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THE PHNOM PENH SURVEY

A Study on Urban Poor Settlements in Phnom Penh



សមាគមបឹងត្នោត

Sahmakum Teang Tnaut • a Cambodian Urban NGO



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ប្រតិបត្តិសង្ខេប

ក្រោយការដួលរលំនៃរបបខ្មែរក្រហមនាឆ្នាំ១៩៧៩ ប្រជាជនក្នុងទីក្រុងភ្នំពេញ មាននិន្នាការកើនឡើង បន្តិចម្តងៗ រួមមាន អ្នកធ្វើមាតុភូមិនិវត្តន៍របស់អតីតប្រជាពលរដ្ឋទីក្រុងភ្នំពេញ គ្រួសារជនភៀសខ្លួនគ្រួសារ គ្មានទីជម្រក និងគ្រួសារ ចំណាកស្រុកពីជនបទស្រុកស្រែ-ចម្ការបានចូលមកតាំងទីលំនៅក្នុងតំបន់នានាក្នុងទីក្រុង ភ្នំពេញ។ ប្រជាជន បានចូលមករស់នៅក្នុងទីក្រុងជាបន្តបន្ទាប់ ហើយសំណង់អាគារត្រូវបានកាន់កាប់ដោយគ្រួសារ មកមុនមានអាទិភាពបានផ្ទះស្នាក់នៅមុន ខណៈគ្រួសារដែលមកក្រោយបានក្រោយ ចំណែកគ្រួសារមកក្រោយគេ និងគ្រួសារក្រីក្រ បានតាំងលំនៅដ្ឋាន ក្នុងតំបន់ក្រីក្រនៅក្នុងទីក្រុង ចាប់តាំងពីចុងទសវត្សរ៍ឆ្នាំ ១៩៨០^១ មក។ បច្ចុប្បន្ន ទីក្រុងភ្នំពេញ មានប្រជាជនសរុបប្រមាណ១,៦ លាននាក់ ក្នុងនោះបូករួមជាមួយប្រជាជនក្រីក្រដែលតាំង ទីលំនៅក្នុងតំបន់ក្រីក្រជាច្រើនកន្លែងទៀត។

ការសិក្សាស្រាវជ្រាវសំខាន់ៗជាច្រើនត្រូវបានធ្វើឡើងទៅលើទីតាំងលំនៅឋានក្រីក្រទាំងនេះ ក្នុងនោះមាន ដូចជា ការសិក្សាអំពី“ស្ថានភាពនៃការតាំងទីលំនៅរបស់ជនក្រីក្រក្នុងទីក្រុងភ្នំពេញនៃប្រទេសកម្ពុជា”របស់សហព័ន្ធ សាមគ្គីសហគមន៍ក្រីក្រ (SUPF) នាឆ្នាំ ១៩៩៧ ។ បន្ទាប់មកមានការសិក្សាមួយផ្សេងទៀត ធ្វើឡើងដោយអង្គការ សមាគមធាងត្នោត(STT)ក្រោមប្រធានបទ “ការអង្កេតពីតំបន់ក្រីក្រ ក្នុងខណ្ឌទាំង៨ នៃទីក្រុងភ្នំពេញ” ដែលបាន បោះពុម្ពផ្សាយក្នុងឆ្នាំ២០០៩ ហើយថ្មីៗនេះ ក៏មានការសិក្សាមួយស្តីអំពី “ការវាយតម្លៃភាពក្រីក្រក្នុង រាជធានីភ្នំពេញ” ដែលបានធ្វើឡើងដោយសាលារាជធានីភ្នំពេញក្នុងឆ្នាំ២០១២។ ការសិក្សាទាំងនេះបានប្រមូល នូវព័ត៌មានប្រជាសាស្ត្រមូលដ្ឋានរបស់ គ្រួសារនិងសហគមន៍ក្រីក្រក្នុងទីក្រុង ដែលព័ត៌មានទាំងនោះផ្តោតលើ ការបណ្តេញចេញ និងការគំរាមកំហែងបណ្តេញចេញ ការផ្តល់ ប័ណ្ណកម្មសិទ្ធិដីធ្លី និងការចាត់ថ្នាក់ប្រភេទដីធ្លី ព្រមទាំងលក្ខខណ្ឌសង្គម-សេដ្ឋកិច្ចទូទៅផងដែរ។

លទ្ធផលរកឃើញសំខាន់ៗពីការសិក្សាស្រាវជ្រាវរបស់សម្ព័ន្ធសហគមន៍ SUPF ដែលបានធ្វើទៅលើតំបន់តាំងទីលំនៅ ចំនួន ៣៧៩ ទីតាំងបានបង្ហាញថា ភាគច្រើននៃគ្រួសារក្រីក្រ ក្នុងទីក្រុងកំពុងរស់នៅក្នុងតំបន់ សហគមន៍ ក្រីក្រទាំងនោះ បានមកតាំងទីលំនៅដំបូងបង្អស់ នៅអំឡុងឆ្នាំ ១៩៧៩ ដល់ឆ្នាំ ១៩៨៨ (គួរកត់សម្គាល់ថា ការអង្កេតនេះធ្វើឡើងនៅក្នុងឆ្នាំ ១៩៩៧) ដែលសេវាកម្មមូលដ្ឋានមានការខ្វះខាតយ៉ាងធ្ងន់ធ្ងរ ហើយការ បណ្តេញចេញ ឬការប្រឈមជាមួយការដែលត្រូវបណ្តេញចេញ ជាបញ្ហាមួយសម្រាប់គ្រួសារចំនួន ៣៣% ។ ជាមួយគ្នានេះ “ការអង្កេតពីតំបន់ក្រីក្រក្នុងខណ្ឌទាំង៨ នៃរាជធានីភ្នំពេញ” ដែលបានធ្វើឡើងដោយអង្គការ សមាគមធាងត្នោត ក្នុងឆ្នាំ២០០៩ បានរកឃើញតំបន់លំនៅឋានក្រីក្រចំនួន ៤១០ទីតាំង និងបានបញ្ចេញនូវ របាយការណ៍ ស្តីពីចលនាផ្លាស់ប្តូរចម្បងនៃគ្រួសារក្រីក្រតាំងទីលំនៅក្នុងទីក្រុង ដែលបានផ្លាស់ទីលំនៅចេញពី

¹ Fallavier, Pierre. (2007). ការចូលរួមជា End versus a Means ៖ ការស្វែងយល់ពីវដ្តនៃបញ្ហានៅក្នុងការអភិវឌ្ឍក្រុង។ (សារណាបណ្ឌិត) វិទ្យាស្ថាន បច្ចេកវិទ្យាម៉ាសាឈូសិត ខេមប្រីជ ម៉ាសាឈូសិត។ (ទំព័រ ៧១)



Prey Sala, December 2013

ខណ្ឌខាងក្នុងនៃទីក្រុង ទៅកាន់ខណ្ឌនៅជាយទីក្រុង (ខណ្ឌ) ^២ ដោយនៅក្នុងឆ្នាំ១៩៩៧ មានប្រជាជនក្រីក្រក្នុង ក្រុងភ្នំពេញ ជិតពាក់កណ្តាលបានរស់នៅក្នុងខណ្ឌទីប្រជុំជន ប៉ុន្តែចំនួននេះបានធ្លាក់មកនៅជិតមួយភាគបួនវិញ ក្នុងឆ្នាំ២០០៩ ។ ការសិក្សាក៏បានរកឃើញផងដែរថា ជីវិតនិង លក្ខខណ្ឌរស់នៅក្នុងខណ្ឌ ជាយទីក្រុងតាមបណ្តា តំបន់តាំងទីលំនៅថ្មីដែលត្រូវបានបង្កើតឡើង បានជួបប្រទះការលំបាកកាន់តែខ្លាំងបើប្រៀបធៀបនឹងទីកន្លែង ដែលគ្រួសាររបស់ពួកគេ ធ្លាប់រស់នៅពីមុនក្នុងខណ្ឌ ទីប្រជុំជននៃទីក្រុង ដូចជាការលំបាកក្នុងការធ្វើដំណើរទៅធ្វើ ការ ទៅសាលារៀន និងផ្សារ ព្រមទាំងកង្វះនូវប្រព័ន្ធហេដ្ឋារចនាសម្ព័ន្ធមូលដ្ឋានផងដែរ។ ការសិក្សាស្តីពី “ការវាយ តម្លៃភាពក្រីក្រក្នុងរាជធានី ភ្នំពេញ” របស់សាលារាជធានីភ្នំពេញ បានធ្វើការអង្កេតលើទីតាំងចំនួន៥១៦ ដែលត្រូវ បានកំណត់ថាជាសហគមន៍ក្រីក្រក្នុងទីក្រុង។ របាយការណ៍នេះបានបញ្ជាក់ថា មានគ្រួសារប្រជាជន៦០% កំពុង រស់នៅក្រោមខ្សែបន្ទាត់នៃភាពក្រីក្រ ហើយតំបន់តាំងទីលំនៅទាំងនោះខ្វះខាតនូវហេដ្ឋារចនាសម្ព័ន្ធនិងសេវាកម្ម ដូចជាប្រព័ន្ធលូសមស្រប (៣០%) និងសេវាប្រមូលសំរាម (៤០%)។ ទោះជាយ៉ាងណាក្តី ទិន្នន័យនេះមិនត្រូវបាន បែងចែករវាងខណ្ឌ ទីប្រជុំជននៃទីក្រុង និងខណ្ឌ នៅជាយនៃទីក្រុង ដូចការសិក្សាស្រាវជ្រាវមុនៗ ដែលបាន ធ្វើឡើងនោះទេ។

ក្នុងឆ្នាំ២០១៣ អង្គការសមាគមធាងត្នោតបានធ្វើការសិក្សាមួយក្រោមប្រធានបទស្តីពី “ការអង្កេត ពីតំបន់ក្រីក្រ ក្នុងរាជធានីភ្នំពេញ” ក្នុងគោលបំណងដើម្បីធ្វើបច្ចុប្បន្នភាព និងបន្ថែមនូវទិន្នន័យថ្មីៗទៅក្នុង ការស្រាវជ្រាវមុនៗ ដែលទាក់ទងនឹងតំបន់តាំងទីលំនៅក្រីក្រ ក្នុងទីក្រុងភ្នំពេញ ព្រមទាំងបង្កើតផែនទីបច្ចុប្បន្ន

^២ ខណ្ឌក្នុងក្រុងរួមមាន ខណ្ឌដូនពេញ ចំការមន ទួលគោក និងខណ្ឌ ៧មករា ចំណែកខណ្ឌជាយក្រុងរួមមាន ខណ្ឌមានជ័យ ឬស្សីកែវ សែនសុខ និងខណ្ឌ ពោធិ៍សែនជ័យ

ភាព និងបង្ហាញពីទីតាំងច្បាស់លាស់នៃទីតាំងតំបន់ទាំងនោះ។ ទិន្នន័យដែលប្រមូលបានត្រូវបានសង្ខេបជូននៅក្នុងឯកសារនេះ ហើយតាមរយៈលទ្ធផលនៃការវិភាគផងដែរ របាយការណ៍នេះមានបំណងផ្តល់ឱ្យនូវរបកគំហើញ និងអនុសាសន៍ សម្រាប់ភាគីពាក់ព័ន្ធសំខាន់ៗ ដែលវានឹងជួយអោយមានលទ្ធផលវិជ្ជមានដល់ប្រជាជនក្រីក្រក្នុងទីក្រុង។ ការសិក្សា នេះបានរកឃើញតំបន់ លំនៅឋានក្រីក្រក្នុងទីក្រុងចំនួន ៣៤០ទីតាំង ដែលត្រូវបានកំណត់ដោយផ្អែកលើ និយមន័យនៃទីតាំងក្រីក្រថាជា “សំណង់លំនៅឋានជាប់ៗគ្នាចាប់ពី១០ខ្នងឡើង ដែលរចនាសម្ព័ន្ធលំនៅឋានគ្មានសោភ័ណភាព គុណភាពមិនល្អ និង/ឬលំនៅឋានដែល សាងសង់ដោយគ្មានរចនាបថ ច្បាស់លាស់ ព្រមទាំង មិនបានអនុលោមតាមប្លង់គោល”។ និយមន័យដែលផ្តល់ដោយ អង្គការលំនៅឋានពិភពលោក UN-Habitat ទៅលើ “តំបន់សំណង់អនាធិបតេយ្យ”³ ក៏ត្រូវបានប្រើប្រាស់ជា លក្ខណវិនិច្ឆ័យបន្ថែមផងដែរ។ ជាសរុប មានតំបន់ លំនៅឋានក្រីក្រចំនួន៤៦៦ទីតាំង ដែលរួមមានទាំងតំបន់តាំងទីលំនៅទាំងអស់ នៅក្នុង “ការអង្កេតពីតំបន់ក្រីក្រ ក្នុងខណ្ឌទាំង៨នៃរាជធានីភ្នំពេញ” ត្រូវបានធ្វើការអង្កេត ប៉ុន្តែក្រោយមកទីតាំងមួយចំនួនត្រូវ បានដកចេញ ដោយសារ តំបន់ទាំងនោះ មិនមានលក្ខខណ្ឌឆ្លើយតបទៅតាមនិយមន័យ (ដូចមានចែងខាងក្រោម) ដែល បានកំណត់។

ការសិក្សា “ការអង្កេតពីតំបន់ក្រីក្រក្នុងខណ្ឌទាំង៨នៃរាជធានីភ្នំពេញ” របស់អង្គការសមាគមធាងត្នោតនាឆ្នាំ ២០០៩ នេះបានបង្ហាញពីនិន្នាការនៃការតាំងទីលំនៅរបស់សហគមន៍ក្រីក្រក្នុងទីក្រុង ដែលក្នុងនោះ ភាគរយនៃតំបន់ តាំងទីលំនៅក្នុងខណ្ឌជិតទីប្រជុំជន នៃទីក្រុងមានការធ្លាក់ចុះ ទន្ទឹមនឹងនេះភាគរយនៃតំបន់តាំងទីលំនៅ ក្នុងខណ្ឌ នៅជោយនៃទីក្រុងនៅតែបន្តកើនឡើង ។ ក្នុងចំណោមតំបន់តាំងទីលំនៅចំនួន ៨០ នៅក្នុងខណ្ឌជិតទីប្រជុំជន នៃទីក្រុង និង ២៦០ទីតាំង នៅក្នុងខណ្ឌនៅជោយ នៃទីក្រុង តំបន់ក្រីក្រក្នុងទីក្រុង ច្រើនជាងបីភាគបួន មានទីតាំងស្ថិតនៅក្នុងខណ្ឌនៅជោយ នៃទីក្រុងដែលកើនឡើងពី៦៩% នៅឆ្នាំ២០០៩។ ជារួមចាប់តាំងពីឆ្នាំ២០០៩មក គួរឲ្យកត់សម្គាល់ក្នុងទីក្រុងបានធ្លាក់ចុះពី ៤១០ទីតាំង មកនៅត្រឹម ៣៤០ទីតាំង ស្មើនឹងការធ្លាក់ចុះចំនួនគ្រួសារក្រីក្រ ចំនួន ៧.០០០គ្រួសារ ក្នុងទីក្រុង។ ស្ទើរពាក់កណ្តាលនៃការធ្លាក់ចុះនេះគឺបណ្តាលមកពីការបាត់បង់ដីលំនៅឋាន ដោយសារដីតំបន់ ទាំងនេះត្រូវបានគេអភិវឌ្ឍន៍ ឬ ទុកនៅទំនេរចោល។ ការបាត់បង់តំបន់លំនៅឋានក្រីក្រមួយចំនួនទំនងជា អាចមកពីកត្តាផ្លាស់ទីលំនៅ និង/ឬការបណ្តេញចេញដែលបានកើតឡើងនៅក្នុងទីក្រុង។ ជាការពិតណាស់ ករណីដែលសាធារណៈជនទូទៅបានដឹងឮសឹងគ្រប់គ្នានោះគឺ ការបណ្តេញចេញ ដោយបង្ខិតបង្ខំដែលបានកើតឡើងនៅចន្លោះឆ្នាំ២០០៨ ដល់ឆ្នាំ២០១១ ទៅលើគ្រួសារប្រជាពលរដ្ឋ រស់នៅជុំវិញតំបន់បឹងកក់ក្នុងខណ្ឌដូនពេញ ប្រមាណ ៣.៥០០ គ្រួសារ ។

ភាគច្រើននៃតំបន់ក្រីក្រ(៧១%) មិនត្រូវបានរៀបចំជាសហគមន៍នោះទេ បានសេចក្តីថាគ្រួសារក្រីក្រទាំងនោះមិនបានរៀបចំឲ្យមានមេដឹកនាំឬប្រធានសហគមន៍ណាម្នាក់ តាមរយៈមធ្យោបាយផ្សេងៗ ដូចជាក្រុមសន្សំប្រាក់ជាដើម។ ជារួម មានសហគមន៍ ចំនួន១២៥ ត្រូវបានរកឃើញនៅក្នុងតំបន់លំនៅឋានក្រីក្រចំនួន ៩៨កន្លែង ដែលតំបន់លំនៅឋានក្រីក្រមួយចំនួនអាចមានសហគមន៍លើសពីមួយ។ ជាញឹកញាប់ កម្មវិធីសន្សំប្រាក់ គឺជាចំណុចចាប់ផ្តើមសម្រាប់ការរៀបចំសហគមន៍ ហើយសហគមន៍ដែលមានកម្មវិធីសន្សំប្រាក់ច្រើនតែមានរចនាសម្ព័ន្ធវិមា មិនប្រសើរជាងសហគមន៍ដែលគ្មានកម្មវិធីសន្សំប្រាក់។ ការសិក្សាស្រាវជ្រាវនេះបានបង្ហាញថា មានតំបន់លំនៅឋានក្រីក្រសរុបចំនួន ៦៣ទីតាំង បានរៀបចំកម្មវិធីសន្សំប្រាក់ ក្នុងនោះមាន ៥៩ទីតាំងស្ថិតនៅក្នុងខណ្ឌនៅជោយនៃទីក្រុង និង៤ទីតាំង ស្ថិតនៅក្នុងខណ្ឌជិតទីប្រជុំជន នៃទីក្រុង។ ក្នុងចំណោមកម្មវិធីសន្សំប្រាក់ទាំងនេះ មានកម្មវិធីសន្សំប្រាក់ចំនួន៤៣(៦៨%) ត្រូវបានរាយការណ៍ថានៅដំណើរការនៅឡើយ។

³ UN-HABITAT (2006-/2007). តំបន់អនាធិបតេយ្យ : និយមន័យមួយចំនួន។ ស្ថានភាពទីក្រុងនៅលើពិភពលោក 2006/7.

តំបន់តាំងទីលំនៅក្នុងខណ្ឌនៅជាយ នៃទីក្រុងមានអង្គការ ឬសមាគមចំនួន(៣៨%) ច្រើនជាងតំបន់តាំងទីលំនៅ ក្នុងខណ្ឌជិតទីប្រជុំជន នៃទីក្រុង(១១%) កំពុងធ្វើការជាមួយពួកគេ។

បើគិតពីទំហំ និងទីតាំងវិញ ការសិក្សាបានរកឃើញថា តំបន់តាំងទីលំនៅទាំងខណ្ឌជិតទីប្រជុំជន និងខណ្ឌ នៅជាយក្រុងមានទំហំតូច ដោយតំបន់លំនៅឋានក្រីក្រទាំងនេះភាគច្រើនមានសំណង់អគារតិចជាង ៥០ខ្នង ហើយមានតែ ១៣%ប៉ុណ្ណោះ ដែលមានសំណង់អគារចាប់ពី ១១០ខ្នង ឬច្រើនជាងនេះ។ ជាមួយគ្នានេះ ៤១%នៃតំបន់តាំងទីលំនៅ មានទីតាំងស្ថិតជាប់ទៅនឹងប្រភពទឹកមួយចំនួនដូចជា ទន្លេ ព្រែក ប្រឡាយ និងបឹង ជាដើម។

ការសិក្សាសាងសង់កន្លែងមកដែលធ្វើឡើងដោយ SUPF ក្នុងឆ្នាំ១៩៩៧ និងដោយសមាគម ជាងត្នោត នៅឆ្នាំ២០០៩ សុទ្ធតែបង្ហាញថា សុវត្ថិភាពនៃការកាន់កាប់ដីធ្លីគឺជាបញ្ហាមួយសម្រាប់សហគមន៍ ក្រីក្រក្នុងទីក្រុង។ យោងតាមការសិក្សាស្រាវជ្រាវរបស់ SUPF បានរកឃើញថា គ្រួសារចំនួន៣៣% នៅ ក្នុងតំបន់ក្រីក្រក្នុងទីក្រុងមានប្រវត្តិស្រាវជ្រាវបានគេបណ្តេញចេញ ឬទទួលរងគំរាមកំហែងបណ្តេញចេញ។ស្រប ជាមួយគ្នានេះ “ការអង្កេតពីតំបន់ក្រីក្រក្នុងខណ្ឌទាំង៨ នៃរាជធានីភ្នំពេញ ” របស់អង្គការសមាគមជាងត្នោត បានរាយការណ៍ថាតំបន់តាំងទីលំនៅ១៨% បានទទួលការគំរាមបណ្តេញចេញជាផ្លូវការ ចំណែក៤៦%ផ្សេងទៀត បានព្យាយាមចោមអាវាមថានឹងត្រូវគេ បណ្តេញចេញ ពីលំនៅឋាន។ ការសិក្សានេះបានរកឃើញថាតំបន់លំនៅ ឋានក្រីក្រជិត ៤០% បានរងការគំរាម បណ្តេញ និង/ឬទទួលរងសម្ពាធឱ្យផ្លាស់ប្តូរទីលំនៅ។ ការគំរាមកំហែងនេះ រួមមាន ការគំរាមជាលក្ខណៈផ្លូវការ និងក្រៅផ្លូវការផងដែរ។ ក្នុងចំណោមតំបន់តាំងទីលំនៅដែលរងការគំរាម កំហែងមាន ៣៣% ស្ថិតនៅក្នុងខណ្ឌជិតទីប្រជុំជននៃទីក្រុង និង ១៥% ស្ថិតនៅក្នុងខណ្ឌនៅជាយនៃទីក្រុង បានទទួលលិខិតជូនដំណឹងស្តីពី ការបណ្តេញចេញជាផ្លូវការ ខណៈដែលទីតាំងលំនៅឋានផ្សេងទៀត ក្នុងនោះ ៦៧% ស្ថិតនៅក្នុងខណ្ឌជិតទីប្រជុំជន នៃទីក្រុង និង៨៥% នៅក្នុងខណ្ឌជាយ នៃទីក្រុងបានទទួលការគំរាម ក្រៅផ្លូវការ រួមមានការជូនដំណឹងអំពី ការបណ្តេញចេញដោយផ្ទាល់មាត់ ការជូនដំណឹងតាមរយៈការជួបប្រជុំ ជាមួយអាជ្ញាធរមូលដ្ឋាន និងពាក្យចោមអាវាមអំពីការបណ្តេញចេញនេះ។ អ្នកឆ្លើយតបនៅក្នុងតំបន់តាំង ទីលំនៅទាំងនោះ ច្រើនតែបានឮអំពីការជម្លៀសតាមរយៈ ពាក្យចោមអាវាម ដែលឆ្លុះបញ្ចាំងអំពីអារម្មណ៍ អសន្តិសុខ ផ្នែកសិទ្ធិកាន់កាប់គ្រប់គ្រងដីធ្លីរបស់ពួកគេ។ សម្រាប់អ្នក ដែលបានដឹងអំពីមូលហេតុបណ្តេញចេញ មូលហេតុអភិវឌ្ឍន៍របស់ឯកជន(៤៧%) មានច្រើនជាងការអភិវឌ្ឍន៍សាធារណៈ(៣២%) ស្របតាមនិន្នាការ នៅក្នុងប្រទេសកម្ពុជា នៅក្នុងរយៈពេលប៉ុន្មានឆ្នាំចុងក្រោយនេះ ខណៈដែលការអភិវឌ្ឍន៍ទីក្រុងកំពុងដឹកមុខដោយ ការវិនិយោគរបស់វិស័យឯកជន។

ប្រភេទដីធ្លីដែលជាតំបន់តាំងលំនៅឋានត្រូវបានបង្កើតឡើង មានទំនាក់ទំនងយ៉ាងជិតស្និទ្ធជាមួយនឹង អារម្មណ៍ និងបទពិសោធន៍លើភាពមិនមានសុវត្ថិភាពផ្នែកសិទ្ធិកាន់កាប់គ្រប់គ្រងដីធ្លី និងការបណ្តេញចេញ ។ កត្តាសំខាន់មួយ ដែលរួមចំណែកដល់កត្តាអសន្តិសុខជាបន្តបន្ទាប់នេះ គឺថាស្ថានភាពផ្លូវច្បាប់នៃដីភាគច្រើន នៅក្នុងរាជធានីភ្នំពេញ មិនត្រូវបានអោយដឹង ដោយសារតែការចេញប័ណ្ណកម្មសិទ្ធិជាលក្ខណៈប្រព័ន្ធនៅមាន កម្រិត និង កង្វះការរៀបចំផែនទី បង្ហាញពីដីសាធារណៈរបស់រដ្ឋ និងការចូលទៅពិនិត្យមើលបញ្ជីឯកសារ ដីធ្លី ជាសាធារណៈ។ ទោះជាយ៉ាងណាក្តី ៤០%នៃតំបន់តាំងលំនៅឋានដែលត្រូវបានអង្កេតបានបញ្ជាក់ថា ពួកគេបាន ទទួលការជូនដំណឹងថាពួកគេកំពុងរស់នៅលើដីរបស់រដ្ឋដោយខុសច្បាប់។ ដោយមើលឃើញបទពិសោធន៍នៃការ បណ្តេញចេញដោយបង្ខំនៅក្នុងទីក្រុងភ្នំពេញនាពេលកន្លងមក ប្រជាពលរដ្ឋរស់នៅក្នុងសហគមន៍ ពិតជាមាន គ្លីព្រួយបារម្ភ។ ផ្ទុយទៅវិញ មានតំបន់តាំងលំនៅតែ៦១(១៨%)ប៉ុណ្ណោះ ដែលត្រូវបានអង្កេត បាននិយាយថា ពួកគេបានឆ្លងកាត់ដំណើរការចុះបញ្ជីដីធ្លីជាលក្ខណៈប្រព័ន្ធ និងមានតំបន់តាំងទីលំនៅតែ ២៧ប៉ុណ្ណោះបាន

និយាយថា ពួកគេបានទទួលប័ណ្ណកម្មសិទ្ធិដីធ្លី។ មានតំបន់តាំងទីលំនៅរហូតដល់មួយភាគបួនដែលអាចថា គេមិនបាន បញ្ចូលក្នុងដំណើរការចុះបញ្ជីដីធ្លីជាលក្ខណៈប្រព័ន្ធ ខណៈដែលតំបន់ជុំវិញត្រូវបានចុះបញ្ជី ឬក៏ពុំស្ថិតក្នុងដំណើរការចុះបញ្ជី។ តំបន់តាំងទីលំនៅ១៤% ត្រូវបានគេប្រាប់ដោយត្រង់ៗថា ពួកគេមិនត្រូវបានបញ្ចូលក្នុងដំណើរការនេះទេ។ ដើម្បីដោះស្រាយបញ្ហាកាន់កាប់ “ដីរដ្ឋ” វិធានការរដ្ឋបាលមួយគឺសារាចរលេខ ០៣ ស្តីពីការដោះស្រាយសំណង់បណ្តោះអាសន្នលើដីរបស់រដ្ឋដែលត្រូវបាន ទន្ទ្រានកាន់កាប់ដោយខុសច្បាប់តាមរាជធានីទីក្រុង និងទីប្រជុំជន(សារាចរលេខ ០៣) ត្រូវបានអនុម័តនៅឆ្នាំ២០១០ ។ ទោះបីជាសាលារាជធានីភ្នំពេញបានបញ្ជាក់ថា ខ្លួនបានចាប់ផ្តើមអនុវត្តសារាចរនោះហើយក៏ដោយ គឺមានតំបន់តាំងទីលំនៅតែ ១៥ទីតាំង ប៉ុណ្ណោះបានរាយការណ៍ថា ពួកគេបានទទួលការជូនដំណឹងថាពួកគេត្រូវបានជ្រើសរើសសម្រាប់ការអនុវត្តសារាចរនេះ។

ហេដ្ឋារចនាសម្ព័ន្ធ និងការផ្តល់សេវាកម្មកំពុងជួបបញ្ហាកង្វះខាតនៅក្នុងតំបន់តាំងទីលំនៅក្រីក្រក្នុង រាជធានីភ្នំពេញ ហើយមិនមានការផ្លាស់ប្តូរ គួរអោយកត់សំគាល់នោះទេ ចាប់តាំងពីឆ្នាំ២០០៩ មក។ “ការអង្កេតពីតំបន់ក្រីក្រក្នុងខណ្ឌទាំង ៨ នៃរាជធានីភ្នំពេញ”បានកត់សម្គាល់ឃើញថា មានគម្លាតផ្នែកហេដ្ឋារចនា-សម្ព័ន្ធ និងការផ្តល់សេវាកម្មរវាងតំបន់តាំងទីលំនៅខណ្ឌជិតទីប្រជុំជន នៃទីក្រុង និងតំបន់តាំងទីលំនៅក្នុងខណ្ឌនៅដោយនៃទីក្រុង ដោយសេវាកម្ម និងហេដ្ឋារចនាសម្ព័ន្ធកាន់តែមានកម្រិតតិច និងគុណភាពកាន់តែអន់សម្រាប់ខណ្ឌនៅដោយនៃទីក្រុង។ បច្ចុប្បន្នតំបន់តាំងទីលំនៅក្នុងខណ្ឌនៅដោយ នៃទីក្រុង នៅតែបន្តអន់ថយជាងគេនៅក្នុងផ្នែកទាំងនេះ។ បញ្ហាជាច្រើនបានកើតឡើងជាពិសេសចំពោះខណ្ឌ នៅដោយនៃទីក្រុង ដែលបញ្ហាទាំងនេះរួមមានដូចជា ខ្វះប្រព័ន្ធលូសេវាកម្មការប្រមូលសំណល់រឹងព្រមទាំងប្រព័ន្ធផ្គត់ផ្គង់អគ្គិសនីនិងទឹកស្អាតនៅមានកំរិត។ គេអាចមើលឃើញច្បាស់ពីភាពខុសគ្នារវាងប្រព័ន្ធលូនៅក្នុងខណ្ឌខាងនៅដោយ ក្រុង និងនៅក្នុងខណ្ឌ ជិតទីប្រជុំជននៃទីក្រុង ដោយ៥៨% នៃតំបន់តាំងទីលំនៅក្នុងខណ្ឌ នៅដោយក្រុង មិនមានប្រព័ន្ធលូ ហើយមានតែ៣២% ប៉ុណ្ណោះដែលអាចប្រើប្រាស់ប្រព័ន្ធលូក្រោមដី។ ផ្ទុយមកវិញ មានតំបន់តាំងទីលំនៅក្នុងខណ្ឌជិតទីប្រជុំជន ទីក្រុងតែ៦% ប៉ុណ្ណោះដែលគ្មានប្រព័ន្ធលូ និងមានរហូតដល់៧៩% ដែលប្រើប្រាស់ប្រព័ន្ធលូក្រោមដី។

តំបន់តាំងទីលំនៅនីមួយៗរងនូវផលប៉ះពាល់ពីទឹកជំនន់ក្នុងកម្រិតខុសៗគ្នា។ ទោះបីជាតំបន់តាំងទីលំនៅក្នុងខណ្ឌជិតទីប្រជុំជន នៃក្រុង រងផលប៉ះពាល់ពីទឹកជំនន់អំឡុងពេលបីខែមុននៃរដូវវស្សា មានអត្រាច្រើន (៦៨%) បើប្រៀបធៀបនឹងតំបន់តាំងទីលំនៅក្នុងខណ្ឌនៅដោយ ក្រុងមាន (៥៣%)ក៏ដោយក្តី ក៏ខណ្ឌដោយក្រុងរងគ្រោះពីការជន់លិច ដែលអូសបន្លាយពេលយូរផងដែរ។ សេវាប្រមូលសំណល់ក៏មានកង្វះខាតផងដែរនៅក្នុងខណ្ឌនៅដោយក្រុង ដោយភាគច្រើនស្មើ (៧២%) នៃតំបន់តាំងទីលំនៅទាំងនោះ គ្មានសេវាប្រមូលសំណល់ ដោយឡែក (៨២%) នៃតំបន់តាំងទីលំនៅក្នុងខណ្ឌជិតទីប្រជុំជន នៃក្រុងវិញ ទទួលបានសេវាប្រមូលសំណល់។

ទោះបីជា ជាង៨០% នៃតំបន់តាំងទីលំនៅក្នុងខណ្ឌ ជិតទីប្រជុំជនក្រុង និងខណ្ឌខាងដោយក្រុង បានភ្ជាប់បណ្តាញអគ្គិសនីកម្ពុជា (EDC) របស់រដ្ឋក៏ដោយ ក៏តំបន់តាំងទីលំនៅក្នុងខណ្ឌ ជិតទីប្រជុំជនក្នុងក្រុង មានចំនួនច្រើនជាង(៨០%) ជាងតំបន់តាំងទីលំនៅក្នុងខណ្ឌនៅដោយក្រុង (៦០%) ដែលបានតភ្ជាប់បណ្តាញដោយផ្ទាល់ ធៀបនឹងការតភ្ជាប់បណ្តាញអគ្គិសនីតាមរយៈម្ចាស់ផ្ទះជួល ឬឈ្មួញកណ្តាល។ តំបន់តាំងទីលំនៅក្នុងខណ្ឌនៅដោយ ក្រុង (៦៧%) តិចជាងតំបន់តាំងទីលំនៅក្នុងខណ្ឌជិតទីប្រជុំជនក្នុងក្រុង (៨៦%) បានភ្ជាប់ជាមួយបំពង់ទឹកស្អាតរបស់រដ្ឋតាមរយៈរដ្ឋាករទឹកស្វយ័តក្រុងភ្នំពេញ (PPWSA) ប៉ុន្តែភាគច្រើនតំបន់តាំងទីលំនៅជិតទីប្រជុំជន ក្នុងក្រុងបានភ្ជាប់ជាមួយបំពង់ទឹកស្អាតរបស់រដ្ឋ ច្រើនជាងតាមរយៈម្ចាស់ផ្ទះជួល ឬឈ្មួញកណ្តាល បើប្រៀបធៀបជាមួយតំបន់តាំងទីលំនៅក្នុងខណ្ឌនៅដោយក្រុង។ ដោយហេតុថាតម្លៃភ្ជាប់ប្រព័ន្ធទឹកភ្លើងរបស់រដ្ឋដោយផ្ទាល់ជាមធ្យមមានតម្លៃទាបជាងការតភ្ជាប់តាមរយៈម្ចាស់ផ្ទះ ឬឈ្មួញកណ្តាលក៏ដោយ ប្រជាពលរដ្ឋ

រស់នៅតាមតំបន់តាំងលំនៅក្នុងខណ្ឌជាយក្រុងច្រើនតែបង់តម្លៃប្រើប្រាស់ខ្ពស់ជាងផងដែរ។

សរុបមក ការអង្កេតតំបន់តាំងទីលំនៅក្រីក្រក្នុងរាជធានីភ្នំពេញបានរកឃើញថា ជីវភាពរស់នៅ ជារួម របស់ប្រជាជន រស់នៅក្នុងតំបន់តាំងទីលំនៅក្រីក្រក្នុងទីក្រុង នៅតែត្រូវការកែលម្អអោយមានភាពប្រសើរឡើង។ វាជាការពិត សម្រាប់តំបន់តាំងទីលំនៅក្នុងខណ្ឌនៅជាយក្រុង ដែលប្រជាជនជួបបញ្ហាខ្វះហេដ្ឋារចនាសម្ព័ន្ធ និង ការផ្តល់សេវាកម្មផ្សេងៗ។ ហេតុដូច្នេះ សាលារាជធានីភ្នំពេញចាំបាច់ត្រូវសម្របសម្រួលកិច្ចខិតខំប្រឹងប្រែងដើម្បី ផ្តល់ និងគាំទ្រដល់ ការផ្តល់នូវហេដ្ឋារចនាសម្ព័ន្ធ និងសេវាកម្មឲ្យបានច្រើន ក្នុងនោះអាទិភាពមួយចំនួនគួរផ្ដោតទៅ លើប្រព័ន្ធលូ សេវា ប្រមូលសំរាម និងការពង្រីកការតភ្ជាប់បណ្តាញផ្គត់ផ្គង់ទឹក និងអគ្គិសនីរបស់រដ្ឋ។

ទោះបីជាការលើកកម្ពស់ លក្ខខណ្ឌរស់នៅនឹងជួយញ៉ាំងឲ្យមានការប្រែប្រួលជំងឺកំហុសចំពោះជីវភាពរស់ នៅប្រចាំថ្ងៃ របស់ប្រជាពលក្នុងតំបន់តាំងទីលំនៅទាំងនោះក៏ដោយក្តី ក៏ចំណុចនេះតែមួយមិនអាចធានាបាននូវ លំនៅដ្ឋាន សមរម្យសំរាប់ពួកគាត់ទេ។ ជាការសំខាន់ តំបន់តាំងទីលំនៅក្រីក្រក្នុងក្រុងចាំបាច់ត្រូវទទួលបាន សុវត្ថិភាពសិទ្ធិកាន់កាប់ដីធ្លី។ កង្វះខាតជាប្រចាំ ដូចដែលបានលើកឡើងយ៉ាងលម្អិតនៅក្នុងការស្រាវជ្រាវស្តីពី តំបន់ តាំងទីលំនៅក្រីក្រក្នុងក្រុងនាពេលកន្លងមក នៅតែបន្តស្ថិតនៅជាបញ្ហាសំខាន់មួយនាពេលបច្ចុប្បន្នដ៏ដែល។ ការអង្កេតនេះបានបង្ហាញថា ការគំរាមកំហែងនៃការបណ្តេញចេញ ទាំងផ្លូវការ និងក្រៅផ្លូវការ នៅតែបន្តកើតមាន និងថា តំបន់តាំងទីលំនៅភាគច្រើនមិនមានដំណើរការចុះបញ្ជីដីធ្លីជាលក្ខណៈប្រព័ន្ធ ហើយតំបន់តាំងទីលំនៅមួយ ចំនួនទៀតត្រូវបានដកចេញពីដំណើរការនេះ។

ឧបសគ្គផ្សេងៗ ដែលបង្កការលំបាកក្នុងការទទួលបានសុវត្ថិភាពសិទ្ធិកាន់កាប់ដីធ្លីសម្រាប់ តំបន់តាំង ទីលំនៅក្រីក្រក្នុងក្រុង រួមមាន ដូចជាកង្វះការធ្វើអត្តសញ្ញាណកម្មដីធ្លី និងផែនទីបង្ហាញទីតាំងដីរបស់រដ្ឋ ដំណើរការ ចុះបញ្ជីដីធ្លីជាលក្ខណៈប្រព័ន្ធ និងការផ្តល់ប័ណ្ណកម្មសិទ្ធិដីធ្លីនៅមានកម្រិត ព្រមទាំងកង្វះលទ្ធភាព ទទួលបានព័ត៌មាន អំពីដំណើរការទាំងនេះ ដែលចាំបាច់ត្រូវចូលរួមពីភាគីដែលពាក់ព័ន្ធឲ្យបានច្រើន។ ក្រសួង រៀបចំផែនដីនគរូបនីយកម្ម និងសំណង់ (MLMUPC) គួរប្តេជ្ញាចិត្តអនុវត្ត និងសម្របសម្រួលដំណើរការចុះ បញ្ជីដីធ្លីជាលក្ខណៈប្រព័ន្ធ និងការផ្តល់ប័ណ្ណកម្មសិទ្ធិដីធ្លីនៅក្នុងតំបន់ទីក្រុងឲ្យមានតម្លាភាព និងធ្វើការផ្សព្វផ្សាយ ព័ត៌មានអំពីដំណើរការចុះបញ្ជីដីធ្លីជាលក្ខណៈប្រព័ន្ធជាសាធារណៈ។ ក្រសួងក៏ត្រូវធ្វើអត្តសញ្ញាណកម្ម ដីធ្លី និងផែនទី បង្ហាញទីតាំងដីរបស់រដ្ឋ និងផ្សព្វផ្សាយជាសាធារណៈនូវឯកសារចុះបញ្ជីដីធ្លី។ សាលារាជធានីភ្នំពេញក៏ គួរផ្សព្វផ្សាយជាសាធារណៈនូវព័ត៌មានអំពីសារាចរលេខ ០៣ និងរាល់ទិន្នន័យដែលខ្លួនប្រមូលបាននាពេលកន្លង មក។ ចំណុចសំខាន់ផងដែរនោះ សាលារាជធានីភ្នំពេញត្រូវប្តេជ្ញាចិត្តចាត់ទុកការផ្លាស់ប្តូរទីលំនៅរបស់ប្រជាពលរដ្ឋ ជាដំណោះស្រាយចុងក្រោយ ហើយជំនួសមកវិញ ត្រូវផ្តល់អាទិភាពទៅលើការអភិវឌ្ឍន៍ប្រកបដោយចីរភាពនៅនឹង កន្លែងសម្រាប់តំបន់តាំងទីលំនៅក្រីក្រក្នុងក្រុង។ ដៃគូអភិវឌ្ឍន៍អាចជំរុញឲ្យរាជរដ្ឋាភិបាលកម្ពុជាអនុវត្តអនុសាសន៍ ខាងលើ ព្រមទាំងធ្វើការដើម្បីបង្កើតកម្មវិធីដែលរួមបញ្ចូលទាំងបញ្ហាសិទ្ធិកាន់កាប់គ្រប់គ្រងដីធ្លី និងជីវភាពរស់នៅ របស់ប្រជាជនក្រីក្រក្នុងក្រុង។

EXECUTIVE SUMMARY

Following the fall of the Khmer Rouge regime in 1979, Phnom Penh was slowly repopulated with former residents, refugees, internally displaced persons (IDPs) and rural migrants settling various parts of the city. Buildings were occupied on a first-come first-served basis with late-comers and the poor creating urban poor settlements starting in the late 1980s.⁴ Today Phnom Penh is a city of 1.6 million,⁵ still with many urban poor settlements.

There have been several major studies on these settlements, starting from “The State of Poor Settlements in Phnom Penh, Cambodia” conducted in 1997 by the Squatter and Urban Poor Federation (SUPF), then Sahmakum Teang Tnaut’s (STT) 2009 publication “The 8 Khan Survey,” and most recently the “The Phnom Penh Urban Poor Assessment” by the Municipality of Phnom Penh (MPP) in 2012. These studies have collected basic demographics of urban poor settlements and families, information on evictions and threat of eviction, land titling, and land categorization as well as general socio-economic conditions.

Major findings from the SUPF study which surveyed 379 settlements included that the majority of urban poor families were living in settlements first settled between 1979 and 1988 (bearing in mind that the survey was conducted in 1997), basic services were severely lacking, and eviction or threat of eviction was a problem for 33% of families. “The 8 Khan Survey” by STT in 2009 identified 410 settlements and reported a major shift in urban poor settlements from the inner to outer Khans (districts)⁶ of Phnom Penh; almost half of Phnom Penh’s urban poor lived in the inner Khans in 1997, but had dropped to close to a quarter in 2009. Life in the outer Khans where all of the resettlement sites were established was also found to be significantly harder than in the inner Khans with difficult access to work, schools and markets as well as lack of infrastructure provision. “The Phnom Penh Urban Poor Assessment” conducted by the MPP surveyed 516 areas identified as urban poor communities. The authors stated that 60% of families were living below the poverty line and that settlements lacked infrastructure and services such as proper sewage systems (30%) and garbage collection (40%). The data however, did not disaggregate between inner and outer Khans, an important distinction in previously conducted research.

In 2013 STT conducted “The Phnom Penh Survey” to update and add new data to previous research on urban poor settlements in the Phnom Penh as well as produce current, accurate maps of their locations. The data collected is summarized herein, and through its analysis this report aims to provide both findings and recommendations for key stakeholders that will help lead to positive outcomes for the urban poor. This study found 340 urban poor settlements in Phnom Penh, defined as “a group of ten or more adjacent households whose housing structures are of visibly poor quality, and/or whose homes have been laid out in a non-conventional fashion without adherence to a ground plan.” The UN-Habitat definition of “slums”⁷

⁴ Fallavier, Pierre. (2007). Participation as an End versus a Means: Understanding a Recurring Dilemma in Urban Upgrading. (Doctoral dissertation). Massachusetts Institute of Technology, Cambridge, Massachusetts. (p.71)

⁵ Mech, Dara & Willemyns, Alex. (2013, August 16) Population Figures Show Continued Growth. The Cambodia Daily. Retrieved from <http://www.cambodiadaily.com/archives/population%E2%80%88figures-show-continued-growth-39927/>

⁶ The inner Khans include; Doun Penh, Chamkarmon, Toul Kork and 7 Makara while the outer Khans include Meanchey, Russey Keo, Sen-sok, Dangkor and Porsenchey

was also used as additional criteria. A total of 466 settlements, including all settlements featured in “The 8 Khan Survey”, were surveyed, however, some were subsequently eliminated as they no longer fit the definition (as outlined below).

This research shows that the trend seen in STT’s 2009 research, “The 8 Khan Survey,” of a decreasing percentage of settlements in the inner Khans and a corresponding increase in outer Khan settlements has continued. With 80 settlements in the inner Khans and 260 in the outer Khans in 2013, just over three quarters of urban poor settlements are located in the outer Khans, up from 69% in 2009. Overall, the number of urban poor settlements has decreased since 2009 from 410 to 340, with a corresponding decrease of 7,000 in overall number of urban poor families. Almost half of this decrease is due to settlements that have disappeared, either because the land has been developed, or is now vacant. Some of the disappearance of these settlements is likely attributable to the displacement and or evictions that have occurred in the city. The most notorious case is the forced eviction of approximately 3,500 families living around Boeung Kak Lake in Doun Penh between 2008 and 2011.

The majority of settlements (71%) are not organized as communities, meaning that the settlement households have not been organized with a community leader through means such as saving groups. In total, 125 communities were identified in 98 settlements, indicating that some settlements contain more than one community. Saving schemes are often a starting point for community organization, and communities with saving schemes are often stronger and better organized than those without them. This research shows that a total of 63 settlements had organized saving schemes; 59 settlements in the outer Khans and 4 in the inner Khans. Out of these saving schemes 43 (68%) were reported to be still functional. More settlements in the outer Khans also had to have organizations or associations working with them (38%) than in the inner Khans (11%).

In terms of size and locations, it was found that settlements in both inner and outer Khans settlements were relatively small in size with the majority of settlements containing fewer than 50 building structures and only 13% containing 110 or more structures. 41% of settlements were located next to some kind of body of water such as rivers, canals and lakes.

Previous research by the SUPF in 1997 and by STT in 2009 showed that security of tenure is an issue for urban poor settlements. The SUPF study found that 33% of families in settlements had a history of eviction or threat of eviction, and “The 8 Khan Survey” by STT reported that 18% of settlements had formal eviction threats while 46% had experienced rumors of eviction. This research found that close to 40% of settlements had been threatened with eviction and/or pressure to relocate. This includes both formal and informal threats. Out of those threatened, 33% and 15% in the inner and outer Khans respectively, received formal, written eviction notices while the rest, 67% in the inner Khans and 85% in the outer Khans received informal threats including verbal eviction notices, notifications through meetings with local authorities, and rumors of eviction. Settlement respondents most often heard about eviction through rumor, reflecting feelings of tenure insecurity. For those that knew about the reason for the eviction, private development reasons (47%) were more common than public development (32%) in line with the trend in Cambodia in recent years where urban development is being driven by private interests.

The type of land that settlements have been established on is closely related to feelings and experiences of tenure insecurity and eviction. A key factor contributing to ongoing insecurity is that the legal status of land in much of Phnom Penh is unknown given limited systematic land titling and lack of public state land mapping and a publicly accessible Land Register. Yet 40% of settlements surveyed stated they had been informed they are residing on state land, and are hence illegal. Given past experiences of forced eviction in Phnom Penh, residents in these settlements are duly worried. In contrast, only 61 (18%) of settlements

surveyed stated they had undergone the systematic land registration process, and only 27 stated they subsequently received land titles. Up to a quarter of settlements may have been excluded from SLR, as they had areas around them that had been registered or were currently engaging in the process. 14% of settlements were explicitly told they were being excluded. To address households occupying “state land” an administrative measure, the Circular 03 on Resolution of Temporary Settlement on Land Which Has Been Illegally Occupied in the Capital, Municipal, and Urban Area (C03) was approved in 2010. Although the MPP has stated that it has started to implement the circular, only 15 settlements reported that they had been informed that they had been selected for implementation.

Infrastructure and service provision is lacking in the urban poor settlements of Phnom Penh, with no significant changes since 2009. “The 8 Khan Survey” noted that there was a gap between the inner and outer Khan settlements in terms of infrastructure and service provision, with services and infrastructure being more limited and of worse quality in the outer Khans. Today the outer Khan settlements still lag behind in this regard. There are several problems particularly pertinent in the outer Khans including drainage, solid waste collection as well as electricity and water connections. The gap between drainage in the outer Khans and inner Khans is apparent, with 58% of outer Khan settlements not having any drainage system and only 32% utilizing an underground system. In contrast, only 6% of inner Khan settlements have no drainage system with 79% using an underground system.

There are varying extents that settlements are affected by flooding. Although a larger proportion of inner Khan settlements (68%) were affected by flooding at least once in the last three rainy seasons compared to in the outer Khans (53%), the outer Khans were disposed to having flooding that took longer to drain. Waste collection was also lacking especially in the outer Khans with the majority of settlements (72%) without any collection compared with the 82% of inner Khan settlements that have some type of collection.

Although above 80% of both inner and outer Khan settlements are connected to state electricity, Electricite du Cambodge (EDC), more settlements in the inner Khans (80%) than in the outer Khans (60%) have direct connections, as opposed to connections through landlords or middlemen. Fewer outer Khan settlements (67%) than inner Khan settlements (86%) are connected to piped water through the Phnom Penh Water Supply Authority (PPWSA), but also a higher portion of inner Khan settlements had direct connection to PPWSA rather than through a middleman or middleman compared to outer Khan settlements. As prices for direct connections to state run electricity and water are on average cheaper than through landlords or middlemen, residents in the outer Khan settlements are more likely to be paying a higher price for their utilities.

In conclusion, The Phnom Penh Survey found that the overall living conditions of urban poor settlements are still in dire need of improvement. This is particularly true for outer Khan settlements, where residents experience lack of infrastructure and service provision. There is therefore a need for the Municipality of Phnom Penh (MPP) to make a coordinated effort to provide and support greater infrastructure and service provision, with some of the priorities being drainage systems, trash collection and widespread connections to state run water and electricity.

Although improved living conditions will make a significant difference to the daily lives of settlement residents, this alone cannot guarantee them adequate housing. Crucially, urban poor settlements must be provided with secure tenure. The ongoing lack thereof, as extensively noted in previous research on urban poor settlements, remains a key issue today. This survey indicates that threat of eviction, both formal and informal, persists and that the majority of settlements have not undergone the systematic land registration process; some have even been excluded.

To address the various barriers that contribute to the difficulties in securing tenure for urban poor settlements, including lack of state land identification and mapping, limited SLR and land titling, as well as lack of access to information deriving from these processes, several stakeholders must be involved. The Ministry of Land Management, Urban Planning, and Construction (MLMUPC) should commit to implementing a transparent, coordinated SLR and land titling in urban areas and make information on SLR public. They must also carry out a transparent state land identification and mapping, and make the Land Register public. The Municipality of Phnom Penh (MPP) should also make public information about Circular 03, and all the data it has gathered thus far. Also key is a commitment by the MPP to make relocation of urban poor settlements a last resort, and, instead, prioritize sustainable on-site upgrading of urban poor settlements. Development partners can encourage the Royal Government of Cambodia to implement the above recommendations, as well as work to create programming which includes both land tenure and living conditions issues of the urban poor.

ACRONYMS

BKL	Boeung Kak Lake
C03	Circular 03 on Resolution of Temporary Settlement on Land Which Has Been Illegally Occupied in the Capital, Municipal, and Urban Area
EDC	Electricite du Cambodge
GIS	Geographic Information System
GPS	Global Positioning System
IDP	Internally Displaced Person
LMAP	Land Management and Administration Program
LASSP	Land Administration Sub-Sector Program
MLMUPC	The Ministry of Land Management, Urban Planning, and Construction
MPP	Municipality of Phnom Penh
M ³	Cubic Meter
NGO	Non-Governmental Organization
N/A	Not Applicable
ODK	Open Data Kit
PPWSA	Phnom Penh Water Supply Authority
SUPF	Squatter and Urban Poor Federation
SLR	Systematic Land Registration
STT	Sahmakum Teang Tnaut
UN	United Nations
UPDF	Urban Poor Development Fund

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1 INTRODUCTION

In the decades after the fall of the Khmer Rouge regime in 1979, former residents, refugees, internally displaced persons (IDPs) and rural migrants repopulated a Phnom Penh that had been deserted since 1975. The Vietnamese-backed government at the time allowed people to occupy buildings on a “first-come first-served basis” with people in the new civil service taking central locations near their ministries and the police and military snatching up the best housing.⁸ Latecomers and the poor then began to create the many low-income settlements in the city starting in the late 1980s.⁹ People mainly settled in the center of the city, on rooftops, roadsides, along riverbanks, close to main markets and by the train station.¹⁰ Phnom Penh has continued to grow since then, with 7 Khans (districts) expanded to 8 Khans in 2009 and to 9 Khans in 2011. In 2013 Phnom Penh’s 4 inner Khans include Doun Penh, Chamkarmon, Toul Kork and 7 Makara while the 5 outer Khans are Meanchey, Russey Keo, Sensok, Dangkor and Porsenchey. Approximately 1.6 million people lived in these 9 Khans of the city by 2013,¹¹ and the Municipality of Phnom Penh (MPP) estimates up to a quarter of the city’s residents to be poor.¹²

There are several major studies that have been conducted on the urban poor and their dwellings in Phnom Penh’s inner and outer Khans. Using various methods, these studies have collected data on urban poor settlements and families, information on evictions and threat of eviction, land titling, and land categorization as well as general socio-economic conditions. “The State of Poor Settlements in Phnom Penh, Cambodia” by the community based organization the Squatter and Urban Poor Federation (SUPF) conducted in 1997 was the first comprehensive public survey on Phnom Penh’s urban poor settlements. At the time, it surveyed 379 settlements and reported that a total of 180,000 people in Phnom Penh lived in “informal settlements.”¹³ The study included data on land categorization finding that the number of families on “state land” was relatively low with 24% of families on “government land,” 16% in “public open spaces” and 22% on private land. It is important to note however, that state land has not been mapped publically, thus it is not possible to verify these numbers. The report also showed that 33% of families had a history of forced evictions or threat of eviction.¹⁴ This 1997 survey was followed by the report “Phnom Penh: an information booklet on the city’s development and the settlements of the Urban Poor” in 2003, which included more data from the outer Khans. Major findings included that the scale of poverty was much worse in the outer Khans where the relocation sites had been established as well as that 40% of communities were under threat of eviction.

⁸ Fallavier, 2007, p. 71

⁹ *ibid.*, p.72

¹⁰ *ibid.*, p., 73

¹¹ Mech, Dara & Willemyns, Alex. (2013, August 16) Population Figures Show Continued Growth. The Cambodia Daily. Retrieved from <http://www.cambodiadaily.com/archives/population%E2%80%88figures-show-continued-growth-39927/>

¹² Phnom Penh Capital. (2012). The Phnom Penh Urban Poor Assessment. Phnom Penh, Cambodia: Phnom Penh Capital Hall.p. 5

¹³ The use of the term “informal” to describe poor settlements can be problematic as this often implies that they are illegal. There is however, a lack of adequate information on the actual legal status of the settlements. For more detail refer to section 1.2 Language and Terminology of this report.

¹⁴ The Asian Coalition for Housing Rights. (2004). Negotiating the Right to Stay in the City. Environment and Urbanization, Vol 16 Number 1, 9-26, p. 14

In 2009 STT published “The 8 Khan Survey” to build on previous surveys. Data was collected from interviews with community representatives, with responses to questions given on behalf of the settlement as a whole. It identified 410 settlements in the 8 Khans with a total of 40,548 urban poor families. Importantly, it found that while in 1997 close to half of Phnom Penh’s urban poor lived in the inner Khans, that figure had dropped to almost a quarter in 2009 revealing a major shift of urban poor settlements from the inner to outer Khans. The survey also confirmed the data from the 2003 report that life in the outer Khans was significantly harder in comparison to the inner Khans, a possible result of urban poor displaced to relocation sites where access to work, markets, schools and healthcare was difficult.

In 2012 the Municipality of Phnom Penh (MPP) conducted “The Phnom Penh Urban Poor Assessment” as their baseline study on urban poor communities¹⁵ to give an overview of the living conditions, socio-economic status and delivery of social services. According to the study, there are 516 “areas of urban poor communities,” 342 of which are organized, and 174 which are not. The authors estimate that at least a quarter of a million people live in the 516 urban poor areas.¹⁶ To assess the living standards of the urban poor, the MPP conducted 2,033 individual interviews and 281 interviews with community representatives from randomly selected communities, proportionately distributed across the 9 Khans.¹⁷ The study revealed a gloomy economic picture for urban poor families; 60% of families earning less than US\$75 per month, thus below the poverty line.¹⁸ An alarming 83% of families were found to be in debt. In terms of infrastructure and services, sanitation and environmental hygiene were of concern for almost 30% of communities without a proper sewage system, close to 40% without garbage collection and 15% of without a connection to a running water source.¹⁹ The MPP study however, aggregates all Khan data together leaving out any differences between inner and outer Khans, a distinction that has been important in the past for many issues including tenure security, infrastructure and service provision. In addition, despite making claims that “most urban poor communities... have developed on public land”²⁰ the study did not specifically collect data on tenure security or land registration.

In the context of the current poor living conditions and on-going tenure insecurity of Cambodia’s urban poor, the Phnom Penh Survey conducted in 2013 serves to update data on urban poor settlements.

¹⁵ While this report defines community as organized groups within settlements that consist of a community leader as well as community committees and possibly community meeting gatherings, the authors of the 2012 MPP study do not state what their definition of community is.

¹⁶ Phnom Penh Capital, 2012, p. 5

¹⁷ *ibid.*, p. 7

¹⁸ The Phnom Penh Urban Poor Assessment’s poverty line was based on the 2010 Cambodian Millennium Development Goals report, which defines the poverty line as “the income for a person to be able to consume a food basket that provides at least 2,100 calories of energy per day, with a small allowance for non-food items such as shelter and clothing.” In 2007 Cambodia’s national poverty line was 2,470 Riels per capita per day, about 60 cents. (Phnom Penh Capital, 2012, p.16-17) The UNDP Cambodia Annual Report 2012 states that the Cambodian government redefined the poverty line to be if a person’s consumption level is under 3,871 Riels/day at 2009 prices.

¹⁹ Phnom Penh Capital, 2012, p.20

²⁰ Phnom Penh Capital, 2012, p.10

2

RESEARCH OBJECTIVES AND METHODOLOGY

2.1. Objectives

The objective of this report is to update as well as add new data on existing urban poor settlements, following on from the “The 8 Khan Survey” conducted in 2009. The specific objectives are as follows:

- To update data on existing urban poor settlements from “The 8 Khan Survey,” identify potential new settlements and add new relevant information
- To produce current, accurate maps of the locations of urban poor settlements
- To develop findings and recommendations for key stakeholders that will lead to positive outcomes for the urban poor

2.2 Research Approach

To reach the above objectives a three-part research approach was developed.

1. Desk review
2. Identification of urban poor settlements and location and boundary set-up
3. Survey development and implementation

Desk Review

A desk review was conducted on previous surveys and other research regarding the urban poor and their dwellings in Phnom Penh. The three main surveys conducted prior to 2013 have been “The State of Poor Settlements in Phnom Penh, Cambodia” by the Squatter and Urban Poor Federation (SUPF) in 1997, “The 8 Khan Survey” conducted by STT in 2009 and most recently “The Phnom Penh Urban Poor Assessment” by the Municipality of Phnom Penh (MPP) in 2012.

Identification of Urban Poor Settlements: Location and Boundary Set-Up

Various words are used to refer to the urban poor and their homes around the world, but poor settlements are difficult to define under one term. Some settlements might include hundreds of residence structures as well as shops, schools and other social services, while others might be just a scattering of a few houses with not much else around. For the purpose of this research one basic definition was used for urban poor settlements, but to provide flexibility in order to catch the diverse range of urban poor settlements, some additional criteria was used.

Urban poor settlement is defined as “a group of ten or more adjacent households whose housing structures are of visibly poor quality, and/or whose homes have been laid out in a non-conventional fashion without adherence to a ground plan.” In addition, ten or more families living in houses which lack one or more of the following criteria from UN Habitat’s definition of slums²¹ were also categorized as urban poor settlements.

- Durable housing of a permanent nature that protects against extreme climate conditions
- Sufficient living space which means not more than three people sharing the same room
- Easy access to safe water in sufficient amounts at an affordable price
- Access to adequate sanitation in the form of a private or public shared toilet by a reasonable number of people
- Security of tenure that prevents forced evictions

Given that the starting point for the survey were the settlements in “The 8 Khan Survey,” it was expected that some settlements featured in the 2009 report may since have improved in terms of living conditions. For urban poor settlements that appeared to have been improved, an additional questionnaire was used to determine whether they could still be considered urban poor. Some settlements had been improved in terms of physical infrastructure, with upgraded building structures and dirt roads that had been paved with concrete. Following the use of this additional questionnaire, some settlements were excluded from the final analysis on the basis of having improved. All settlements initially found however, were surveyed.

Survey Development & Implementation

The survey was developed by the STT Research Team with inputs from “The 8 Khan Survey” team from 2009 and after field visits were conducted to understand the overall situation of urban poor settlements. It was written in English, then translated into Khmer. The survey questionnaire was also tested in the field before being finalized.

The survey was divided into 7 sections:

- Section 1: Background Information and Demographics
- Section 2: Occupancy
- Section 3: Land Tenure
- Section 4: Housing Structures, Infrastructure, and Services
- Section 5: Settlement Asset, Security and Social Capital
- Section 6: Hazards and Risks
- Section 7: The Future

Enumerators were trained on data collection using Open Data Kit (ODK) through mobile phones and the use of GPS, then divided into 6 groups, with each team responsible for one to two Khans. They were provided with maps produced with Geographic Information System (GIS) to take to the field for each of the 96 Sangkats (wards) within the 9 Khans (districts) as well as a GPS device, which was uploaded with a route map to navigate locations. GPS points for the 410 settlements that were part of “The 8 Khan Survey” were confirmed by marking the location at the center of the settlement and coded with the same codes previously used. Enumerators also drove around each street in the 9 Khans to find any other settlements that were not included in the previous survey. These newly found settlements were given new codes, and also marked. All of the settlement boundaries were also marked with GPS. A check list was used to identify whether the settlement could be considered urban poor, and all locations that were difficult to ascertain whether or not were urban poor settlements were re-visited to confirm the sites could be classified as such. GPS points were crosschecked by the Team Leaders as well as with Google Earth.

The survey was conducted in Phnom Penh between May and August 2013 by enumerators in 466 settlements, 340 of which were considered urban poor and included in the final analysis. For each settlement the target person for the interview was first the village chief, second the community leader, then community committee members, or settlement representatives. At the 340 urban poor settlements 21 village chiefs, 47 community leaders, 10 community committee members and 44 settlement representatives were interviewed. When these people could not be reached, or did not exist, a minimum of 3 settlement residents were interviewed in a group using a participatory approach. The interviewees answered survey questions on behalf of the settlement as a whole.

Type of respondents interviewed at the 340 urban poor settlements

Respondent type	Number of settlements
Village chief	21
Community leader	47
Community committee member	10
Settlement representative	44
Settlement resident	218

2.3 Research Ethics

STT works closely with urban poor communities in Phnom Penh and has considerable rapport with these communities. Given the importance of ensuring that data collection was unbiased, and proper research ethic protocols were followed, the concepts below were explained to all survey participants.

- Voluntary participation
- Confidentiality
- Anonymity
- Purpose and outcomes of the research
- Participants were assured that the information they shared would only be used for research and advocacy purposes
- Informed consent- enumerators sought verbal consent from participants before commencing the survey

2.4 Ensuring Data Quality

Spot checks were conducted by the Research Manager and Field Supervisors to observe enumerator's interactions with participants during interviews to guarantee the quality of interviewing as well as data entry. The majority of data for the survey was collected with the use of Open Data Kit (ODK) on mobile phones. The use of mobile phones aided in the collection of more accurate data, as validation codes were set for each question. Weekly meetings were also held between the enumerators and the Research Manager to clarify data and check data entry.

2.5 Limitations

Lack of Double Data Entry

Due to the lack of human resources, the team entered the data only once, thus there is a reduced likelihood that data entry errors were highlighted.

Possibility of Missing Settlements

While enumerators identified settlements through "The 8 Khan Survey," driving through all streets in each of the 9 Khans as well as asking for information from local residents, there is a possibility that some settlements that are hidden away and unknown were missed.

In addition, while the UN Habitat criteria for “slums” was utilized for identifying urban poor settlements, some of this criteria was not visible to the eye. The settlements that were included in this survey thus were either visibly poor or known by local partners or residents to fit one or more of the UN Habitat criteria. There may be settlements that fit one or more of the UN Habitat criteria, but were not visibly poor and were unknown to relevant stakeholders that also could have been missed.

Definition and criteria of urban poor settlement

A clear definition of urban poor settlement, which included criteria from the UN Habitat definition for slums, as well as an additional questionnaire to determine whether a settlement was poor, was utilized for this survey. Some discretion however, was used by the survey team in deciding if a settlement was considered an urban poor settlement. This may have had a marginal effect on the data.

2.6 Language & Terminology

Urban Poor Settlements

Urban poor settlements in Cambodia have been and are referred to in various ways, including “informal settlements,” “temporary settlements,” and “squatter settlements.” These terms have often been used synonymously with “illegal,” suggesting that the settlements were established on state land or land of another private individual. In fact, until 2000 the MPP informally categorized settlements in the city as either “urban poor” with at least some kind of occupancy status or “squatter” seen as occupying land illegally.²² Yet, as explained in later sections of this report, determining what type of land a settlement has been established on is not a straightforward task in Phnom Penh. This report thus uses the term “urban poor settlement” to describe generally the poor settlements in the city without any implications relating to the land rights of the settlements or individual households.

Household vs. Family

A household is defined as “a group of individuals who live together under the same roof and regularly share meals and expenses together (household members share the same food at least once a day).” Family members away from home are not included unless they are:

- a. A migrant spouse or migrant children that contribute regularly/ substantially to the household expenses or
- b. Children of the head of household attending boarding school when the household fully supports them financially

Families are two or more people related by birth, marriage or adoption and residing together. A household though could consist of one person, unrelated individuals or a family.²³

Community vs. Settlement

Settlements are defined as a group of 10 or more adjacent households. The term community on the other hand, will be used to refer to household organization within settlements thus with a community leader and often with community committees. This organization may be for example, through saving groups. NGOs, local government authorities or communities themselves may have organized households into communities. Some settlements may consist of one or more communities while other settlements may contain no communities.

²² Fallavier, 2001, p. 74

²³ McFalls Jr., Joseph A. (November 2003). What’s a Household? What’s a Family? Retrieved from <http://www.prb.org/Publications/Articles/2003/WhatsaHouseholdWhatsaFamily.aspx>

3

URBAN POOR SETTLEMENTS

3.1 Introduction

One of the main objectives of this research was to update information on urban poor settlements in Phnom Penh from “The 8 Khan Survey” conducted in 2009. Phnom Penh has expanded over the years, and added a new Khan in 2011. Phnom Penh today is divided into 9 Khans (districts). The inner Khans include; Doun Penh, Chamkarmon, Toul Kork and 7 Makara while the outer Khans include Meanchey, Russey Keo, Sensok, Dangkor and Porsenchey. The following section presents the current key data on the urban poor settlements in these 9 Khans with some comparisons to data from previous research.



Rong Roeung, December 2013

3.2. Findings

Urban Poor Settlements

STT identified 340 urban poor settlements in Phnom Penh, including 80 settlements in the inner Khans and 260 in the outer Khans. Just over three quarters of urban poor settlements in 2013 are thus located in the outer Khans, with under a quarter in the inner Khans. The Khans with the largest number of urban poor settlements were Meanchey and Russey Keo with 89 and 87 settlements respectively. Doun Penh and 7 Makara had the least, with 17 settlements in each. 28 settlements are part of the 9th Khan, Porsenchey, which was created in May 2011 partly carved from Dangkor. 27 of the 28 settlements in Porsenchey were therefore originally part of Dangkor. The decrease in settlements between 2009 and 2013 in Dangkor seen in Table 1 is therefore almost completely due to these settlements now being part of Porsenchey.

Table 1 : Number of Urban Poor Settlements between 1997-2013

Inner Khans	1997	2003	2009	2013
Doun Penh	72	81	32	17
Chamkarmon	67	68	29	25
Toul Kork	60	48	38	21
7 Makara	57	58	30	17
Subtotal	256	255	129	80
	68%	45%	31%	24%

Outer Khans	1997	2003	2009	2013
Meanchey	46	94	93	89
Russey Keo	61	79	96	87
Sensok	N/A	N/A	38	31
Dangkor	16	141	54	25
Porsenchey	N/A	N/A	N/A	28
Subtotal	123	314	281	260
	32%	55%	69%	76%
Grand Total	1997	2003	2009	2013
	379	569	410	340

The number of urban poor settlements looks to have decreased from 410 to 340 between 2009 to 2013. This can be attributed to several different factors. Firstly, 36 settlements that were considered urban poor in the 2009 survey were excluded on the basis of not fitting the 2013 criteria; 19 settlements featured in the 2009 survey no longer had 10 or more houses,²⁵ while 17 settlements had been improved/upgraded. Secondly, 41 settlements that were identified as individual settlements in the 2009 survey were considered as part of 12 larger settlements in the 2013 survey, accounting for about 20% of the decrease in number

²⁴ Note that the survey methodology for the 1997 and 2003 data is not known and could differ significantly from the formats used for STT's 2009 and 2013 surveys. In addition, Sensok was created in 2009, and Porsenchey was created in 2011, thus data for previous years before they were created are not applicable.

²⁵ For "The 8 Khan Survey" settlements were identified as "a site with 10 or more families living in shelter with predominately low cost housing materials. As noted in the Language and Terminology section, the definition of urban poor settlements was altered for the Phnom Penh survey. Urban poor structures that were in clusters of less than 10 houses were excluded.

of settlements.²⁶ Thirdly, and significantly, 64 settlements that existed in 2009 had “vanished,” with land either completely vacant or occupied by new buildings such as factories, schools, apartments and shops. These “vanished” settlements account for close to 50% of the decrease in settlements between 2009 and 2013. While there is information available on some of the families who were evicted from these locations, it is possible that families whose whereabouts are unknown may also have been evicted and or relocated. These families may have left the city all together, as many evicted families in Phnom Penh have done. Lastly, although enumerators did check with neighbors whether urban poor settlements existed in the past where vacant land or other developments were found, there is a possibility that some settlement locations in “The 8 Khan Survey” were located incorrectly due to GPS error. Thus while a small percentage of settlements had been improved, a positive development contributing to the decrease in settlements, the overall picture for the urban poor is gloomy, with the most prominent reason for the decrease due to settlements that have disappeared.

Although there is an overall decrease of settlements, there are 56 new settlements that were not included in “The 8 Khan Survey.” The majority of these were established at the time the survey was conducted in 2008-2009, but may have consisted of less than 10 households and were not considered settlements, or were missed by enumerators. Most of these “newly discovered” settlements are in Russey Keo with 21 “new” settlements followed by Meanchey with 16 “new” settlements.

Comparison to previous data, displayed in Table 1, shows that the trend identified in “The 8 Khan Survey,” of a decreasing percentage of urban poor settlements in the inner Khans and an increasing percentage in the outer Khans has continued, though less dramatically. The percentage of urban poor settlements in the inner Khans decreased from 31% to 24% between 2009 and 2013, while for the outer Khans it increased from 69% to 76%. The 8 Khan Survey” noted that the shift of urban poor settlements from inner to outer Khans from 2000 to 2009 may be a result of the displacement of over 100,000 residents displaced from their homes. The decrease of settlements in the inner Khans after 2009 may also, in part, be due to the displacement of residents in urban poor settlements. Notably between 2008 and 2011, approximately 3,500 families living around Boeung Kak Lake in Doun Penh were forcefully evicted from their homes in order to make way for the filling in of the lake. Another reason for the increase in the outer Khans vs. the inner Khans could be because with land in inner Khans already occupied, newcomers to the city are settling in the outer Khans

The MPP’s 2012 survey collected data on urban poor communities as opposed to urban poor settlements. It states that there are 516 “areas of urban poor communities,” but it is unclear what definition was used for urban poor communities or how they were identified. As the maps in the MPP report were quite general, and did not use GPS points, it was not possible to discern where the 516 urban poor communities were located. 34% of the listed communities were in inner Khans while 66% were in the outer Khans.

Urban Poor Families

Data shows that the number of urban poor families in 2013 is 33,605, an approximately 7,000 family decrease from 2009. This decrease is due mainly to the decrease in urban poor settlements because of “vanished” settlements and settlements that did not meet the criteria for urban poor settlements as noted above. In Doun Penh some of the decrease is likely due to the evictions of the families living around Boeung Kak Lake. Similarly, the decrease in 7 Makara may in part be because of evictions in Borei Keila. The decrease in families in Dangkor is mostly due to the settlements that are now considered part of the new Khan, Porsenchey. Overall, the number of families has decreased in every Khan except in Russey Keo.

²⁶ New boundaries for the settlements were set after examination of settlements located on Google Earth/map and their proximity to each other as well as on the ground information from community members.

Table 2 : Number of Urban Poor Families between 1997-2013

Inner Khans	1997	2003	2009	2013
Doun Penh	2,970	7,188	2,337	614
Chamkarmon	6,479	8,574	2,421	2270
Toul Kork	3,411	4,540	4,920	2288
7 Makara	1,762	3,875	1,884	611
Subtotal	14,622	24,177	11,562	5,783
	48%	39%	28%	18%
Outer Khans	1997	2003	2009	2013
Meanchey	6,656	5,382	9,002	7017
Russey Keo	7,969	13,000	8,482	6023
Sensok	N/A	N/A	4,260	6255
Dangkor	903	19,690	7,242	3976
Porsenchey	N/A	N/A	N/A	4551
Subtotal	15,528	38,072	28,986	27,822
	52%	61%	72%	82%
Grand Total	1997	2003	2009	2013
	30,150	62,249	40,548	33,605

The majority of settlements (71%) are not organized as communities, i.e. households in a settlement that have been organized for instance, through a saving scheme, and have a community leader. Organization into communities can have several benefits for settlement residents; for example, it enables collective action and dialogue with various stakeholders such as local authorities, and participation in development projects funded by different organizations. Within the 29% or 98 settlements that are organized, 125 communities were found. These communities were identified through interviews with village chiefs, community leaders and members. Community organization was supported by various actors, the largest proportion (37%) by Urban Poor Development Fund (UPDF), followed by the Squatter and Urban Poor Federation (SUPF) (18%). 14% were organized by the communities themselves.

Overall Characteristics of Settlements

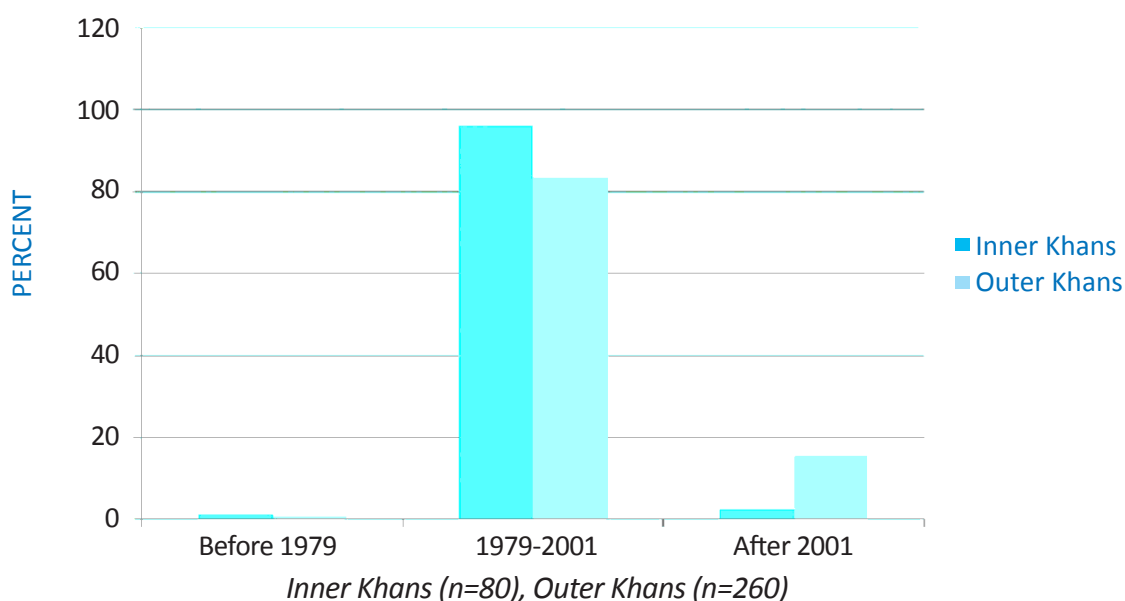
Figure 1 shows that the majority (96%) of settlements in the inner Khans were established between 1979 and 2001.²⁷ 83% in the outer Khans were also established in the same time period. In comparison to the percentage of settlements established in the outer Khans after 2001 (16% or 41 settlements), less than 3% (2 settlements) of those in the inner Khans were established after 2001. It is possible that this could be related to the different picture that is revealed for the 34 settlements at the 48 relocation sites in the outer Khans, with 17 settlements, or half, established after 2001.²⁸ This corresponds to the massive displacements of Phnom Penh residents especially in the inner Khans to relocation sites that happened in the 2000s.²⁹

²⁷ In 2001 the new Land Law came into effect. According to this law, any person who was in possession of their land prior to the passing of the law in August 2001, and satisfying five further criteria are entitled to apply for a land title. (Sahmakum Teang Tnaut. (2013). Policy for the Poor?: Phnom Penh, Tenure Security and Circular03. Phnom Penh: Sahmakum Teang Tnaut.)

²⁸ There are 54 relocation sites that people from Phnom Penh have been relocated to. 48 relocation sites are within Phnom Penh borders and another 6 outside the borders. Out of the 54 relocation sites urban poor settlements were found at 34 locations.

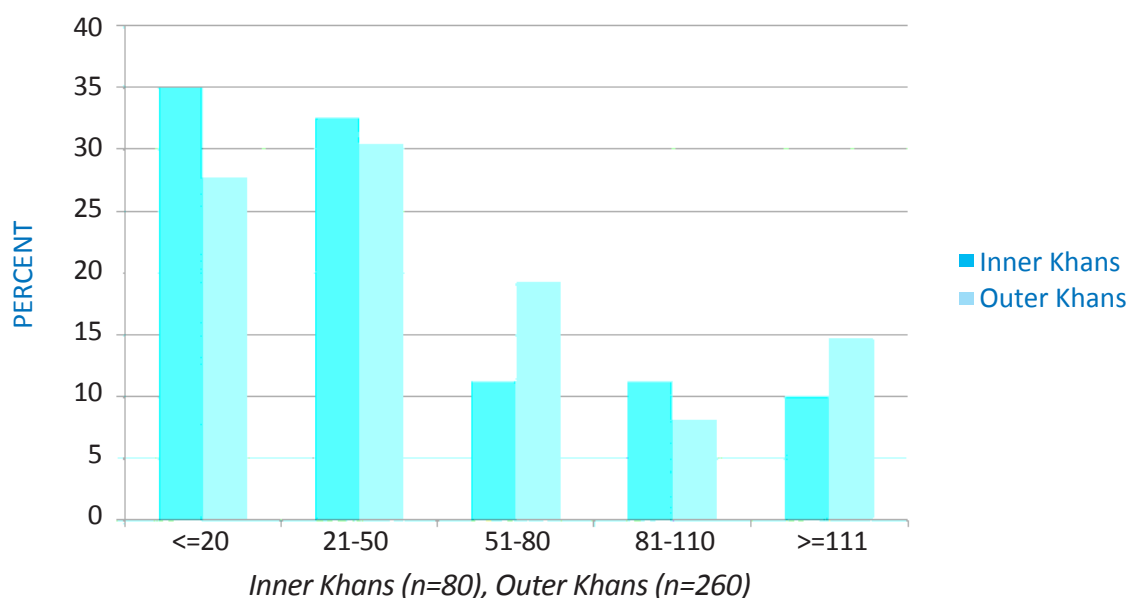
²⁹ STT's Dec. 2012 Fact and Figures report "54- And Counting?" found that 54 relocation sites have been established around Phnom Penh since 1982. 83% were established after 2001. Peak years for the establishment of relocation sites were 2001 (11 sites) and 2006 (12 sites).

Figure 1 : Year of settlement establishment



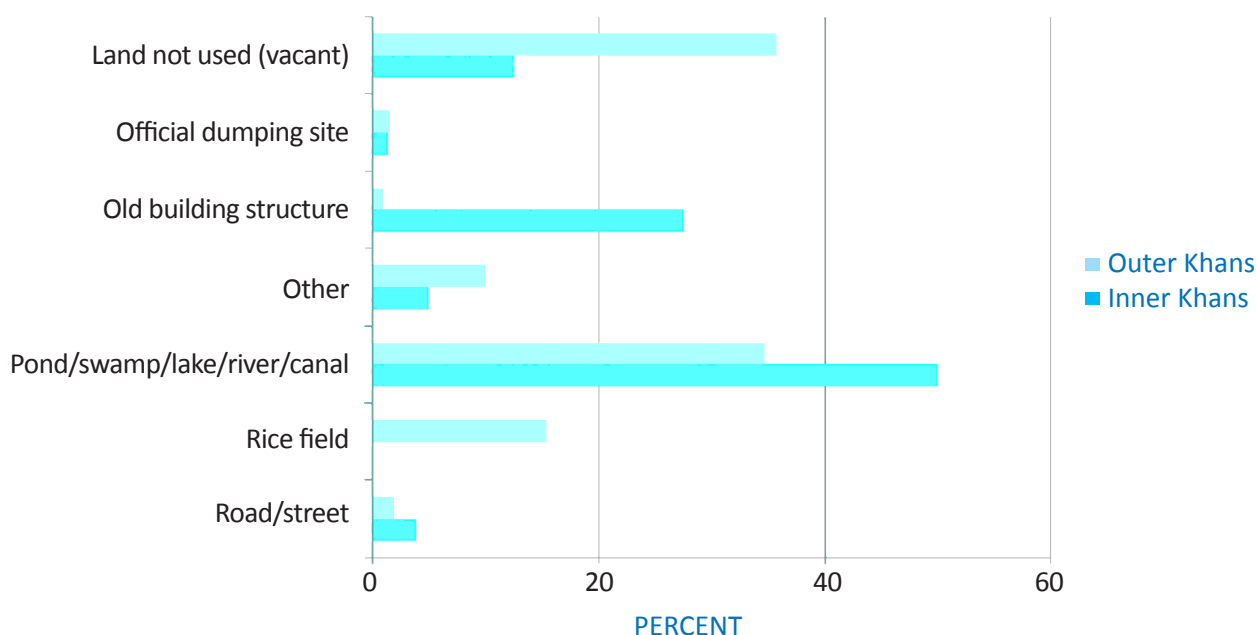
In both inner and outer Khans most urban poor settlements are relatively small in size. 35% and 28% of settlements in the inner and outer Khans respectively were composed of fewer than 20 building structures while 33% and 30% of the settlements had between 21 and 50 structures. Only 46 settlements, or 13% of all settlements, were found to be composed of 110 or more building structures. Of these 8 are located in the inner Khans and 38 in the outer Khans. Half of these large settlements in the outer Khans are relocation sites. Two of these relocation sites have 2000 or more building structures.

Figure 2 : Number of building structures in settlements



As seen in Figure 4, much of the land settlements were established on was originally bodies of water such as lakes, ponds, swamps, rivers and canals. Areas next to water were some of the preferred areas to establish homes in Phnom Penh; 90 settlements in the outer Khans (35%) and 40 settlements (50 %) in the inner Khans are on land, which was previously water. In the outer Khans settlements had also been established on vacant land (36%), and on rice fields (15%). In the inner Khans the second most common type of land (28%) the settlement was established on was land that had a building structure. There are no settlements in the inner Khans that were rice fields.

Figure 3 : Land use before establishment of settlement



Inner Khans (n=80), Outer Khans (n=260)

A total of 41%, or 141 settlements, are still located next to some kind of body of water including along or on a river, canal, lake, and natural pond. 31 settlements are located next to a railway. In comparison to the 2009 survey we see a decline in roof top communities, from 33 to only 13, all of which were and still are in the inner Khans. According to neighbors living below the former roof top communities, the majority of these settlements were compensated to relocate either by the MPP or by owners of the buildings themselves. Some of the buildings had been turned into shops and guesthouses.

3.3 Key Findings

- The trend of an increasing percentage of settlements in the outer Khans and a corresponding decrease in inner Khans has continued since 2009.
- Overall, the number of settlements has decreased; close to 50% of this decrease is due to settlements that have “vanished” where either the land has been developed or has been left vacant. The number of families has also decreased, corresponding and mainly due to the decrease in settlements.
- The majority of settlements in both inner Khans (98%) and outer Khans (84%) were established before 2001 when the Land Law of 2001 came into effect.
- Settlement size is relatively small with 35% and 28% of settlements in the inner and outer Khans respectively composed of fewer than 20 building structures, 33% and 30% between 21 and 50 structures and only 13% with 110 or more building structures.
- 41% of settlements are located by bodies of water.

³⁰ Boeungs (natural reservoir/lake) in particular in well-located areas of the city where urban poor settlements were established have been of interest for real estate investors, and some have been filled in order to be developed. The most notorious of these developments is the centrally located Boeung Kak Lake, which was completely filled resulting in the eviction of some 3,500 residents living on and around the lake. (Sahmakum Teang Tnaut. (2012). A Tale of Two Cities: Review of the Development Paradigm in Phnom Penh. Phnom Penh: Sahmakum Teang Tnaut., p73)

4

LAND TENURE AND LAND TITLING

4.1 Introduction

Previous research has focused extensively on the location of urban poor settlements, showing how these have moved from the inner 4 to outer 4 Khans. As noted in “The 8 Khan Survey,” much of this movement may be attributed to the displacement of residents especially from the inner Khans, highlighting the insecurity of tenure many urban settlements face. The Royal Government of Cambodia’s Land Management and Administration Program (LMAP) and the subsequent Land Administration Sub-Sector Program (LASSP)³¹ have had substantial success in developing capacities to conduct systematic land registration (SLR), a state initiated process by which land titles are issued on a commune by commune basis³², issuing a significant number of land titles.³³ These however, have been mainly in rural areas with lower tenure insecurity; urban areas seem to have been neglected.³⁴ Furthermore, there has been criticism that the project never planned to include “informal” settlements in the first place, something particularly pertinent to the urban sector.³⁵ Land titling and tenure security are, therefore, pressing issues for urban poor settlements.

There are three main types of land in Cambodia, as defined by the Land Law of 2001; these are state, private and collective. State land, which is divided into state public and state private, is any land that is not private or collective. State public land is all land held by the state that has a general public use, benefit or service.³⁶ It can include roads, railways, heritage sites, schools, hospitals and administrative buildings among others.³⁷ State private land is land that has no public interest value. While state private land can be leased or sold, state public land, on the other hand, cannot be owned by anyone but the state.³⁸ Private land is land which is owned³⁹ or possessed⁴⁰ and collective land is land that belongs to indigenous peoples or monasteries. However, due to limitations in land registration and titling programs particularly in urban areas, as well as lack of access to a public Land Register, the legal status of most land in Phnom Penh remains unknown. Many residents have lived in their homes with explicit permission from local authorities or possess land sale contracts, but are not aware of the status of their land.⁴¹ This poses significant challenges for residents in urban poor settlements, ranging from tenure insecurity to lack of access to services and credit.

³¹ LMAP started in 2002 and ended operations in 2009 after a World Bank Inspection Panel investigation found it breached several of its safeguard policies. It then transitioned into LASSP, but without the financial support of the World Bank.

³² Mehrak, Mehrvar, Chhay, Kim Sore & My Sambath, 2008, p.2

³³ Sahmakum Teang Tnaut. (2013). Policy for the Poor?: Phnom Penh, Tenure Security and Circular03. Phnom Penh: Sahmakum Teang Tnaut, p. 9

³⁴ *ibid.*, p. 9

³⁵ *ibid.*, p. 9

³⁶ *ibid.*, p. 16

³⁷ *ibid.*, p. 15

4.2 Findings

Type of Land

Respondents in 86% of all urban poor settlements state they know what kind of land they live on. As outlined in Figure 4, respondents most frequently stated that their settlement is located on private land belonging to the residents. Conversely, almost 40% of settlements have been told they live on some form of state land. Of these, 20 settlements in the inner Khans and 69 in the outer Khans reported that they had been informed that they live on state public land, while respondents in another 13 settlements in the inner Khans and 33 in the outer Khans stated they had been informed that they live on state private land. Given the lack state land mapping and land titling in urban areas however, it is difficult to verify claims regarding the legal status of a particular parcel of land.

The majority of settlements that were told they were on state land were informed by local authorities including village chiefs, Sangkat level and Khan level authorities. 84% of settlements on state public land and 69% on state private land were informed of their status by local authorities. Survey results also suggest that those living in the inner Khans were more likely not to have information about what type of land they lived on (31%) in comparison with those in the outer Khans (9%). Given the history of evictions in Phnom Penh where some communities who had legal claims to their land were evicted from their homes without any chance for their claims to be assessed, an eye should be kept out for the 40% of settlements that were told that they were on “state land.”⁴²

³⁸ Since only state private land can be leased or sold, state public land must be reclassified if it is to be developed. This is possible if state public land has lost its public interest use. (Sahmakum Teang Tnaut. (2012). A Tale of Two Cities: Review of the Development Paradigm in Phnom Penh. Phnom Penh: Sahmakum Teang Tnaut., p35)

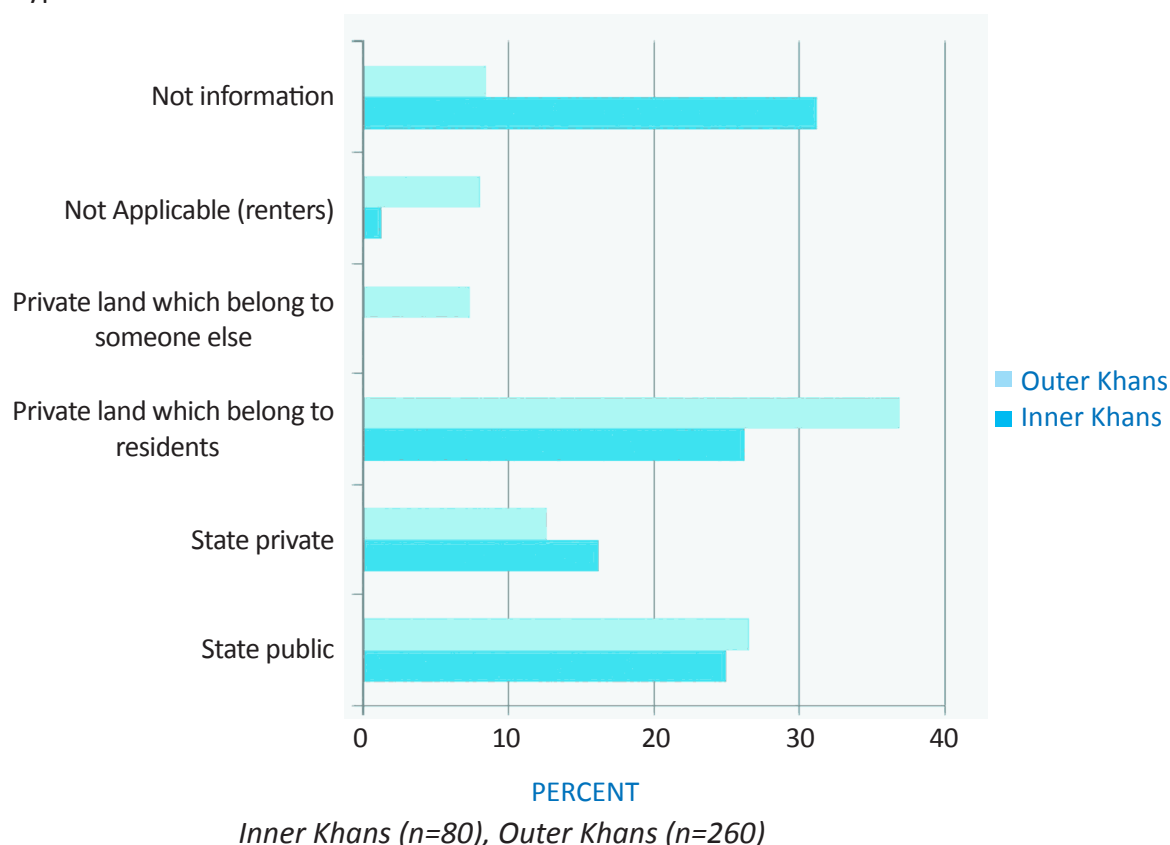
³⁹ Ownership is the “exclusive right to control, use and dispose of land and anything connected to that land.” Owners are officially recognized subsequent to receiving a land title through the full legal process and when the information in the Land Register is final. (Sahmakum Teang Tnaut, 2013, p. 13)

⁴⁰ Any person who was in possession of their land prior to the passing of the Land Law in August 2001 and fulfill five additional criteria may be a legal possessor and has to right to apply for a land title. No possession of state land is legal. (Sahmakum Teang Tnaut, 2013, p. 13)

⁴¹ Sahmakum Teang Tnaut, 2013, p. 15

⁴² In some cases, there has been concern that residents have been opportunistically labeled as illegal settlers on state land when development opportunities arise. Cases with Boeung Kak Lake, Koh Pich Island and Group 78 have shown that people who may have had legal claims to their land were not given the chance to have these assessed. Instead they were labeled as illegal settlers on state land and their land was taken away. (Sahmakum Teang Tnaut, 2013, p. 15)

Figure 4 : Type of land settlements are established on



A few (7%) of the settlements surveyed, 22 in the outer Khans consisted of mainly renters. As such, the question regarding the settlement land's legal status was not applicable.⁴³

Land Documentation and Registration

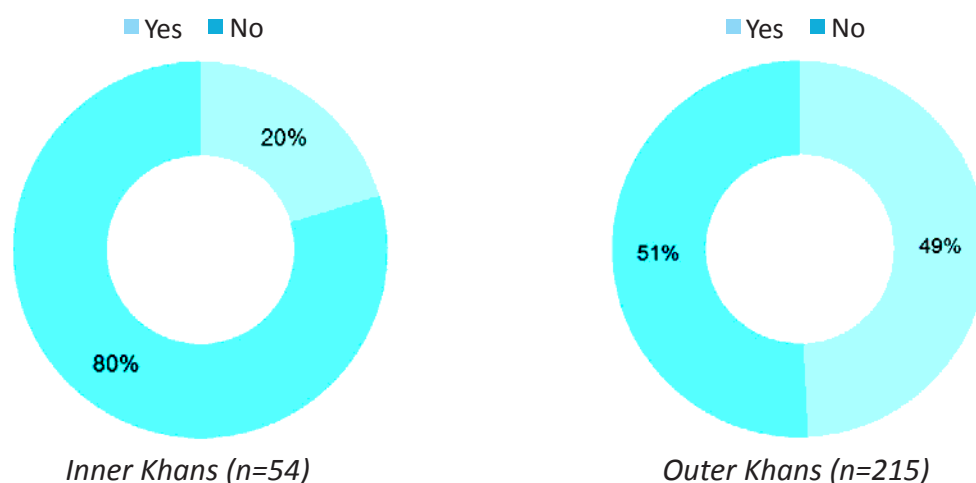
A higher proportion of residents living in the outer Khans said that their settlement had written documentation establishing status of the land (49% or 106 settlements), in comparison with residents living in the inner Khans (20% or 11 settlements). It is important to note that only land titles can establish legal possession. While other written documentation can support obtaining land titles, there is often a lot of confusion regarding how strong or reliable a particular document is in establishing legal possession. Many settlements may possess documents that show tacit approval of the occupation of their land such as land receipts or officially witnessed land sale contracts.⁴⁴

⁴³ This does not mean though that these settlements are the only places that house urban poor renters. Some urban poor for example, live in cheap rental units and some rent a single bed just for a night.

³⁵ *ibid.*, p. 9

⁴⁴ In Cambodia some people hold 'hard titles' or official land ownership certificates, but many have been unable to obtain these; sometimes because their land has not been subject to, or was excluded from the SLR process. Under the new system, some are also unable to afford to apply for sporadic titles. Many people thus possess 'soft titles' that show tacit approval of land occupation. (Sahmakum Teang Tnaut, 2013, p. 13)

Figure 5 : Respondents that have some kind of written documentation establishing status of land



Both in the inner and outer Khans, the majority of settlements state they have not gone through the systematic land registration (SLR) process, with 76% of respondents from the inner Khans and 69% of the outer Khans reporting that they have not engaged in the process. Of the 61 settlements that did undergo the SLR process, 27 said that they received land titles, thus recognized as the “true owner of the land.”⁴⁵ More settlements in the outer Khans (22) than in the inner Khans (5) said that they had received titles. It is possible though that this number could be lower as some residents may have different understandings of what having a land title means.

The data also shows that 25% of settlements have areas around them that have been registered or are in the process of undergoing systematic land registration suggesting that the settlements may have been excluded from the systematic land registration. Due to the lack of access to information regarding which areas have been titled however, it is not possible to confirm these figures. 14% of settlements, equivalent to a total of 35 settlements (11% inner Khan, 15% outer Khan) were explicitly told they were excluded from SLR. These settlements were not invited to participate in meetings conducted by local authorities to explain SLR when neighboring settlements were.

⁴⁵ Once land titles are received through the full legal process, a person is recognized as the true owner of the land and the Land Register information is definitive. (Sahmakum Teang Tnaut, 2013, p. 13)

Table 3 : Settlements explicitly told they have been excluded from Systematic Land Registration (SLR)

Toul Kork	347
	Krom span
	Community 102
Sensok	N/A
	Krom8
	Phum 5 Khnorng
	Phum Phsar Lech
	Borei 100 knong
Porsenchey	Teuk Thla2
	N/A
	N/A
	N/A
Meanchey	N/A
	Dermsleng
	Phum Chroy Basac
	Phum Prek Ta Nu
	Phum Toul Rorkar
	Saharkum Preah Christ Vealsbov
Doun Penh	Tnuat Chrom5
	Block Tampa
	Plov rotplerng
Dangkor	Plov rounplornng
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A
	Moil (Sambok Chab)
	Mor
	Roluos
	Sereydeydous
	Teok Thla
Chamkarmon	Boeung Trabek
	Chao Punheahok

4.3 Key Findings

- While 117 settlements (34%) were on private land belonging to residents, 40% of settlements have been told that they are living on some kind of “state land,” either private or public. The lack of state land mapping and titling however means that the claims cannot be verified.
- A higher percentage of outer Khan settlements (49%) than inner Khan settlements (20%) said that they had documentation establishing status of land.
- The majority of settlements (inner Khans: 76%, outer Khans: 69%) have not gone through systematic land registration (SLR). 35 settlements have been explicitly excluded from the process.
- Only 27 settlements, 8% out of all urban poor settlements, said that they received land titles.

EVICTIIONS AND CIRCULAR 03

5

5.1 Introduction

Over 150,000 people, equivalent to 11 % of Phnom Penh's current population, have been displaced over the past two decades, often as a result of forced evictions. Although the Royal Government of Cambodia regularly claims that those evicted are illegal squatters on state public land, there is often no assessment of the occupants' rights to their land as legal possessors.⁴⁶ In addition, as noted in the previous section on Land Tenure and Land Titling, land registration efforts, such as the donor supported Land Management and Administration Project (LMAP) and the Land Administration Sub-Sector Program (LASSP), as well as the government's 201X Directive 01, have by and large, or entirely, omitted urban areas, thus adding to the difficulties of securing tenure for urban poor residents.⁴⁷

After a series of violent forced evictions in 2009, Circular 03 on Resolution of Temporary Settlement on Land Which Has Been Illegally Occupied in the Capital, Municipal, and Urban Area (C03), an administrative measure aimed at "resolving" the issue of households occupying "state land," was developed. The circular eventually took on a role of defining a range of measures such as the identification of so-called illegal settlements, provision of on-site upgrading and resettlement as well as basic services provision.⁴⁸ While some saw the policy to have potential in helping formalize informal settlements, there has also been concern that it will not be used in a pro-poor manner and could undermine the legitimate land rights of urban poor residents.⁴⁹ In Phnom Penh the MPP has purportedly started to implement C03, but this has occurred without much oversight by donors, civil society or communities. Impacts, as well as current status of implementation, if any, are unknown.⁵⁰

This section lays out up-to-date information about the real and perceived threat of eviction for Phnom Penh's urban poor settlements as well as their experiences with C03.

5.2 Findings

Eviction Threats (Formal and Informal)

45% of settlements in the inner Khans and 37% in the outer Khans reported that their settlement was facing eviction and/or pressure to relocate. This includes several different types of eviction threats, both formal and informal. 31% of all settlements surveyed stated they had informal threats of eviction via meetings, verbal notices, or through rumor. 8%, or 26 settlements, had formal threats, or defined as either formal written notices or written relocation proposals.

⁴⁶ Sahmakum Teang Tnaut, 2013, p. II

⁴⁷ *ibid.*, p. 9

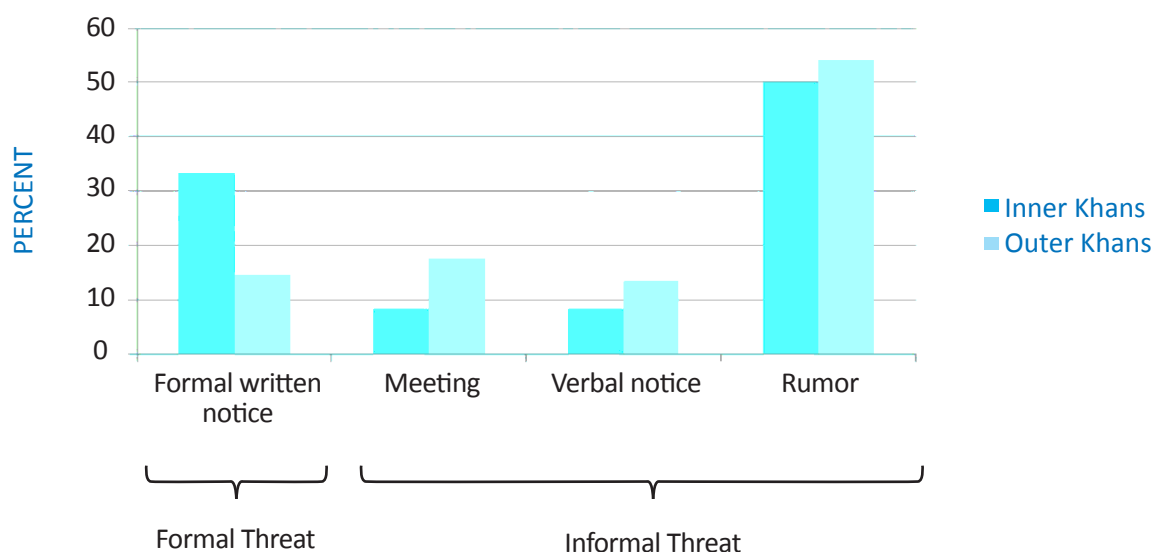
⁴⁸ *ibid.*, p. 2

⁴⁹ *ibid.*, p. 66

⁵⁰ *ibid.*, p. 2

Figure 6 shows that formal eviction threats were received by a slightly higher percentage of settlements in the inner Khans compared to the outer Khans. Over half of these settlements are located by water bodies, such as ponds, lakes, or rivers. In terms of informal threats, a total of 20 settlements (3 inner Khans, 17 outer Khans) had meetings with local authorities regarding evictions and 16 settlements (3 inner Khans, 13 outer Khans) had received verbal notices from local authorities,⁵¹ private companies developing the land, or other sources such as media. The largest proportion (53%) of settlements both in the inner Khans (18 settlements) and outer Khans (52 settlements) though heard they faced eviction through rumors.⁵² Rumors of eviction are not necessarily a sign that residents will be evicted, but more a measure of a sense of tenure insecurity among residents.

Figure 6 : Types of eviction threats



Inner Khans (n=36), Outer Khans (n=96)

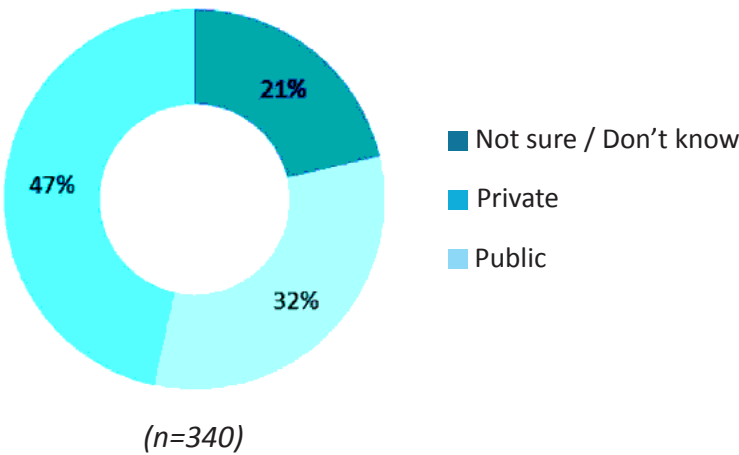
For the 103 respondents that were aware of the reasons of eviction/relocation, more often the reason was for private developments (47%) than for public developments (32%) (see Figure 7). This private vs. public development breakdown reflects the trend in recent years of private sector actors increasingly becoming a dominant force in Cambodia's urban development.⁵³

⁵¹ Verbal notices include verbal eviction notices and verbal relocation proposals

⁵² Rumor includes through word of mouth, news papers, and other

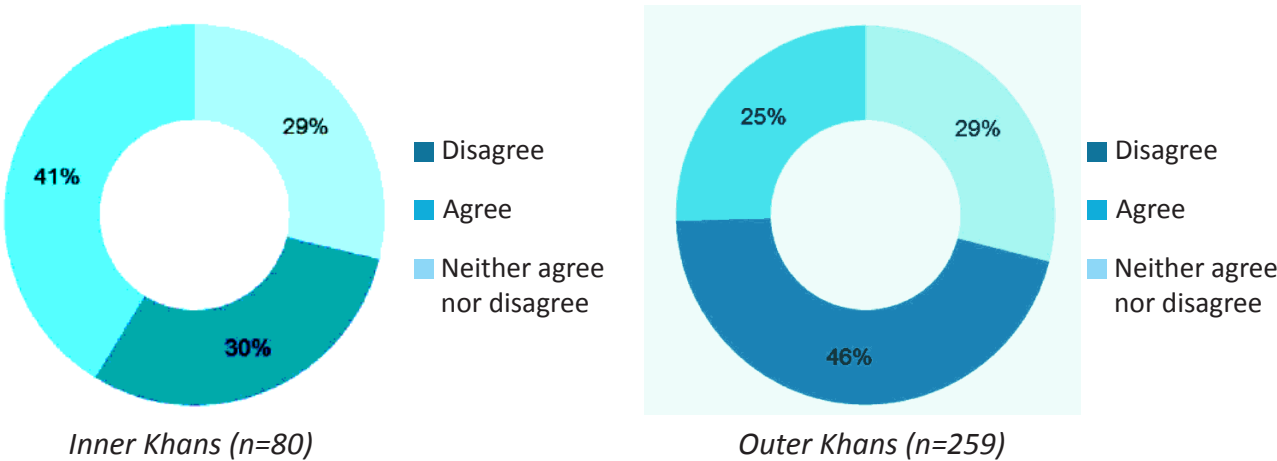
⁵³ Sahmakum Teang Tnaut. (2012). A Tale of Two Cities: Review of the Development Paradigm in Phnom Penh. Phnom Penh: Sahmakum Teang Tnaut, p. 2

Figure 7 : Reason for eviction/relocation



Not surprisingly, many respondents experienced feelings of tenure insecurity. Figure 8 below shows a higher percentage of settlement residents in the outer Khans (46%) compared to the inner Khans (30%) felt their tenure was not secure.

Figure 8 : In regards to tenure security, to what extent do you agree with the following statement: “I feel safe and secure in this settlement.”



Circular 03 (C03)

The MPP website states that as of December 2011 it had completed data collection on “temporary settlements” in all nine Khans, on individual households in three Khans and partially in one Khan as part of Circular 03 implementation.⁵⁴ The clear majority of settlements surveyed (87%) however, had never heard of the Circular. 23 settlements had direct experience of C03. The most common experiences were through meetings, talks or public displays by local authorities (16 settlements) or through NGO trainings or meetings (5 settlements).

While it is not clear if C03 implementation is going ahead, respondents in only 15 settlements reported that they had been informed by the government/local authorities their settlement had been selected for C03 implementation (see Table 4).

⁵⁴ Sahmakum Teang Tnaut, 2013, p. 2

Table 4 : Settlements informed they were selected for C03 implementation⁵⁵

Toul Kork
Community 347
Krom 54
7 Makara
Mong Diyal
Doun Penh
Mok Sorya Mall
Meanchey
Bro Chhomvong
Pum prek
Phum Chroy Basac
Ta Ngov Loeu
Russey Keo
Krom 8
Lor kombor/Stoueng Kombot
Borei Metapheap
Sensok
Samki 1
Toul Rada
Jong Thol keurt
Kok kleang 2

5.3 Key Findings

- 26 settlements (8%) have received formal eviction notices, in the form of either written notices or proposals. A further 106 settlements (31%) had informally received eviction threats
- The largest number of settlements (70 settlements, or 53%) heard they faced eviction through rumors.
- Reasons for eviction were more often for private developments (47%) rather than public developments (32%), reflecting the dominance of private sector actors in Cambodia's recent development.
- Only 15 settlements have been informed that they were selected for Circular 03 implementation, while the majority of settlements (87%) had never heard of the Circular

⁵⁵ In the 2013 STT report Policy for the Poor: Phnom Penh, Tenure Security and Circular 03, information on what communities were selected for C03 implementation was taken from letters from the Chairs of Khan Meanchey and Khan Sen Sok to H.E Chair of the Capital of Phnom Penh written in 2011. There is some clear overlap in communities that reported they were selected for implementation in this survey. However, as the obtained government documents were not specific enough to identify exact locations it was not possible to verify if all the settlements are the same.

HOUSING STRUCTURE, INFRASTRUCTURE AND SERVICES

6

6.1 Introduction

“The 8 Khan Survey” in 2009 revealed that infrastructure provision for urban poor settlements, especially those located in the outer Khans, was inadequate. State provision of water and electricity reached less than half of the settlements, with private suppliers meeting the rest of the demand, often charging exorbitant prices to some of the city’s poorest residents.⁵⁶ More recently, the 2012 MPP report argued that out of the urban poor communities they surveyed most had road access (96%), electricity (92%) and water supply (85%) which they claimed were “widely developed under the leadership of the government,” but also acknowledged that sewage systems (72%) and garbage collection services (60%) were still lacking.⁵⁷ The MPP report however, gives an overall percentage of both inner and outer Khans. This section of the report assesses the status of infrastructure and service provision with comparisons between the inner and outer Khans.

6.2 Findings

Infrastructure

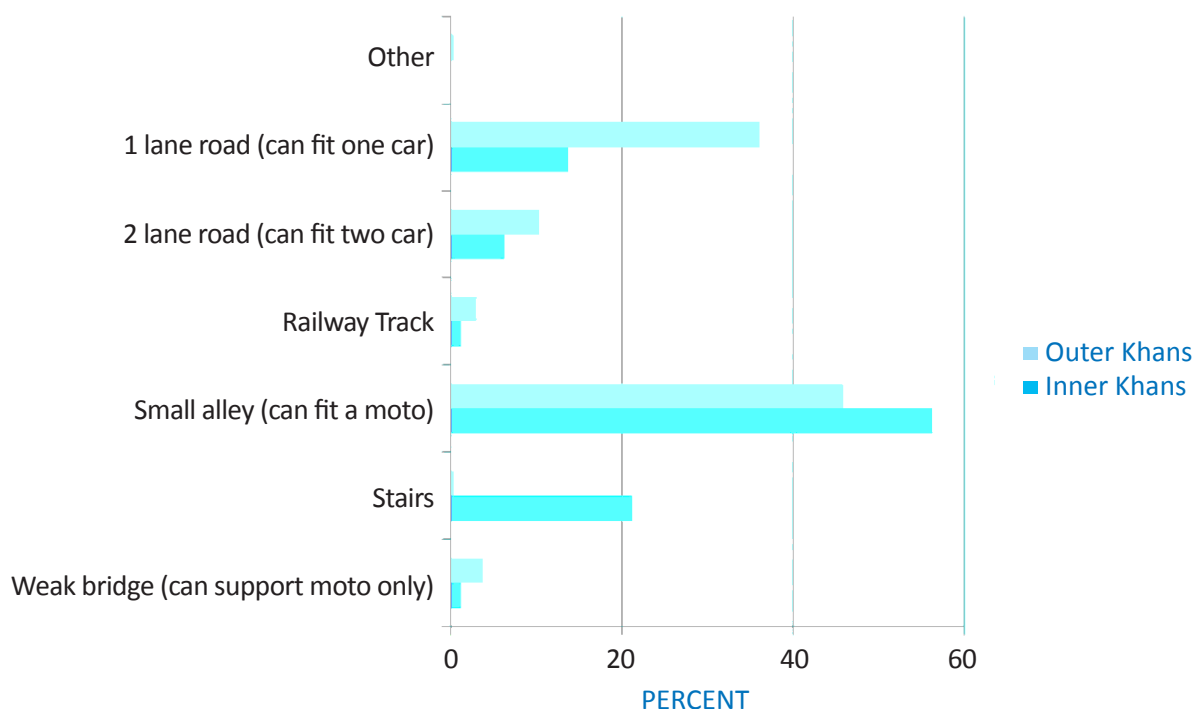
The 2012 MPP report says that 96% of urban poor communities have “road access.”⁵⁸ Similarly, this survey found that most settlements have some kind of access to their homes, however, that the type of access as well as the material it is constructed from could differ considerably depending on the settlement, with clear overall differences between the inner and the outer Khans. As seen in Figure 9, both in the inner and outer Khans the most common access is through a small alley or path which only fits one motorbike; about half of settlements in both inner Khans and outer Khans reported using this type of path for access. With more building structures and developments centered in the inner Khans, it seems that currently there is still more space in the outer Khans for wider streets. More settlements in the outer Khans (36%) had access through a one-lane road able to fit one car compared to in the inner Khans (14%). In the inner Khans settlement access roads are more often constructed of concrete (68%, 54 settlements) as opposed to unpaved or dirt roads (26%, 21 settlements). The exact opposite is true for the outer Khans with a higher percentage of unpaved, dirt roads (64%, 167 settlements) compared to concrete roads (28%, 72 settlements). The majority of settlements in the outer and inner Khans reported that there was neither street nor communal lighting. A higher percentage of outer Khan settlements (97%) had had no lighting, compared to settlements in the inner Khans (76%).

⁵⁶ Sahmakum Teang Tnaut. (2009). The 8 Khan Survey. Phnom Penh: Sahmakum Teang Tnaut, p. 7

⁵⁷ Phnom Penh Capital, 2012, p. 28

⁵⁸ Phnom Penh Capital, 2012, p. 28

Figure 9 : Type of access roads to settlements



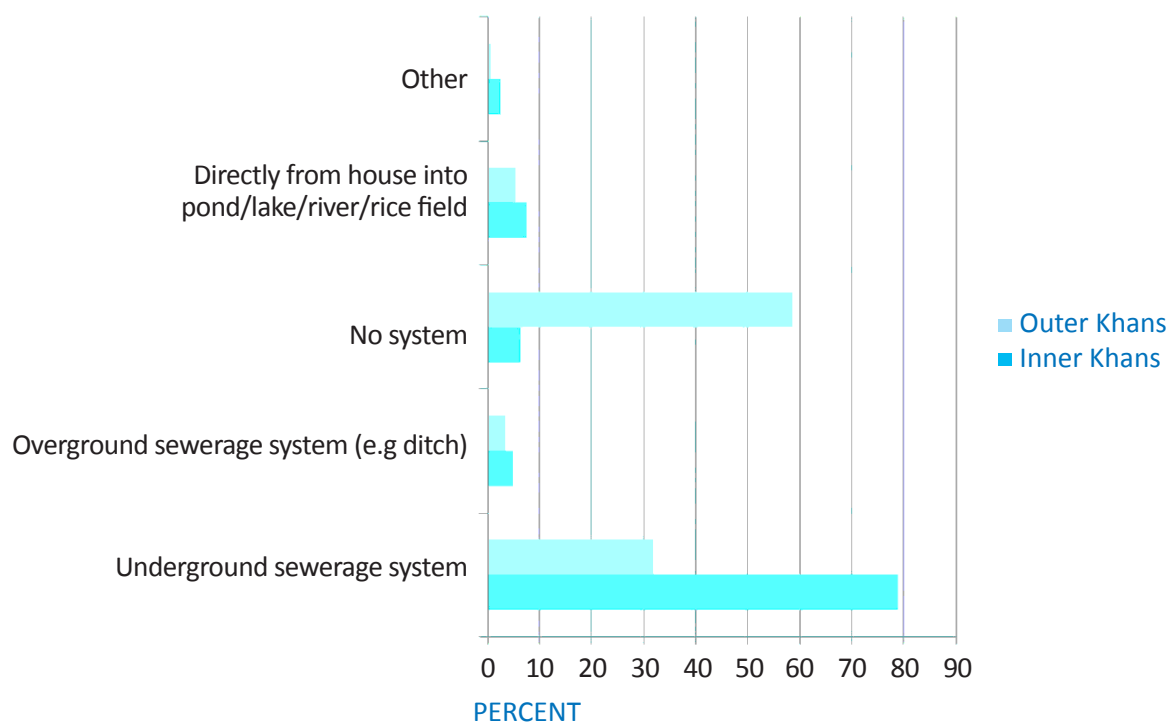
Inner Khans (n=80), Outer Khans (n=260)

For the outer Khans the most common primary construction material used for home structures in the settlements was wood or logs (45%) and second most common was low quality mixed materials (19%) followed by metal sheets (17%). In the inner Khans the most common were low quality mixed materials (40%), wood or logs (28%) and concrete, bricks or stone (20%).

Drainage is an issue for settlements in the outer Khans, with 58% of settlements reporting that they have no system of drainage for rain or human waste (see Figure 10). In comparison, only 6% of settlements in the inner Khans said they had no system. The majority of settlements in the inner Khans (79%) utilized an underground sewage system while only 32% in the outer Khans did. The 2012 MPP report states that 72% of their urban poor community sample had sewage systems.⁵⁹ As mentioned previously though, since their results aggregate both inner and outer Khans, the percentage does not reflect differences between the two areas. The data also shows that communities themselves still are a driving force for drainage related infrastructure with 46% of the systems supported by the community, with local authority support (31%) and NGO support (11%) trailing behind.

⁵⁹ Phnom Penh Capital, 2012, p. 28

Figure 10 : Type of drainage system for rain water and human waste

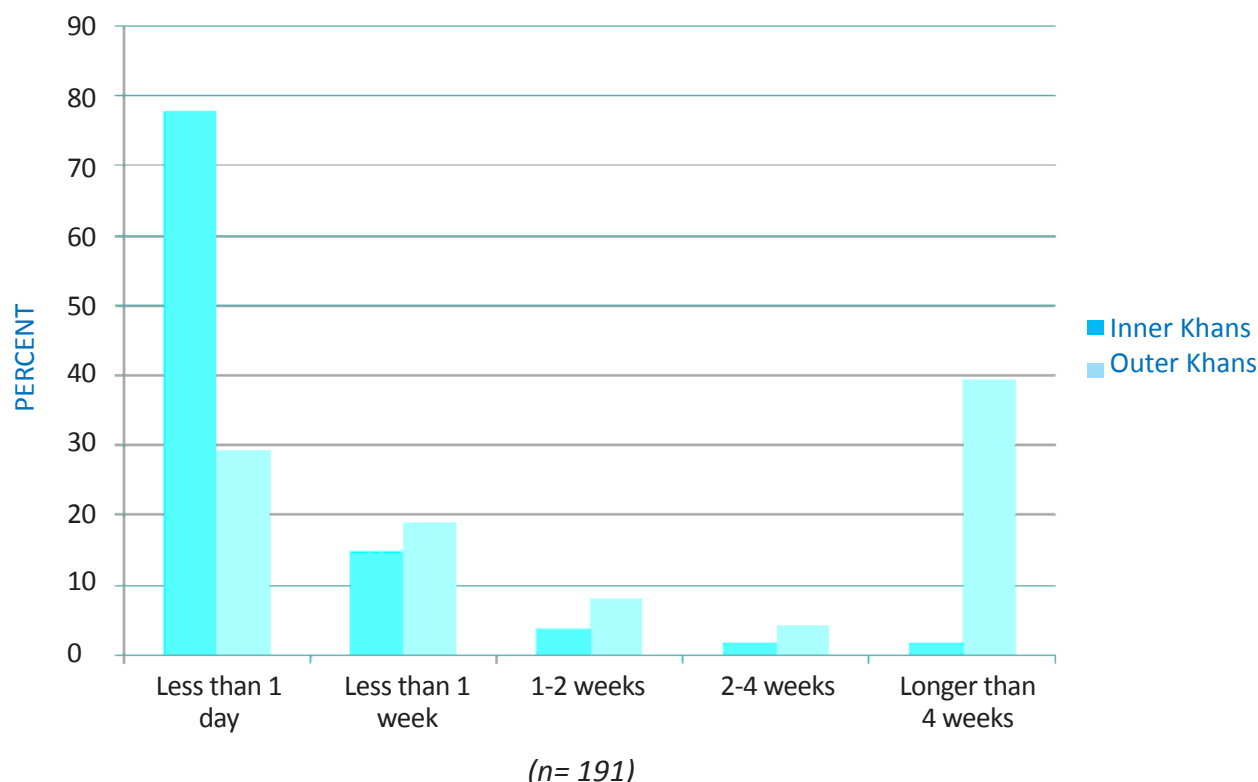


Inner Khans (n=80), Outer Khans (n=260)



Flooded community in Chroychangva, June 2013

Figure 11 : Amount of time for flooding to drain during the rainy season

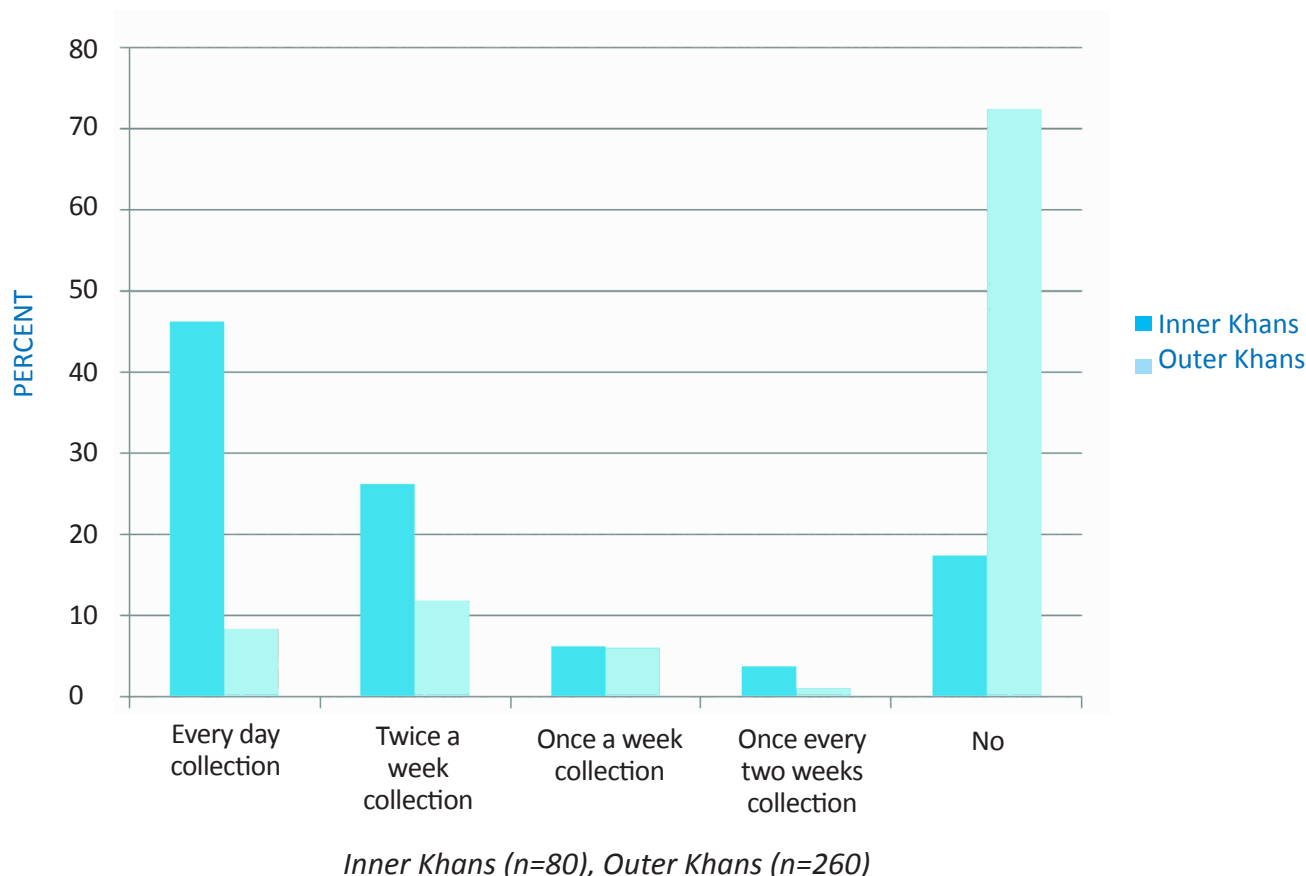


On the whole, a greater proportion of inner Khan settlements were affected by flooding at least once during the last three rainy seasons (68%) against the outer Khan settlements (53%). Yet among those that were affected by flooding, the outer Khans tended to have flooding which took longer to drain as shown in Figure 11. The starkest contrast was the number of settlements in the inner vs. outer Khans with flooding taking more than four weeks to drain. Out of the 55 settlements that experienced this kind of flooding, only 1 was in the inner Khans; the rest, 54, were in the outer Khans. Half of these were in Meanchey and another quarter in Russey Keo.

In terms of toilet facilities, 86% of settlements in the inner Khans and 77% in the inner Khans said they had individual facilities.⁶⁰ While 14%, equivalent to 37 settlements, in the outer Khans reported they had no access to any toilet facilities (including shared or public facilities), in the inner Khans only 3% or 2 settlements had no access. Since a total of 157 settlements have no system of drainage, and an additional 20 settlements drain directly from the house to a pond, river, lake or rice field, it is likely that many settlements are unable to dispose of human waste safely.

⁶⁰ The 2012 MPP report points in a similar direction, stating that 80% of their sampled households used toilets.

Figure 12 : Frequency of solid waste/trash collection



Services

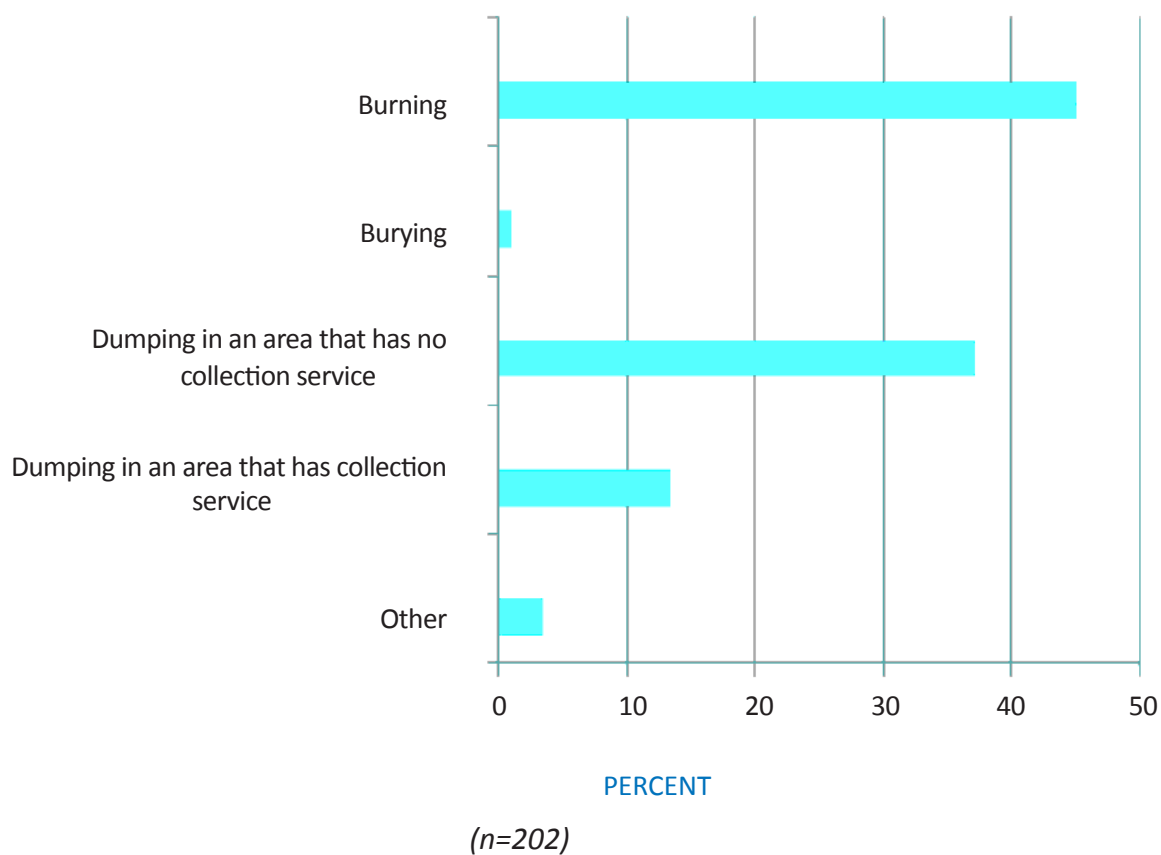
Figure 12 exhibits that solid waste/trash collection is lacking in outer Khan settlements with 188 settlements, or 72% of respondents, indicating that there was no collection at all. In contrast, close to half of respondents in the inner Khans stated they had collection every day (37 settlements 46%), while over a quarter stated trash was collected twice a week. 18% of inner Khan settlements stated they had no solid waste collection. The 2012 MPP report also reflected that compared to some other services, garbage collection was one of the “less common” services with 60% of urban poor communities without collection.⁶¹

In the 202 settlements without trash collection, 13% of respondents reported that they disposed their trash in areas with collection services, 37% dumped their trash in areas without collection services, and another 45% burned it (Figure 13).

⁶¹ Phnom Penh Capital, 2012, p. 28

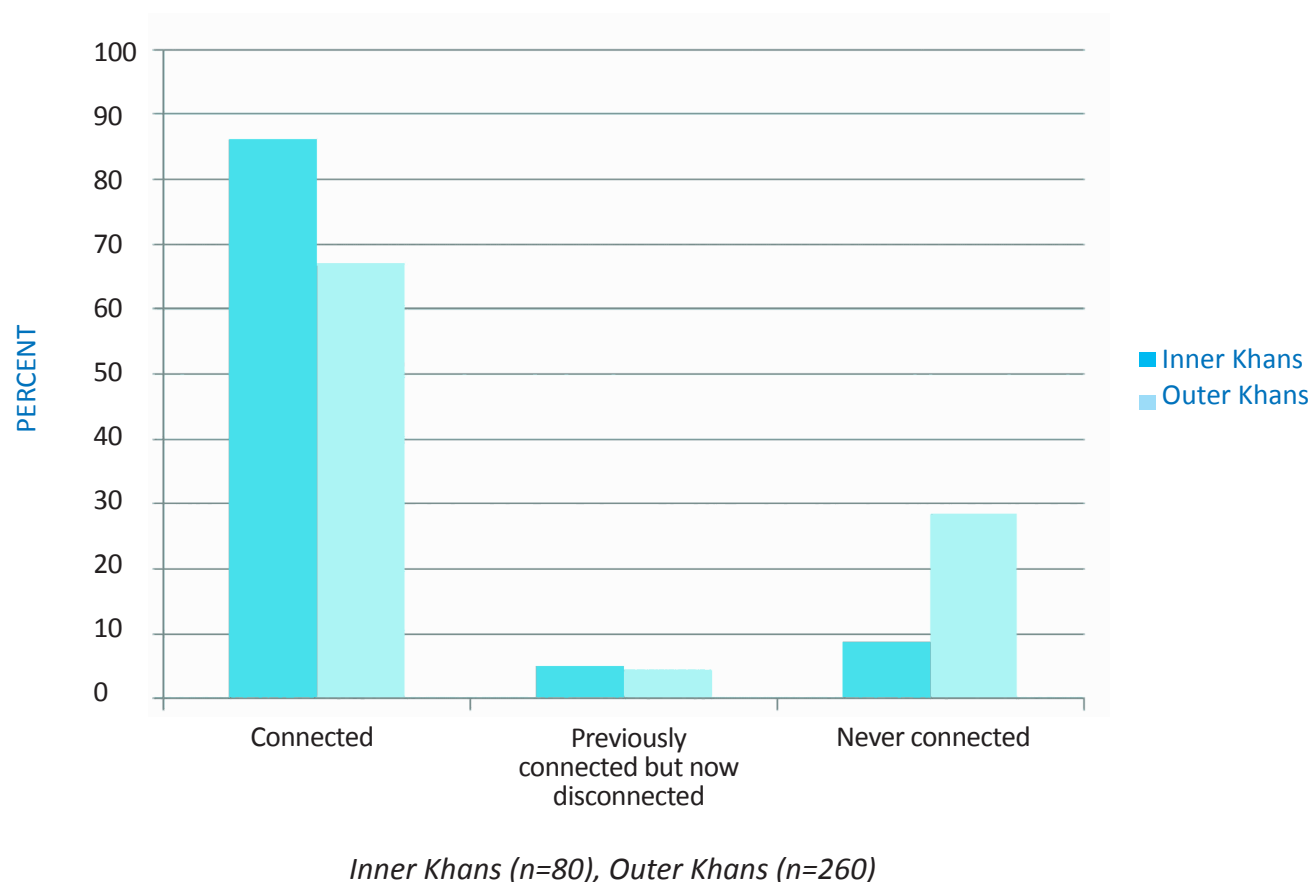


Figure 13 : Solid waste management of residents without trash collection service



A higher percentage of settlements in the inner Khans are connected to Phnom Penh Water Supply Authority (PPWSA)⁶² piped water (86%) compared with those in the outer Khans (67%). Having a connection means that the water network reaches the settlement, and does not however, measure whether individual households have connections. While only 9% of inner Khan settlements had never had a connection to piped water, for outer Khans it was close to 30%, again showing the discrepancy in service provision between inner and outer Khans (see Figure 14). The type of water connection/service also changes the cost for residents. The cheapest is PPWSA piped water charged directly to the user at a mean cost of 750 Riels/m³ as seen in Table 5. The mean cost of the same PPWSA piped water charged by a middleman or landlord is 2,615 Riels/m³, over three times as expensive, and other sources of water are even more costly. Most inner Khan settlements (78%) were connected to PPWSA water directly, paying the lowest price of water while less than half (43%) of outer Khans were connected directly. A higher portion of residents in outer Khan settlements are thus paying more for their water.

Figure 14 : Settlement access to Phnom Penh Water Supply Authority (PPWSA) piped water

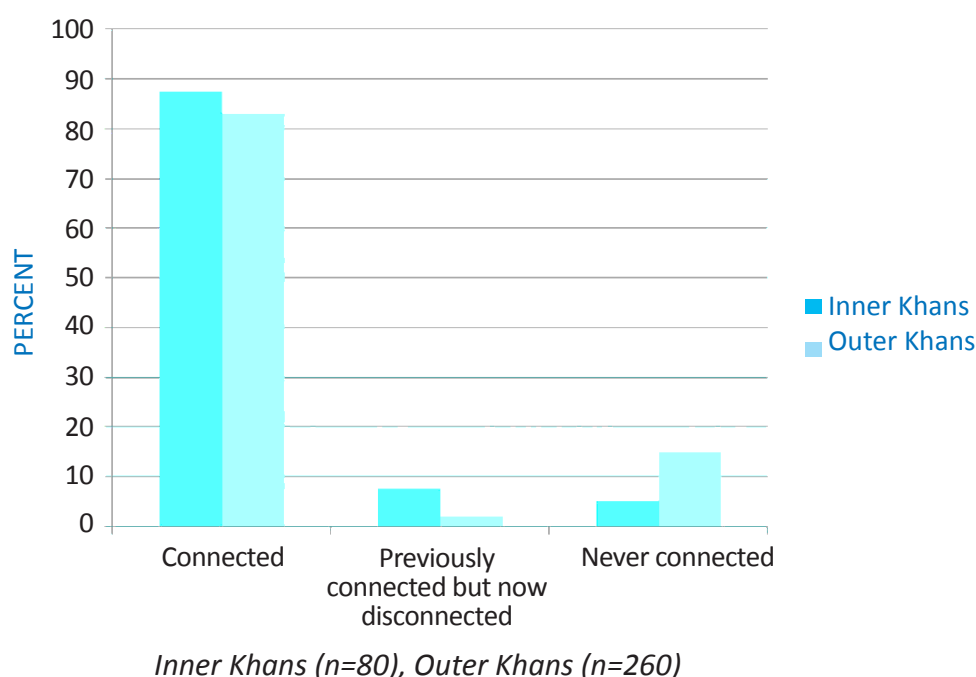


⁶² The Phnom Penh Water Supply Authority is listed as a “public enterprise” and “in theory is financially autonomous and operates for profit.” It is to some extent under the supervision of the Municipality of Phnom Penh. (Sahmakum Teang Tnaut. (2012). A Tale of Two Cities: Review of the Development Paradigm in Phnom Penh. Phnom Penh: Sahmakum Teang Tnaut., p7, p.22)

Table 5: Mean cost and access to water connection by provider or source

Primary water facilities	Inner Khans	Outer Khans	Mean Cost (Riel/m ³)
	(n=80)	(n=260)	
Water bought from a vendor or tanker truck	0%	5%	6154
Purified water (bottle or container)	0%	0.4%	7500
Pump well	0%	5%	4750
Private piped water through an external supplier/middleman	4%	7%	2643
PPWSA piped water	78%	43%	750
PPWSA piped water charged by landlord/middleman	19%	33%	2615
Pond, rice field, river	0%	6%	2625
Open well	0%	2%	0

Both in the inner and outer Khans, over 80% of settlements are connected to state electricity (Electricite du Cambodge, EDC). This does not mean that each household has an electricity connection, but that the connection reaches the settlement itself. Similar to the situation with connection to PPWSA piped water above, a higher percentage of those in the outer Khans have never been connected to state electricity, a total of 39 settlements compared with 4 settlements in the inner Khans. According to the 2012 MPP survey, 92% of urban communities are connected to electricity,⁶³ a higher percentage than are connected to water, in line with the general findings of this survey. Table 6 shows that the average cost of electricity with a direct connection to EDC is close to three times cheaper than when it is charged by a middleman/landlord. Again, as with water connections, a larger percentage of residents in the outer Khans pay the higher price.

Figure 15 : Settlement access to state electricity (Electricite du Cambodge)


⁶³ Phnom Penh Capital, 2012, p. 28

Table 6 : Mean cost and access to electricity by provider

Primary Electricity Supplier	Inner Khans	Outer Khans	Mean Cost (Riel/Kwh)
	(n=80)	(n=260)	
Private electricity provider	1%	5%	1785
EDC connection	80%	60%	620
EDC charged by landlord/middleman	19%	33%	1,850

6.3 Key Findings

- Infrastructure and service provision in the outer Khans still lags behind significantly when compared with the inner Khans.
- Drainage is especially a problem in the outer Khans with close to 60% without any drainage system compared to 6% in the inner Khan settlements. The majority of inner Khan settlements (79%) utilize an underground sewage system while only 32% in the outer Khans do.
- There is a large gap between settlements in inner and outer Khans for solid waste collection; 72% in the outer Khans do not have any trash collection while the majority (82%) of inner Khans had some type of collection.
- A similar percentage of inner and outer Khan settlements are connected to state electricity while a higher percentage of those in the inner Khans (86%) compared to in the outer Khans (67%) are connected to state piped water.
- More settlements in the inner Khans have direct connections to state electricity (EDC) and Phnom Penh Water Supply Authority piped water (PPWSA) compared to in the outer Khans. Settlement connection to utilities though does not mean that all individual households have access. Since prices for utilities are approximately three times cheaper with a direct connection compared to through a middleman/landlord, outer Khan settlements are often paying higher prices for their utilities.

7 RISKS AND HAZARDS

7.1 Introduction

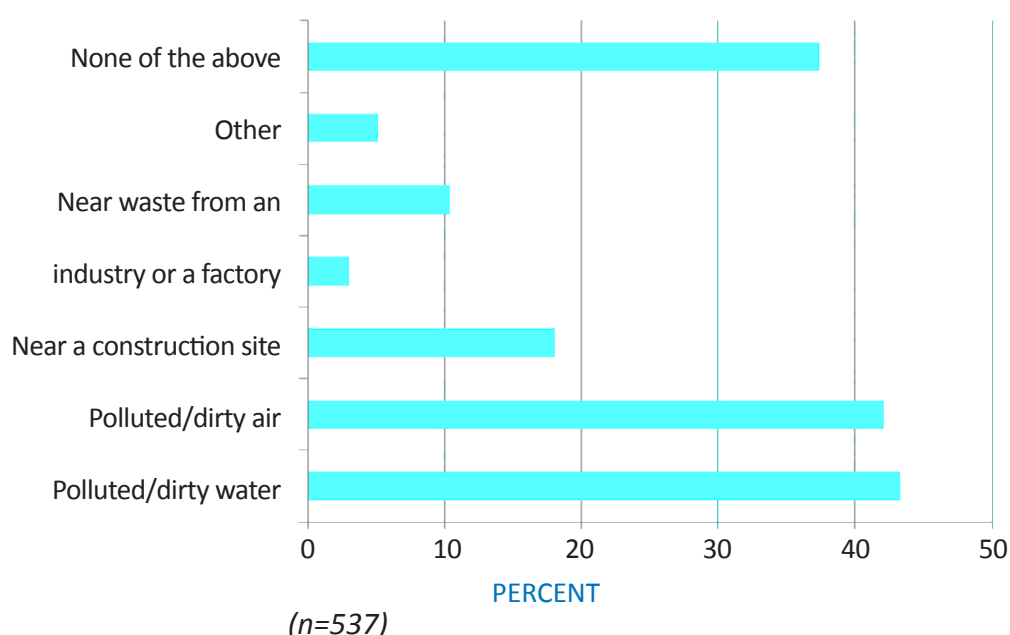
Like in many urban poor areas around the world, residents in Phnom Penh's urban poor settlements are subjected to risks and hazards as a result of the location of their homes and the lack of service provision. As discussed in previous sections of this report, many settlements, for instance, do not have proper sewage systems for water or human waste, lack collection services for trash, and live in houses built out of low quality materials. This section summarizes potential health and security issues identified by the settlement residents themselves.

7.2 Findings

Health

The most common potential health hazards identified by respondents, as shown in Figure 16, were polluted water and polluted air with 43% and 42% of respondents indicating these as a problem. Respondents also saw living near a trash site as a potential hazard, with 18% of settlement respondents indicating they lived near one. This is not surprising given that many settlements, especially in the outer Khans, do not have regular or any trash collection services. Almost 10% of respondents also indicated living near waste from an industry or factory as a hazard. 30% of respondents stated that they did not experience any of the hazards listed in Figure 16.

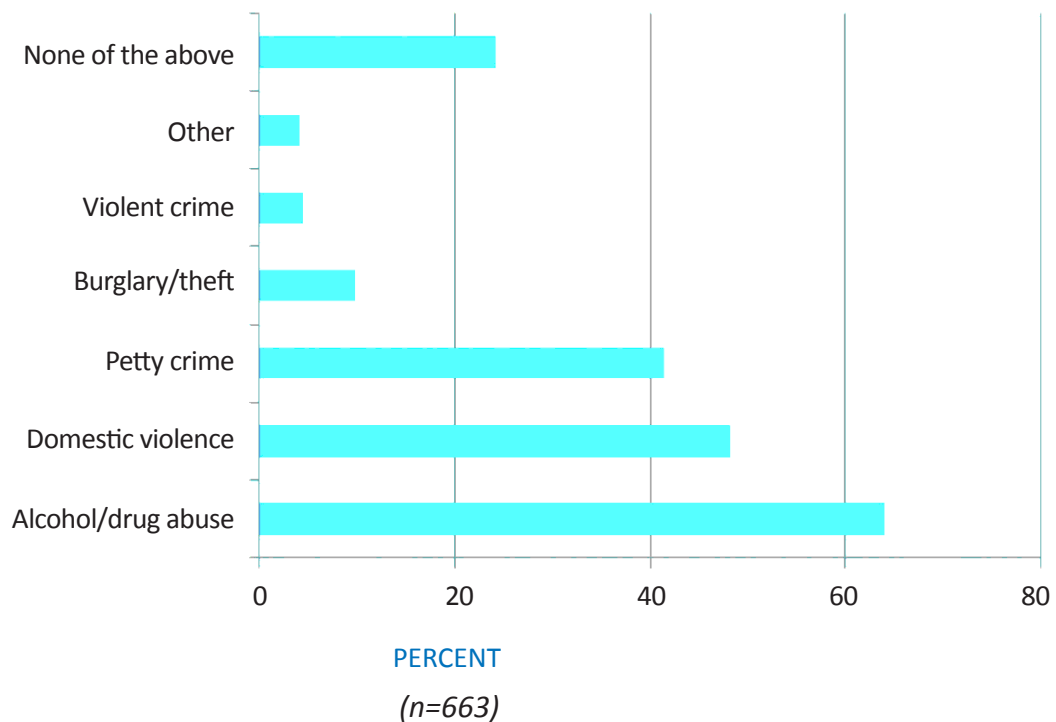
Figure 16 : Potential health hazards in settlements



Crime and Security

Respondents were asked to outline any problems that the settlement faces in terms of crime and security and given a list of possible concerns to choose from, shown in Figure 17. Multiple answers were allowed. Respondents were mostly concerned with alcohol abuse (64%), domestic violence (48%), and petty crime (41%) in their settlement. 24% of respondents indicated that none of the listed problems were a concern for their settlement.

Figure 17 : Problems that the settlements face in terms of crime and security



7.3 Key Findings

- Settlement respondents indicated polluted air and water, as well as living near trash sites or waste from industries or factories as the most common potential health hazards for their settlements.
- In terms of crime and security, respondents are the most concerned with alcohol abuse, domestic violence and petty crime.

8

SETTLEMENT SAVING SCHEMES AND SUPPORT

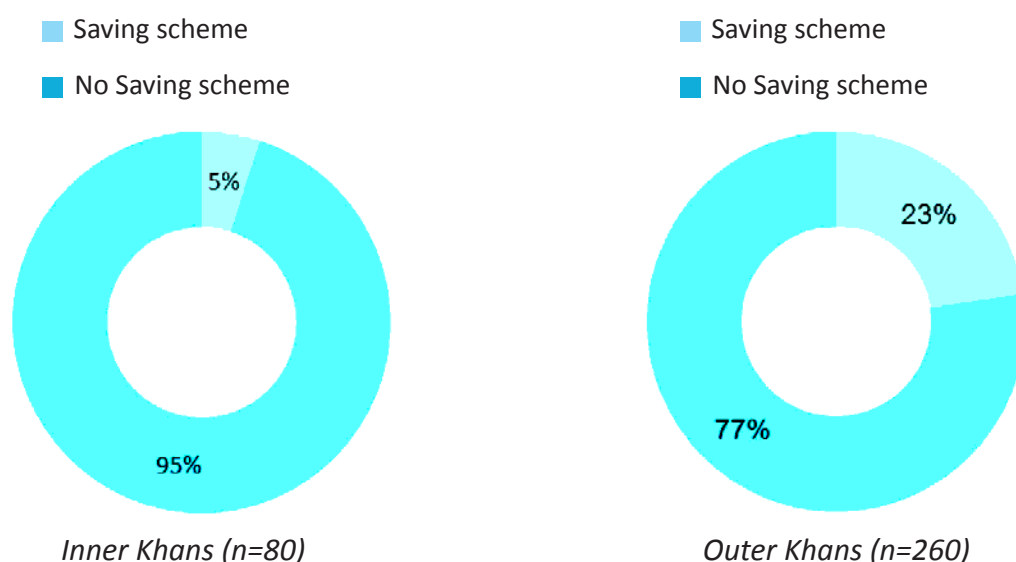
8.1 Introduction

As stated previously, this survey found 125 organized communities within the 340 urban poor settlements in Phnom Penh. Community organization can provide many potential benefits such as the ability to take collective action and to receive development assistance from civil society organizations and associations. One of the ways that communities, especially those that already have good leaders and networks, have been strengthened is through community saving schemes.⁶⁴

8.2 Findings

Figure 18 shows that a higher percentage of settlements in the outer Khans either have or had an organized saving scheme compared to those in the inner Khans. Out of the 63 settlements that had saving schemes, 59 were in the outer Khans and only 4 in the inner Khans. Out of the 63 settlements that had saving schemes, 43 were still functional.⁶⁵

Figure 18 : Settlements that have or have had saving schemes

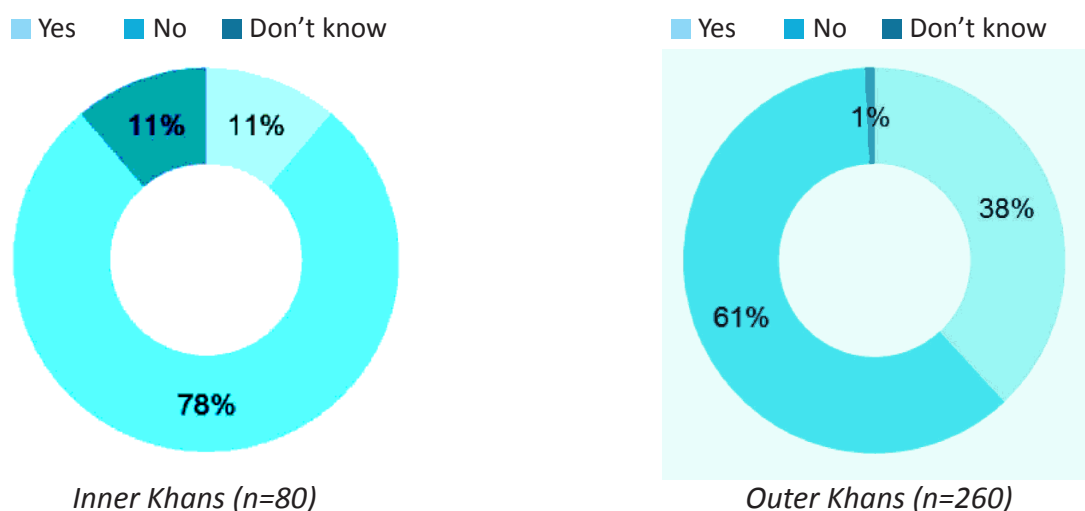


⁶⁴ Fallavier, 2007, p. 129

⁶⁵ Saving schemes usually work in one of two ways; either community members contribute small amounts of money that can be borrowed for personal needs and paid back, or the money is used for community development purposes such as repairing roads, building toilets etc.

More settlements in the outer Khans have organizations or associations working in them, as seen in Figure 19 below. One possible reason for this may be because it is often more difficult to work with settlements in the inner Khans as local authorities have been known to have stricter hold over what residents in these settlements do. NGOs often have to write letters to local authorities to organize meetings or host events with communities. Also, many organizations choose to work in outer Khans with communities that are impoverished due to resettlement at relocation sites.

Figure 19 : Is there any group, organization or association currently working with the settlement?



8.3 Key Findings

- 43 settlements, or 12% of all settlements, had functional saving schemes. Most of the settlements with these saving schemes were in the outer Khans (41 settlements). There were 2 functional saving schemes in the inner Khans.
- Settlements in the outer Khans were more likely to have organizations or associations working with them (38%) than those in the inner Khans (11%).

9

CONCLUSION AND RECOMMENDATIONS



Rong Roeung. December 2013

The number of urban poor settlements in Phnom Penh has been decreasing over the years, but this does not necessarily reflect a positive change due to residents being “lifted out of poverty.” Part of this decrease tells of the insecure tenure that urban poor settlements face; some of the settlements that have disappeared since 2009 when STT conducted “The 8 Khan Survey” were the result of evictions. Other settlements have vanished, without any clear record of what happened, the land vacant or developed and the current location of the previous residents unknown.

For the 340 urban poor settlements that exist today, insecure tenure remains a reality. The threat of eviction is present for many, some with formal eviction notices, others with informal threats. Although some settlements and their residents may have the documents needed to obtain land titles, systematic land registration (SLR) has not been implemented in the majority of settlements. Furthermore, while the implementation of Circular 03, the administrative measure meant to “resolve” the issue of occupation on state public land, has commenced, the current status of implementation is unknown. According to this survey, only 15 settlements have been told that they were selected for C03 implementation.

Urban poor settlements in the city today lack infrastructure and service provision, with limited drainage systems, trash collection and access to reasonably priced utilities. A clear divide exists between inner and outer Khan settlements, with those in the outer Khans falling behind in almost all categories. On-site upgrading is ideal for settlements in both inner and outer Khans so that residents can increase their standards of living yet still maintain their economic activities and social networks they have established in the city. So far however, the Royal Government of Cambodia's promises of upgrading urban poor settlements have gone up in smoke. Instead, the answer to Phnom Penh's urban poor has often been eviction, relocation and displacement generally resulting in lowered living standards. This tendency is concerning, as it is a continuation of the development paradigm in Phnom Penh in which the poor are seen as obstacles to the development of the city, their rights disregarded. Ultimately, adequate housing conditions for urban poor settlements cannot be met only with physical infrastructure upgrades, but must happen together with concerted efforts to increase security of tenure. Transparent processes, publicly available information and community participation must be central to these efforts.

9.1 Recommendations

The brief recommendations below are directed at key stakeholders of urban poor issues and policy in Phnom Penh.

Municipality of Phnom Penh (MPP)

- Make a coordinated effort to provide and support greater infrastructure and service provision in urban poor settlements with a focus especially on the outer Khans. Some of the priorities should include drainage systems, trash collection and widespread connections to state run electricity (Electricite du Cambodge) and Phnom Penh Water Supply Authority piped water.
- Make information about Circular 03 and data gathered on communities in all stages thus far publically available to ensure oversight from donors, civil society and communities.
- Commit to developing adequate housing for the urban poor, which includes the provision of security of tenure.
- Make on-site upgrading of urban poor settlements the primary choice, as opposed to eviction and viable alternative tenure security plans where on-site upgrading is not possible.

Ministry of Land Management, Urban Planning, and Construction (MLMUPC)

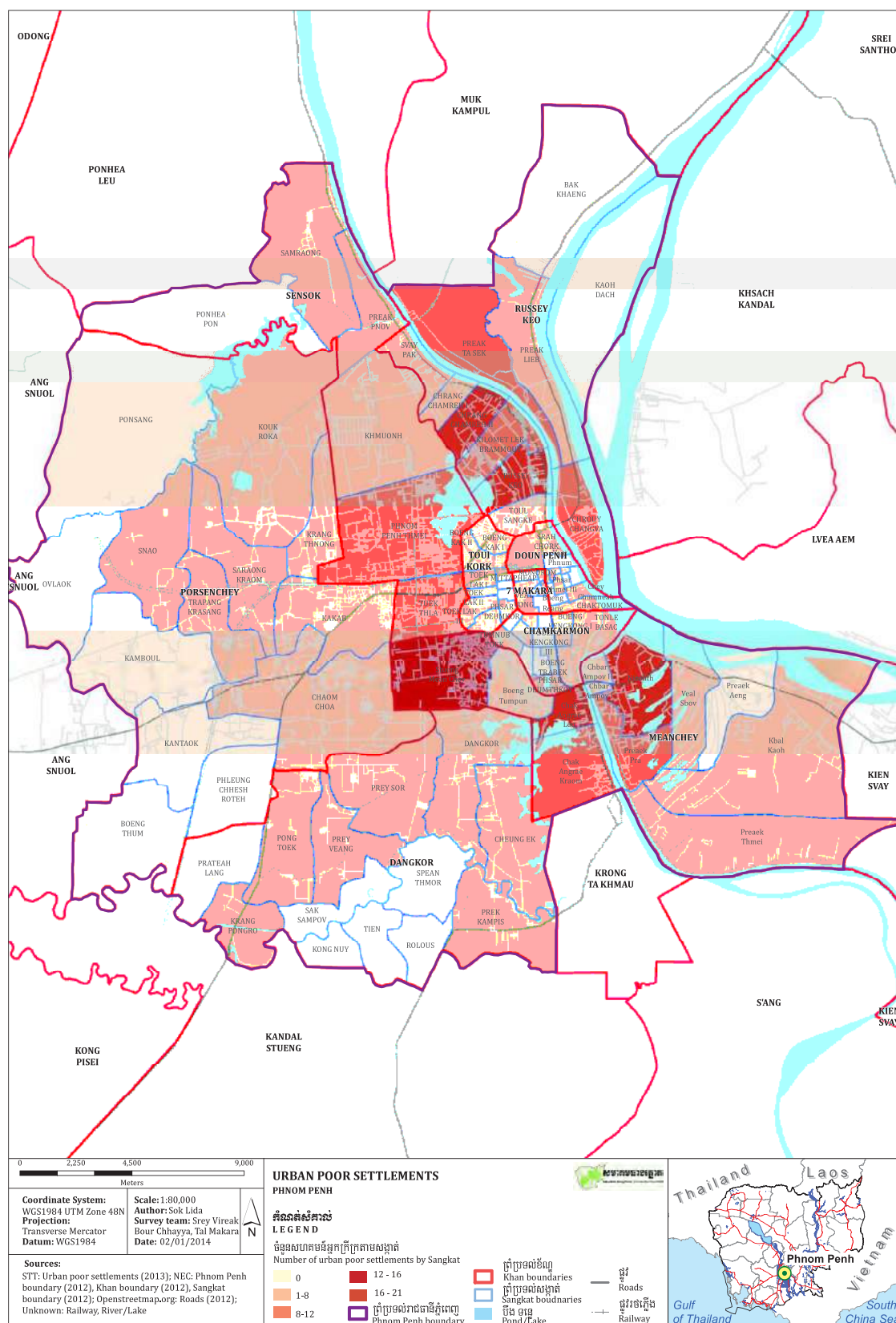
- Strongly commit to implementing transparent and coordinated systematic land registration (SLR) and land titling in urban areas.
- Make information publicly available on systematic land registration (SLR) including which areas have been excluded.
- Commit to state land identification and mapping through a transparent and participatory process and make the state Land Register public.

Development Partners

- Encourage the Royal Government of Cambodia to make information/details on systematic land registration (SLR), the Land Register and Circular 03 publicly available and for implementation processes to be transparent and inclusive.
- Promote understanding among government partners that urban poor residents are an integral and important part of the development of Phnom Penh, rather than an obstacle.
- Work to create programming with a holistic approach to the urban poor, which includes land tenure, improved living conditions and creative solutions for those without possession rights.

10

MAPS OF URBAN POOR SETTLEMENTS



URBAN POOR SETTLEMENTS

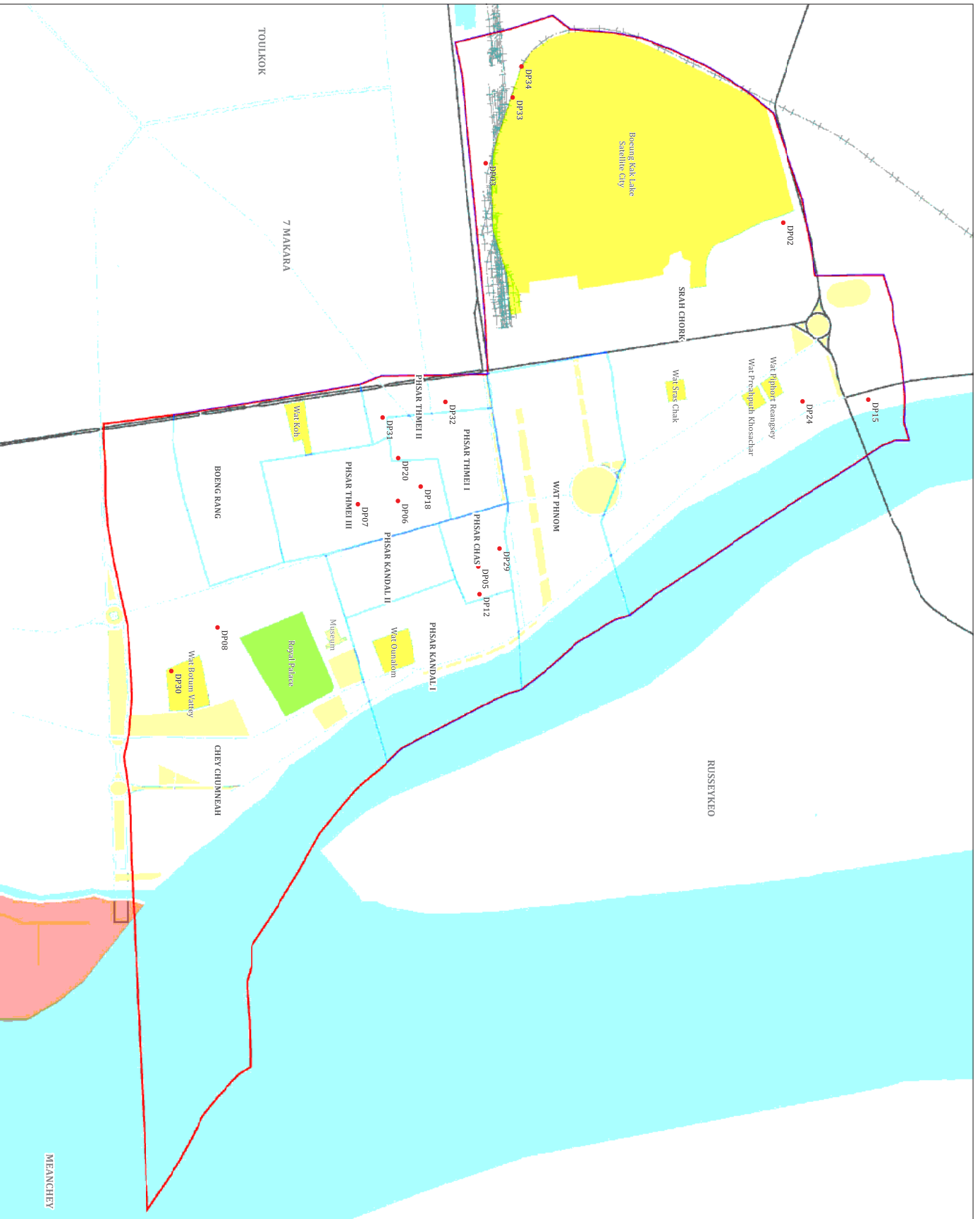
KHAN DOUN PENH

Total Settlement: 17

- | | |
|------|--------------------|
| DP02 | Beung Lak |
| DP03 | Plor Rotespleung |
| DP05 | Hiam Cheit |
| DP06 | Block Tampa |
| DP07 | Sorya Mall |
| DP08 | N/A |
| DP12 | N/A |
| DP15 | Krom Spean |
| DP18 | N/A |
| DP20 | N/A |
| DP24 | Kolap |
| DP29 | Rangkun Pinom Penh |
| DP30 | N/A |
| DP31 | Phum 9 |
| DP32 | Sorya |
| DP33 | Plor Rotespleung |
| DP34 | Plor Rotespleung |

ಕೆಂಪುಕೆರೆ
LEGEND

- [illegible]



Coordinate System: WGS1984 UTM Zone 48N	Scale: 1:22,000
Projection: Transverse Mercator	Author: Sok Lidia
Datum: WGS1984	Survey team: Srey Vireak, Tal Makar, Bour Chhavya
	Date: 03/01/2014

Sources:

STT: Urban poor settlements (2013); NEC: Khan boundary (2012), Sangkat boundary (2012); Openstreetmap.org: Phnom Penh areas (2013), Roads (2013); Unknown: River/Lake/Railway

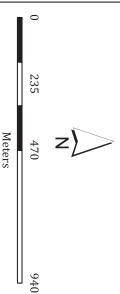
URBAN POOR SETTLEMENTS
KHAN CHAMKARMON

Total Settlement: 25

- CNN01 Group 16
- CNN02 Boeung Trahek
- CNN04 Chao Puntheabok
- CNN05 Wat Tham
- CNN06 Ton Nuprek
- CNN07 Samak Rangreung
- CNN08 Boeung Trahek
- CNN09 Boeung Tompin
- CNN10 Boeung Trahek
- CNN11 Pun Ampil
- CNN12 Spean Cheo
- CNN14 Plove 101
- CNN15 N/A
- CNN16 Mothamreay
- CNN17 Toul Svayprey1
- CNN18 Psar Leaulo
- CNN19 Boeung Trahek
- CNN20 N/A
- CNN21 Wat Pinyowong
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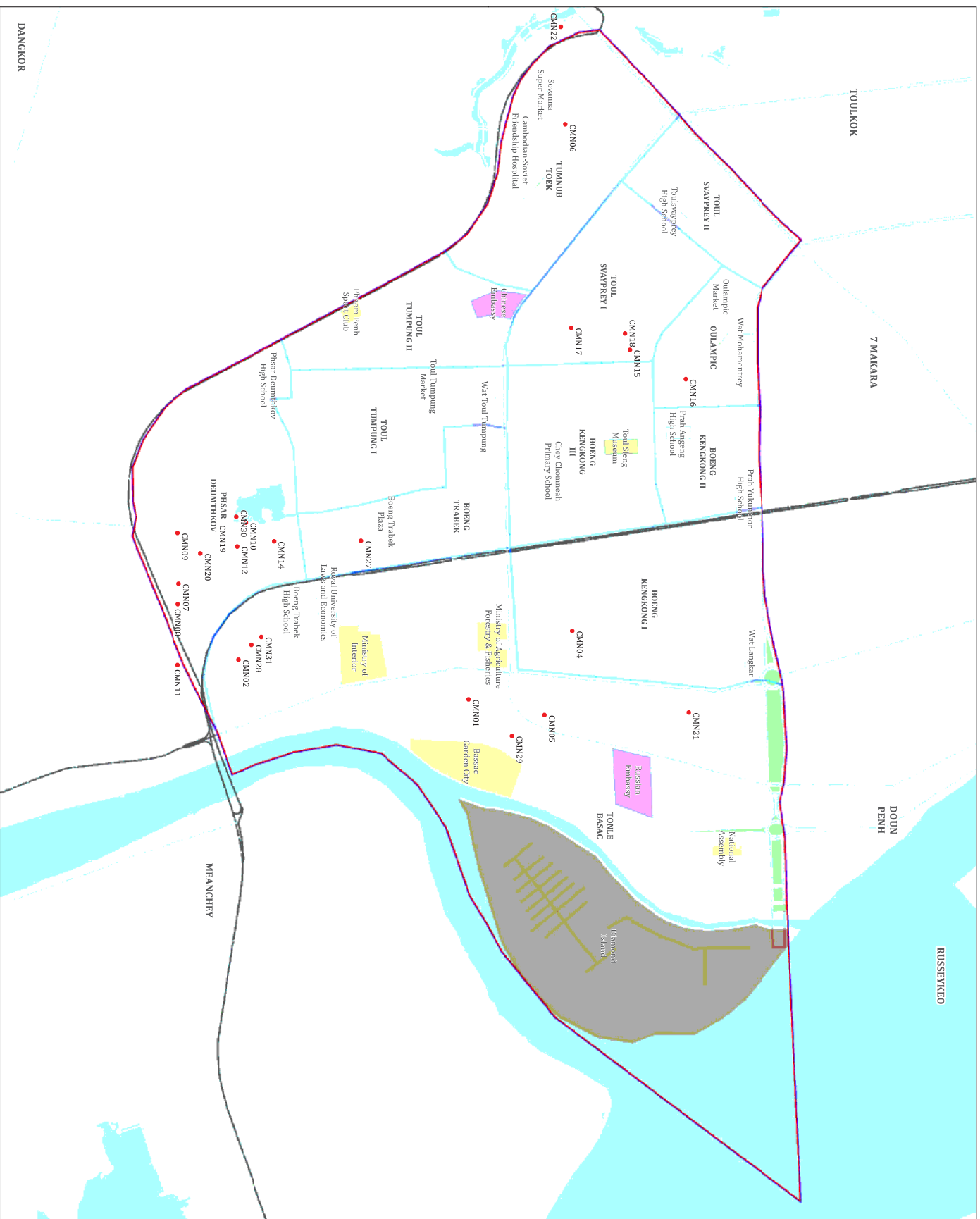
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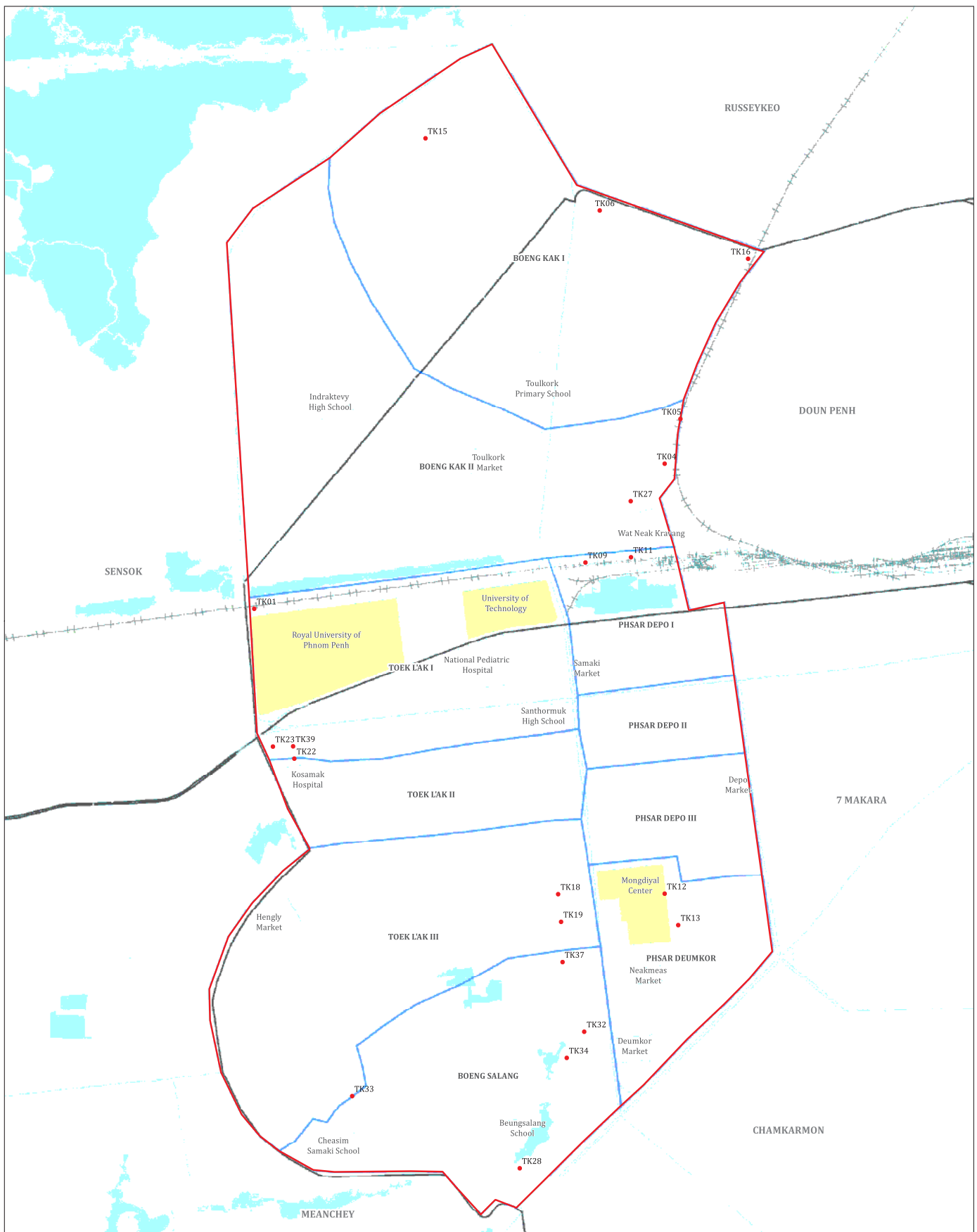
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Urban poor settlements
- ផ្លូវ
Roads
- ព្រំប្រទល់ខ្ញុំ
Khan boundaries
- ព្រំប្រទល់ភូមិ
Sangkat boundaries
- បឹង ទន្លេ
River/pond/Lake



Coordinate system: WGS1984 UTM Zone 48N
Projection: Transverse Mercator
Scale: 1:25,000
Survey location: Srey Vitrak, Ta Makara Bour Chhaya
Date: 03/01/2014

Sources:
 STT: Urban poor settlements (2013); NEC:
 Khan boundary (2012); Sangkat boundary
 areas (2013); Roads (2013);
 Unknown: River/Lake





0 250 500 1,000
Meters

Coordinate System: WGS1984 UTM Zone 48N
Projection: Transverse Mercator
Datum: WGS1984

Scale: 1:20,000
Author: Sok Lida
Survey team: Srey Vireak Bour Chhayya, Tal Makara
Date: 02/01/2014

Sources:
STT: Urban poor settlements (2013); NEC: Khan boundary (2012), Sangkat boundary (2012); Openstreetmap.org: Phnom Penh areas (2012), Roads (2012); Unknown: Railway, River/Lake

URBAN POOR SETTLEMENTS
KHAN TOULKORK

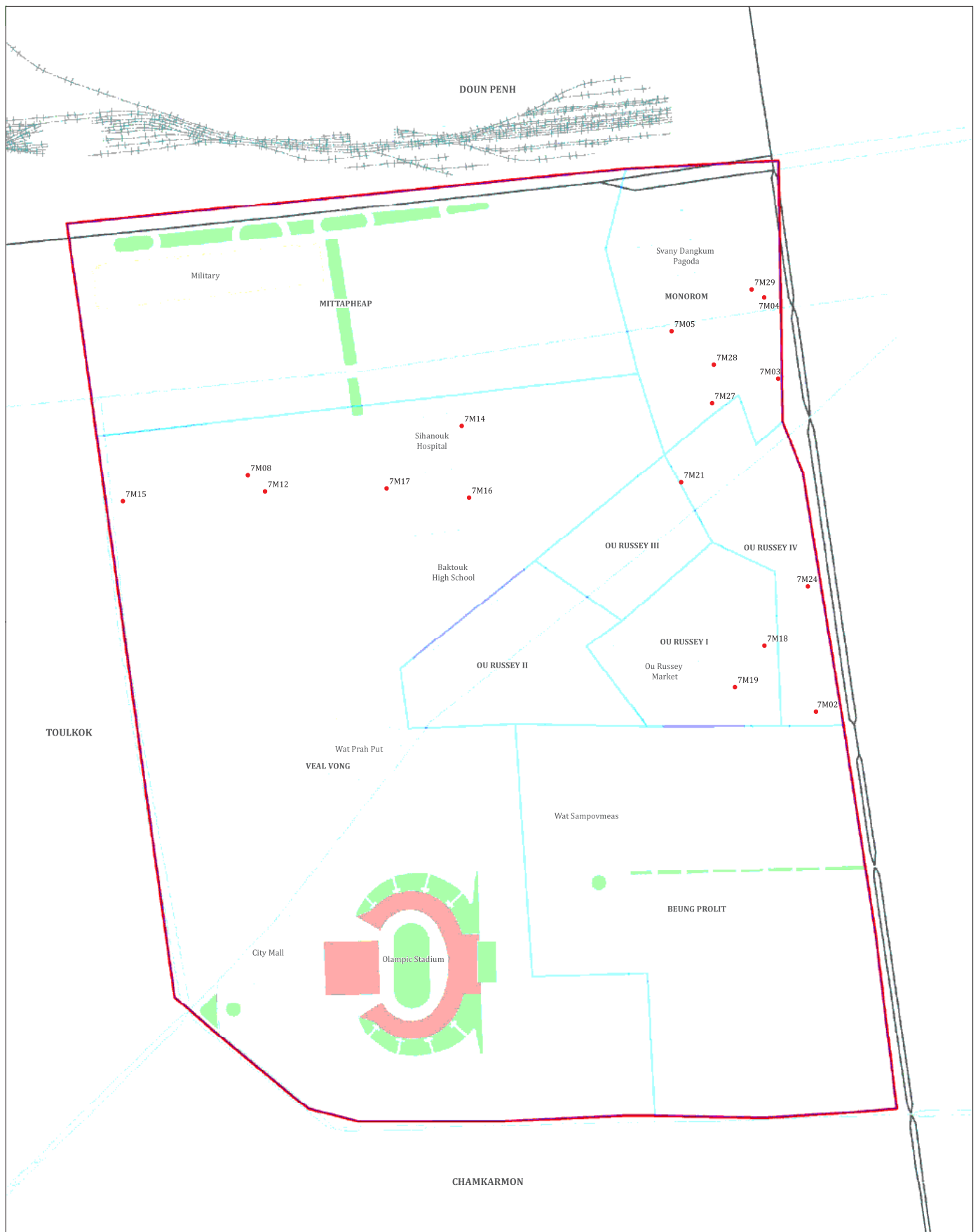
កំណត់សំគាល់
LEGEND

- ទីតាំងលំនៅដ្ឋានអ្នកក្រីក្រក្នុងទីក្រុង
Urban poor settlements
- ផ្លូវ
Roads
- +— ផ្លូវដែក
Railway
- ព្រំប្រទល់ខណ្ឌ
Khan boundaries
- ព្រំប្រទល់សង្កាត់
Sangkat boundaries
- ទឹក ឬ ទន្លេ
Pond/Lake

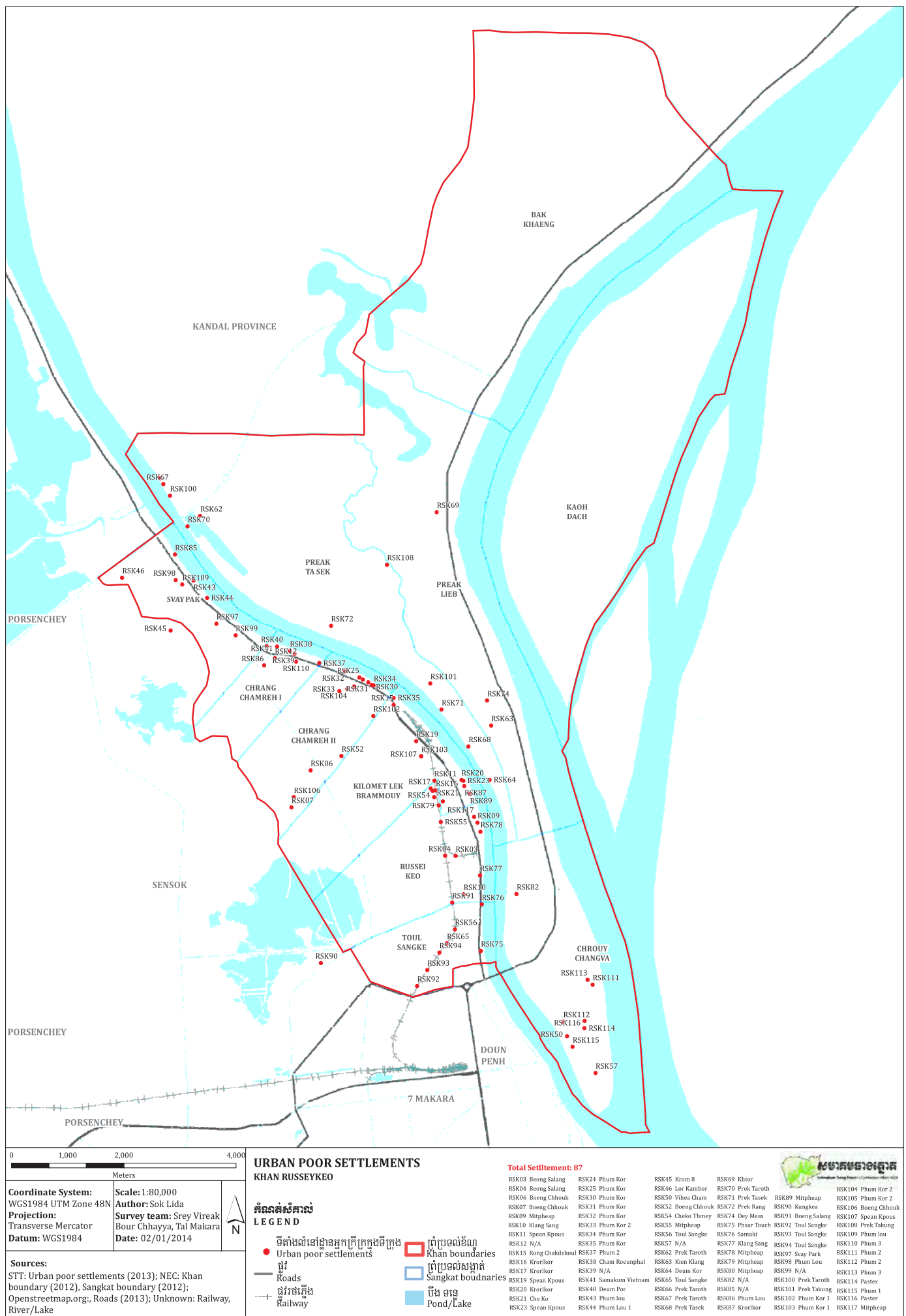
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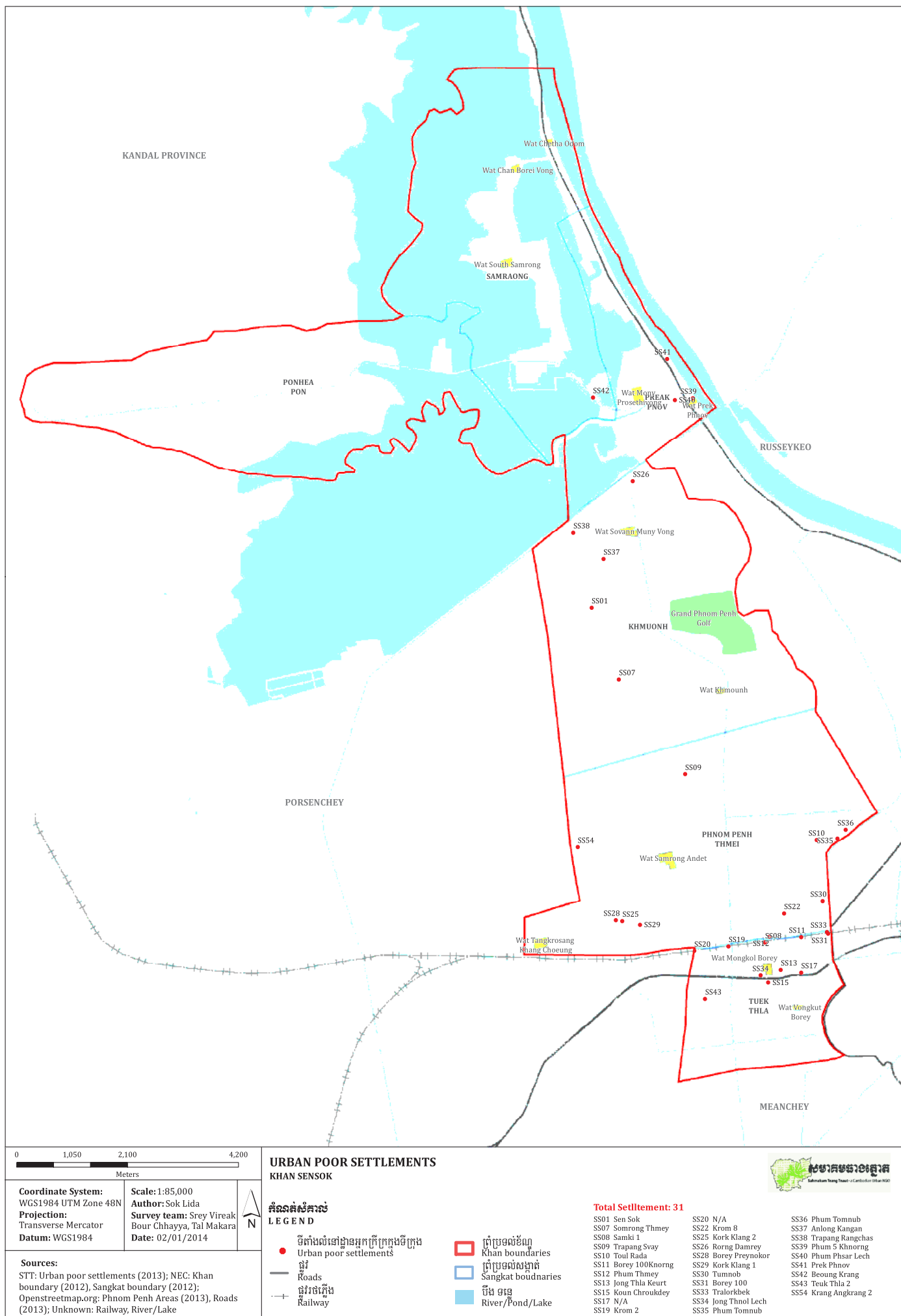
TK01 Tralorkbek	TK13 Mongdiyal	TK27 Community 102
TK04 Phum 23	TK15 Plov 347	TK28 Phum 16
TK05 Phum 101	TK16 Krom 54	TK32 Krouk Slung
TK06 13 Senchey	TK18 Phsar Klangromsav	TK33 Samiki Phum2
TK09 Plov Rotespleung	TK19 Klang Romsav	TK34 Phum 14
TK11 N/A	TK22 Phum 7	TK37 Boeng Salang
TK12 Phum 9	TK23 Phum 7	TK39 N/A





Coordinate System: WGS1984 UTM Zone 48N Projection: Transverse Mercator Datum: WGS1984		Scale: 1:9,000 Author: Sok Lida Survey team: Srey Vireak Bour Chhayya, Tai Makara Date: 02/01/2014		URBAN POOR SETTLEMENTS KHAN 7MAKARA កំណត់សំគាល់ LEGEND ● ទីតាំងលំនៅដ្ឋានអ្នកក្រីក្រក្នុងខណ្ឌ — ផ្លូវ — ផ្លូវដែក ៀ ព្រំប្រទល់ខណ្ឌ ៀ ព្រំប្រទល់សង្កាត់	Total Settlement: 17 7M02 Brasat Pich 7M03 Mong Diyal 7M04 Angkor Chey 7M05 Thmor Da 7M08 Borei Keila 7M12 Borei keila 7M14 Pet Samdech Ov 7M15 Phsar Depo 7M16 N/A 7M17 N/A 7M18 O Russey I 7M19 O Russey I 7M21 Cannadia 7M24 Group 36 7M27 Duymech Market 7M28 Thmor Da 7M29 Phum2	
Sources: STT: Urban poor settlements (2013); NEC: Khan boundary (2012), Sangkat boundary (2012); Openstreetmap.org: Phnom Penh areas (2012), Roads (2012); Unknown: Railway						





KHAN MEAN CHEY

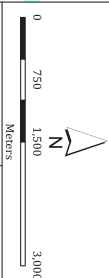
TOTAL SETTLEMENT: 89

- | | | | |
|------|-----------------|------|----------------|
| M001 | Seongchik | M047 | Chiry Base |
| M002 | Bong Chik | M048 | Ja, Now Lo |
| M003 | Nirob Bong Chik | M049 | Ja, Now Kom |
| M004 | Nirob Seang 1 | M050 | Khal Ko, Nirob |
| M005 | Deum Seang 1 | M053 | Kos Nore |
| M006 | Deum Seang 2 | M054 | Bong Chik |
| M007 | Khal Seang | M055 | Pek Tano |
| M008 | Deum Makham | M056 | Pek Tano |
| M009 | Pun Pek | M057 | Pek Tano |
| M010 | Deum Angpil | M058 | Pek Tano |
| M011 | Chiry Angpil | M059 | Pek Tano |
| M012 | Deum Seang | M060 | Toil RoKa |
| M013 | Deum Seang | M061 | At Andung |
| M014 | Deum Seang | M062 | At Andung 1 |
| M015 | Pek Tano | M063 | At Andung 2 |
| M016 | Pek Tano | M064 | Toil RoKa |
| M017 | Pek Tano | M065 | Pek Tano |
| M018 | Khal Tompop 1 | M066 | Pek Tano |
| M019 | Thant Korm | M067 | Pek Tano |
| M020 | Tangor Korm | M068 | Pek Tano |
| M021 | Danmark Thom | M069 | Pek Tano |
| M022 | Dan Seang | M070 | Pek Tano |
| M023 | Dan Seang | M071 | Pek Tano |
| M024 | Dan Seang | M072 | Pek Tano |
| M025 | Sambo Club 1 | M073 | Pek Tano |
| M026 | Sambo Club 2 | M074 | Pek Tano |
| M027 | Sambo Club 3 | M075 | Toil RoKa |
| M028 | Sambo Club 4 | M076 | Pek Tano |
| M029 | Seangchik | M077 | Pek Tano |
| M030 | Pun Tano | M078 | Pek Tano |
| M031 | Danmark Thom | M079 | Pek Tano |
| M032 | Phenphom | M080 | Pek Tano |
| M033 | Phenphom | M081 | Pek Tano |
| M034 | Phenphom | M082 | Pek Tano |
| M035 | Pun Tano | M083 | Pek Tano |
| M036 | Pun Tano | M084 | Pek Tano |
| M037 | Pun Tano | M085 | Pek Tano |
| M038 | Pun Tano | M086 | Pek Tano |
| M039 | Pun Tano | M087 | Pek Tano |
| M040 | Pun Tano | M088 | Pek Tano |
| M041 | Pun Tano | M089 | Pek Tano |
| M042 | Ja, Now Lo | M090 | Pek Tano |
| M043 | Rassy, Sros | M091 | Pek Tano |
| M044 | Pun Chiry Base | M092 | Pek Tano |
| M045 | Pun Chiry Base | M093 | Pek Tano |
| M046 | Koh Nore | M094 | Pek Tano |

LEGEND

Urban poor settlements

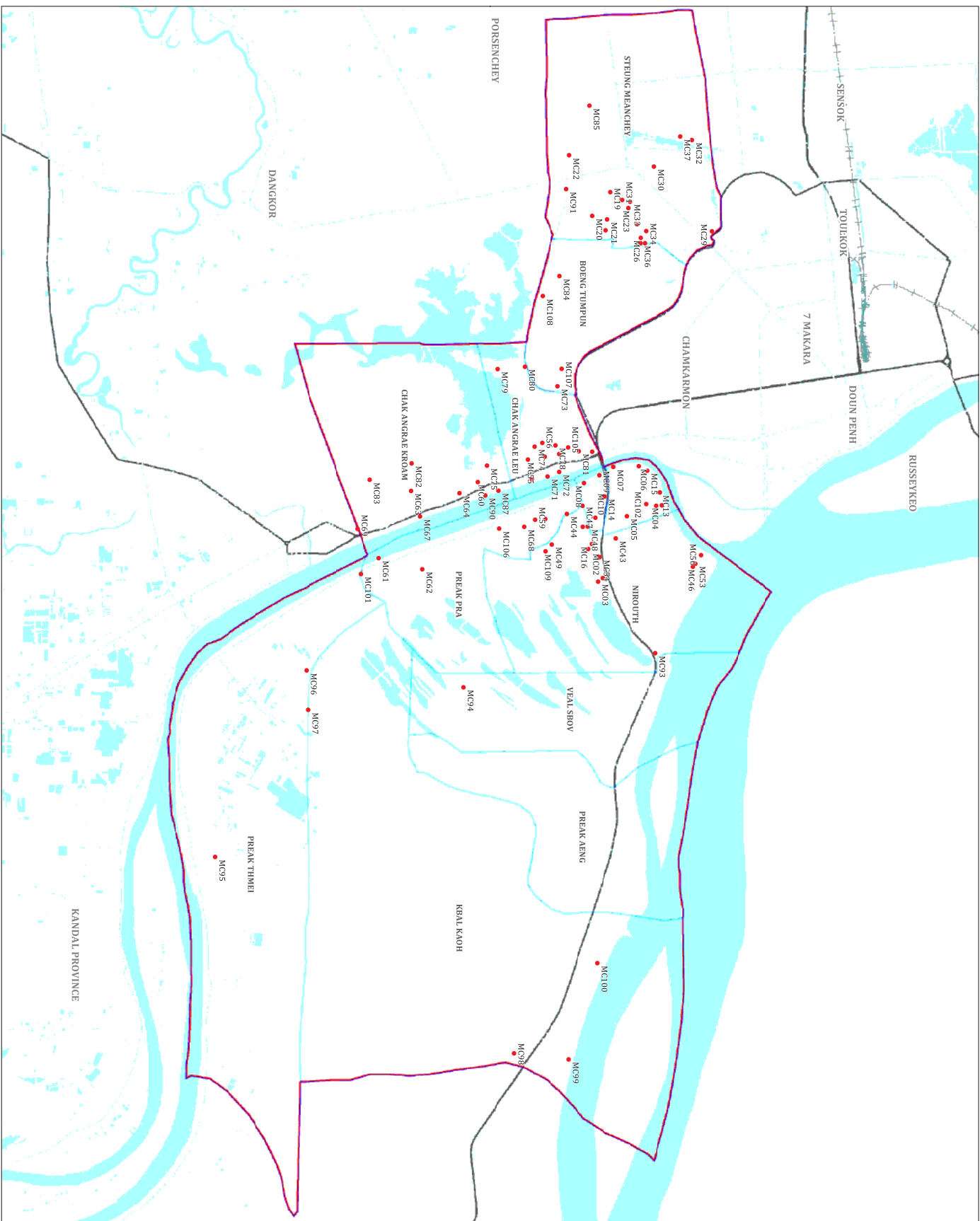
-  ផ្លូវ
Roads
 ផ្លូវថ្នល់
Railway
 ព្រំប្រទល់ខ្មែរ
Khan boundaries
 ព្រំប្រទល់សង្កាត់
Sangkat boundaries
 បឹង ទន្លេ
River/ Pond/Lake

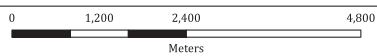
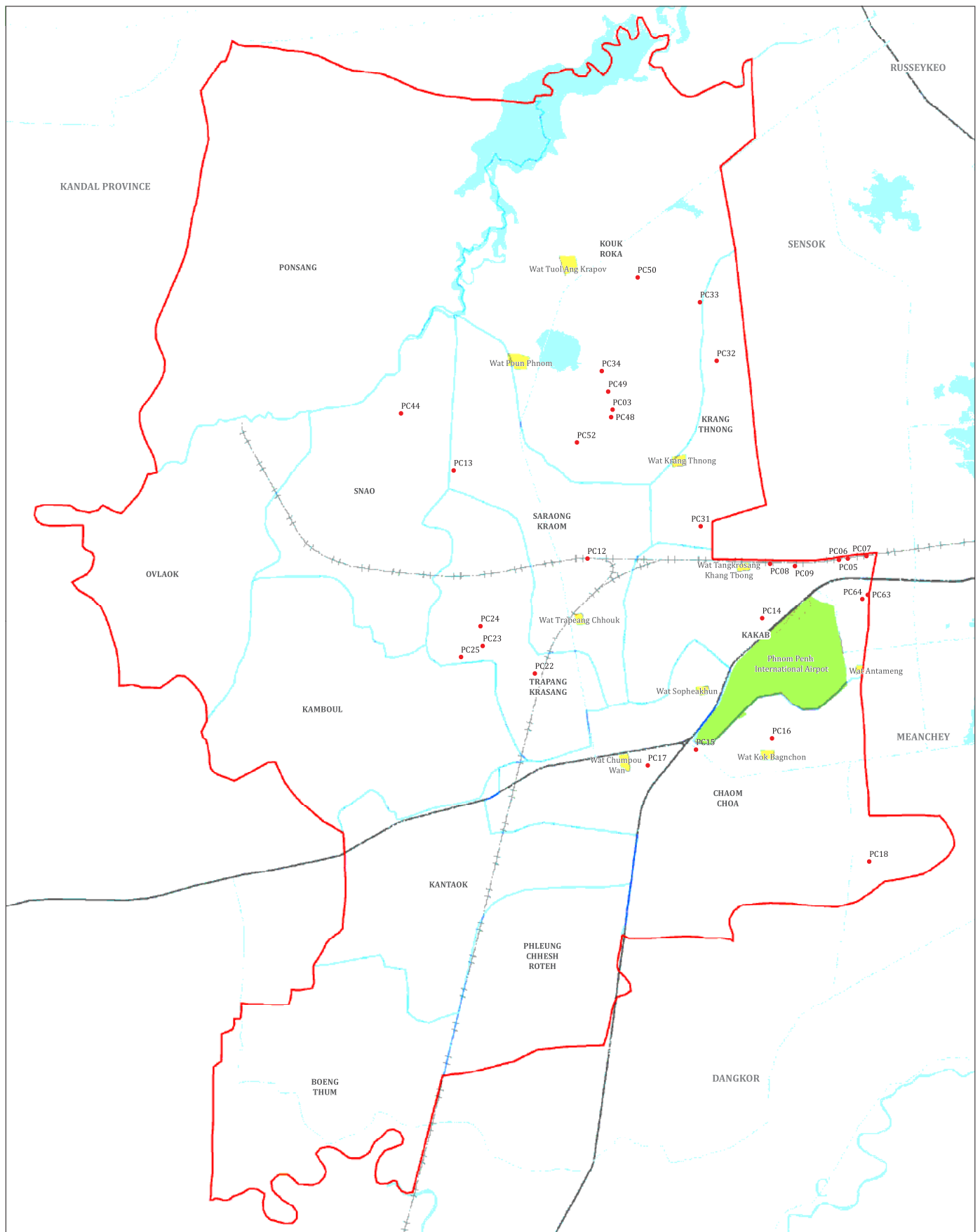


Coordinate System: WGS1984 UTM Zone 48N Projection: Transverse Mercator Datum: WGS1984	Scale: 1:85,000 Author: Sok Lida Survey team: Srey Vireak, Tai Makar Bour Chhayva Date: 03/01/2014
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Sources:

STT: Urban poor settlements (2013); NEC: Khan boundary (2012), Sangkat boundary (2012); Openstreetmap.org: Roads (2013); Unknown: River/Lake/Railway





Coordinate System:
WGS1984 UTM Zone 48N
Projection:
Transverse Mercator
Datum: WGS1984

Scale: 1:95,000
Author: Sok Lida
Survey team: Srey Vireak, Bour Chhayya, Tai Makara
Date: 02/01/2014

Sources:
STT: Urban poor settlements (2013); NEC: Khan boundary (2012), Sangkat boundary (2012); Openstreetmap.org: Phnom Penh areas (2013), Roads (2013); Unknown: Railway, River/Lake

URBAN POOR SETTLEMENTS KHAN PORSENCHY

គំនិតគំនិតសាង LEGEND

- ទីតាំងលំនៅដ្ឋានអ្នកក្រីក្រក្នុងទីក្រុង
Urban poor settlements
- ផ្លូវ
Roads
- ផ្លូវដែក
Railway
- ័ ព្រំប្រទល់ខ័ណ្ឌ
Khan boundaries
- ័ ព្រំប្រទល់សង្កាត់
Sangkat boundaries
- ័ បឹង ទន្លេ
Pond/Lake

Total Settlement: 28

- | | | |
|-----------------------|--------------------------|---------------------|
| PC03 Andoung | PC16 Thmor Korl | PC34 Chres Thmey |
| PC05 N/A | PC17 N/A | PC44 Sre Ampel Tmey |
| PC06 N/A | PC18 Toul Pongro Senchey | PC48 Andoung 2 |
| PC07 N/A | PC22 Samaki | PC49 Khmer Leuthmey |
| PC08 N/A | PC23 Samaki 4 | PC50 N/A |
| PC09 N/A | PC24 Samaki 5 | PC52 Sapor |
| PC12 N/A | PC25 Samaki 6 | PC63 Purbak Knong |
| PC13 Trapang Anhchanh | PC31 Preysala | PC64 N/A |
| PC14 Kbal Domrey | PC32 N/A | |
| PC15 N/A | PC33 Svay Chekthmey | |



URBAN POOR SETTLEMENTS KHAN DANGKOR

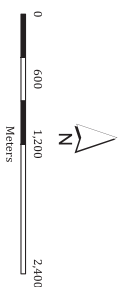
Total Settlement: 25

- DK01 Teul Sanbo
- DK04 Seey Deylous
- DK19 Borey Sontepap3
- DK21 Teul Korkaath
- DK27 Teuk Thla
- DK29 Anlung Kung
- DK36 Kdey Sangkeom
- DK37 N/A
- DK38 N/A
- DK39 Reluos
- DK40 N/A
- DK42 Sahakum Keykhor
- DK44 N/A
- DK45 N/A
- DK46 Cheong Ek
- DK47 N/A
- DK51 N/A
- DK55 N/A
- DK56 Srey Siornm
- DK57 Samnak Sangree
- DK58 N/A
- DK59 N/A
- DK60 Balou
- DK61 Tyol Sombu
- DK62 Kow

កំណត់សម្គាល់ LEGEND

ទីតាំងចំណុចទាំងឡាយក្នុងតំបន់
 Urban poor settlements

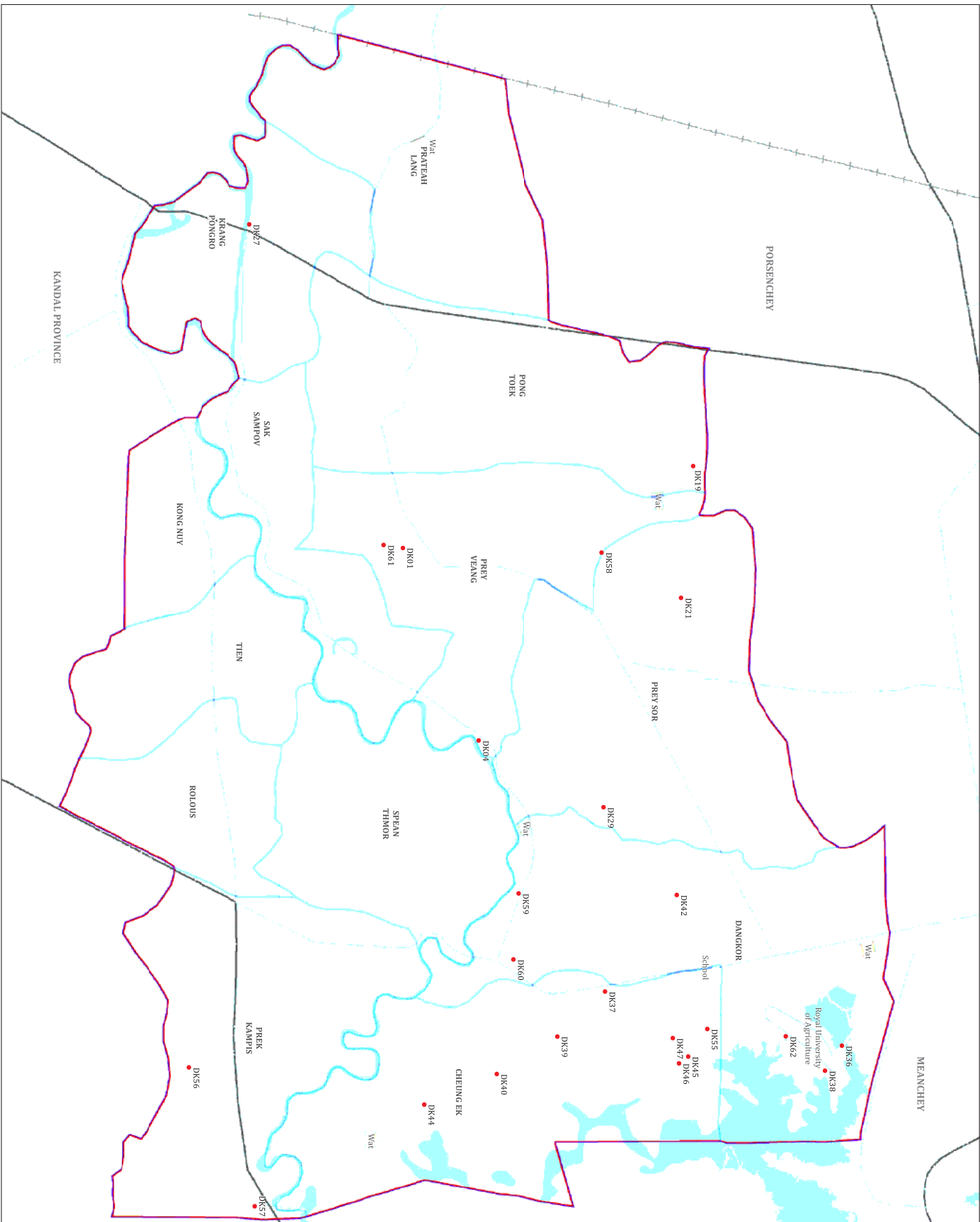
-  Roads
 Railway
-  ព្រំប្រទល់ខ្នង
 Khan boundaries
-  ព្រំប្រទល់សង្កាត់
 Sangkat boundaries
-  ទន្លេ បឹង ទន្លេ
 River/Pond/Lake

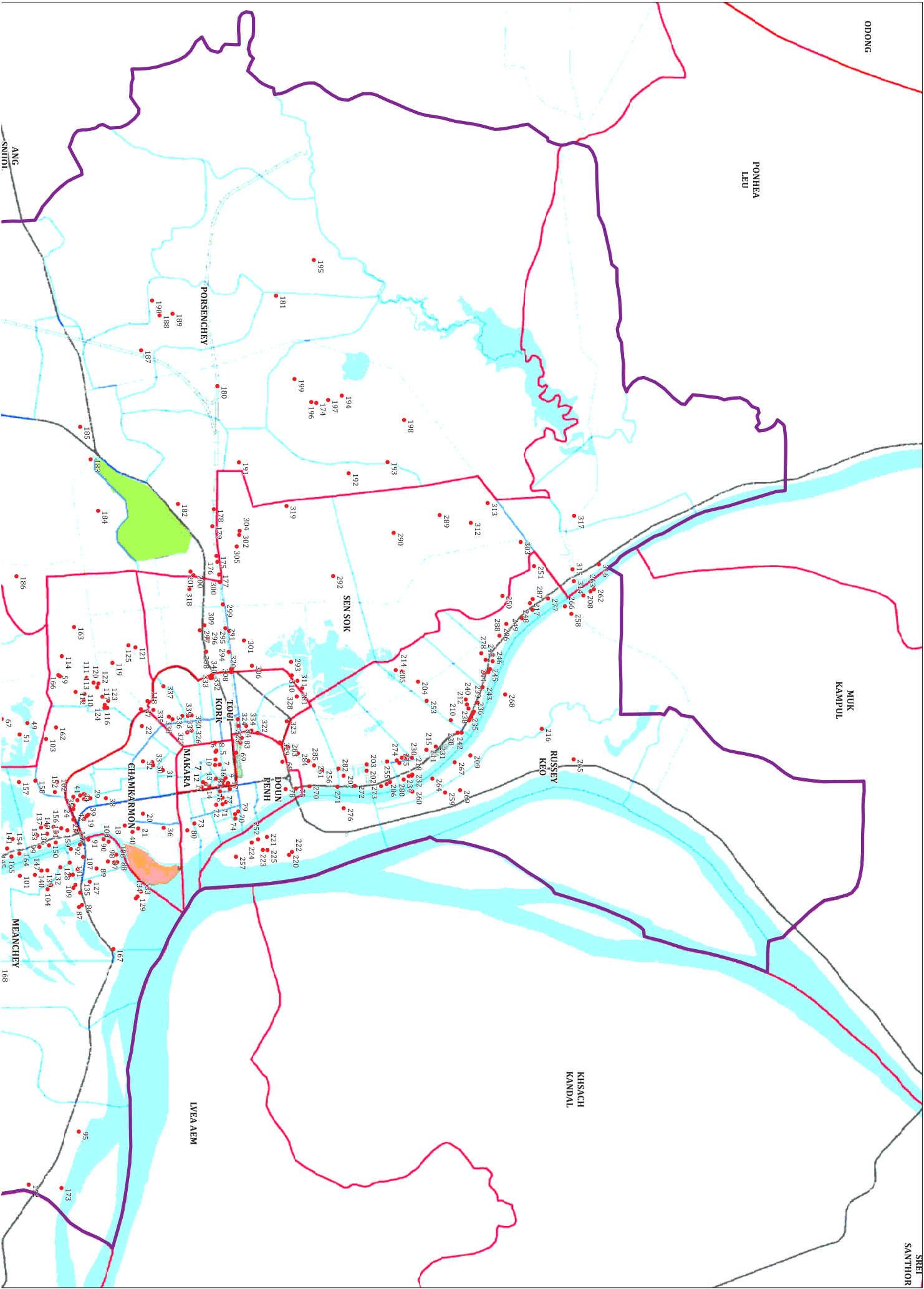


Coordinate System: UTM
 Datum: WGS1984
 Projection: WGS1984 UTM Zone 48N
 Scale: 1:65,000
 Survey team: Srey Vireak, Tai Makara, Bour Chhaya
 Date: 03/01/2014

Sources:

STT: Urban poor settlements (2013); NEC:
 Khan boundary (2012); Sangkat boundary
 (2012); Openstreetmap.org: Phnom Penh
 areas (2013); Roads (2013);
 Unknown:River/Lake/Railway





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Annex I: Survey Form

Urban Poor Settlement Survey in Phnom Penh City

1. Introduction of NGO and individual interviewer

- a. Hello! My name is.....and I work as aat Sahmakum Teang Tnaut (STT).
- b. STT is an Non-Governmental Organisation (NGO) working with urban poor communities in Phnom Penh.
- c. Our office is in Boeung Trabak.
- d. We assist communities to map out their communities, prioritise their needs, and advocate for their rights.

2. Purpose of survey and outcomes

- a. We are currently in the process of investigating general situation of urban settlement in Phnom Penh to highlight and update where the settlement is still regarded as the poor as well as to map those settlements visibly the trends over time.
- b. We hope to use this information to better understanding for poor settlements and development.
- c. We want to find out general information from community or settlement level on how the circumstances within their settlement and their community have changed.
- d. We will share the findings with the communities and settlements involved in the research project and we hope that community and settlement members will be able to use these findings to the benefit of their communities and settlements.

3. Important values that must be explained to all participants

- a. Voluntary participation
 - i. You do not have to participate in the survey.
 - ii. You can invite other member in settlement to participate or involve in this survey.
 - iii. If you participate and there are any questions that you are not comfortable answering, you may decline to answer.
- b. Informed consent – after explaining the organization and the research objectives, are you willing to participate in this survey?

**WE WOULD LIKE TO EXPRESS OUR GRATITUDE TO YOU FOR AGREEING TO TAKE PART IN THIS SURVEY.
DO YOU HAVE ANY QUESTIONS FOR US BEFORE WE BEGIN?**

QID001: Interviewer: _____ QID002: Date of Interview: ____/____/2013

QID003: Survey Number: _____

QID004: 8 Khan Survey Code: _____ Community code: _____

QID005: GPS location X: _____

Y: _____

QID006: Area of settlement: _____m²

Supervised by: _____ Checked by: _____ Date of check: ____/____/2013

I. BACKGROUND INFORMATION AND DEMOGRAPHICS

QID	Questions	Answer code	Skipping	Remark
1.1	Interview's contact? (settlement representative/leader only)	1. Name: _____ 2. Position: _____ 3. H/P: _____		One main person only
1.2	Village Chief's contact?	1. Name: _____ 2. H/P: _____		Not compulsory question
1.3	Does the settlement have a name?	1. Yes 2. No	1->1.4 2->1.5	One settlement can contain more than one community. Enumerator may need to interview each community's leader to get aggregate data
1.4	What is the settlement's name?	_____	->1.6	
1.5	If no name, what can it be called?	_____		
1.6	Is the settlement organized as one or more communities?	1. Yes 2. No	2-> 1.9	
1.7	How many communities?	#: _____ _____		
1.8	Name of communities: 1. 2. 3. 4.	Who supported (drop down menu): 1. UPDF 2. SUPF 3. World Vision 4. UPWD 5. Local authority 6. Themselves 7. CMDP 8. CEDT 9. EC Other _____	Year: ADD ADD ADD ADD	
1.9	Current location?	1. Group _____ _____ _____ 2. Village _____ _____ _____ 3. Sangkat _____ 4. Khan _____ Year: _____ (only)		Note can be more than one group or village
1.10	When did people first move to live in this location?	1. Rice field 2. Pond/swamp/lake/river/canal 3. Land not used (vacant) 4. Official dumping site (SM, CEK) 5. Road/street 6. Old building structure		
1.11	How was this land used before the settlement resided on it?			

		7. Other		
1.12	How many building house structures in the settlement?	Approximate #: __ __ __ __ __		Structure is defined as one uniform building, which may have several rooms/homes. A structure may contain several families, e.g. if it is an old building
1.13	How many occupied house structures in the settlement?	Approximate #: __ __ __ __ __		Includes both owners and renters
1.14	How many families in the settlement?	Approximate #: __ __ __ __ __		
1.15	Are the majority of families in the settlement renters or owners?	1. Owners 2. Renters 3. Half owners, half renters 4. Don't know		
1.16	Which main ethnic group is resident in this settlement?	1. Khmer 2. Khmer Kampuchea Krom 3. Cham 4. Chinese 5. Vietnamese 6. Other		
1.17	Is the settlement a relocation site?	1. Yes 2. No 3. Don't know		A relocation site is defined as an area that the government or a company has set aside for evicted households to move to

II. OCCUPANCY

QID	Questions	Answer code	Skipping	Remark
2.1	What do people do as employment listed following? (Multiple answers allowed)	1. Govt. worker 2. Office worker 3. Factory worker 4. Construction worker 5. Street vendor 6. Motodup/tuk tuk 7. Waste picker 8. Beggar 9. Home business owner (small shop) 10. Unemployed 11. Other		
2.2	Where are the primary workplaces for most of the people in settlement?	1. Inner Khan of Phnom Penh 2. Outer Khan of Phnom Penh 3. Outside the Phnom Penh city		Note in analysis implication of this will differ pending location of settlement

III. INFORMATION ON EVICTION AND CIRCULAR NO.3

QID	Questions	Answer code	Skipping	Remark
3.1	Is the settlement facing eviction and/or pressure to relocate?	1. Yes 2. No 3. Don't know/not sure	2, 3 -> 3.10	
3.2	How has this been communicated to the settlement?	1. A formal written eviction notice 2. A formal written relocation proposal 3. Verbal eviction notice 4. Formal meeting 5. Verbal relocation proposal 6. Through articles in the media 7. Through rumour/hearsay 8. Other		'Formal' refers to local authorities/government
3.3	On which dates has this been communicated to the community?	1. 1st time: \mm__\vy__ 2. 2nd time: \mm__\vy__ 3. 3rd time: \mm__\vy__		Questionnaire should allow for year only to be entered
3.4	Who/what was the source of this information?	1. Neighbors/friends 2. Village chief/ com. leader 3. Sangkat level 4. Khan level 5. Company 6. Landlord 7. Other		
3.5	Is the reason for eviction/relocation public or private development?	1. Yes – private 2. Yes – public 3. Not sure/ don't know		
3.6	What is the reason for eviction or relocation?	1. Building construction 2. Filling the lake (not sure why) 3. Existing road extension/widening 4. New bridge/road construction 5. Improve green space 6. Canal improvement 7. River bank improvement 8. City beautification 9. Other		
3.7	Has compensation been offered?	1. Yes 2. No 3. Don't know/not sure	2,3-> 3.10	
3.8	If yes, have all households been offered the same	1. Yes	2,3->3.10	

	compensation?	2. No 3. Don't know/not sure			
3.9	If yes, how much compensation per household?	USD			
3.10	Has the settlement heard of circular No. 3 ?	1. Yes 2. No 3. Don't know/not sure	2, 3->4.1		
3.11	Has the settlement had any direct experience of Circular No.3?	1. Yes 2. No 3. Don't know/not sure	2, 3->4.1		
3.12	What were the experiences? (Multiple answers allowed) 1. Local Authority meeting 2. Local Authority came to talk 3. Local Authority collected information 4. Public display of Local authority 5. NGO training 6. NGO meeting 7. NGO collected information Other	When did this occur? \mm ____ \yy ____			
3.13	If yes, has the government/local authority informed the settlement they have been selected for C03 implementation?	1. Yes 2. No 3. Don't know/not sure	2, 3 -> 4.1		
3.14	If yes, when did this occur?	\mm ____ \yy ____			

Note to interviewer: Please request copies of eviction notices and any other communications regarding land tenure from the authorities

IV. LAND TENURE

QID	Questions	Answer code	Skipping	Remark
4.1	What kind of land is the settlement located on?	1. Along/on a river 2. Along/on a canal 3. By/on a natural pond 4. By/on an artificial or man-made pond 5. By/on a lake 6. By/on a road 7. On a rooftop 8. Along railway tracks 9. Inside a warehouse/other structure 10. Along wall (e.g pagoda, school, market...) 11. Inside a pagoda complex		

4.2	Has anybody informed the settlement member which type of land they are living on?	12. No distinctive feature 13. Other 1. Yes – state private 2. Yes – State public 3. Yes – Private land which belongs to us 4. Yes – Private land which belongs to someone else 5. No information 6. Not Applicable (renters)	5->4.5, 6->5.1	
4.3	If yes, who told the settlement this?	1. Neighbors/friends 2. Village chief/community leader 3. Sangkat level 4. Khan level 5. Authorities conducting land registration 6. 'Owner' of land 7. Other		
4.4	Does the settlement have written documentation establishing status of land? (If yes, get a copy)	1. Yes 2. No		
4.5	Has the settlement undergone the systematic land registration process?	1. Yes 2. No 3. Don't know	2, 3->4.10	
4.6	If yes, when did this occur?	Date titling: \mm__\yy__		
4.7	Has the settlement received the land title of the systematic land registration?	1. Yes 2. No 3. Don't know		
4.8	If yes, when did this occur?	Date receiving: \mm__\yy__		
4.9	If yes, how many structures received land titles?	Structure #: __ __ __		If there is answer for this question, skip to 5.1
4.10	Has the settlement applied for systematic registration/titling?	1. Yes 2. No 3. Don't know	2,3->4.13	
4.11	If yes, when did this occur?	Date: \mm__\yy__		
4.12	If yes, what was the result?	1. Yes – accepted (but not yet implement) 2. No – rejected 3. No – no answer	1,3->5.1	
4.13	If settlement has not undergone SLR, have the areas around the settlement been registered?	1. Yes 2. No 3. Don't know/not sure		
4.14	Has the settlement been told it has been excluded from SLR?	1. Yes 2. No		

4.15	Has the settlement applied for sporadic land titling?	3. Don't know/not sure 1. Yes 2. No 3. Don't know	2,3->4.19	
4.16	If yes, when did this occur?	Date: \mm \yy		
4.17	If yes, what was the result?	1. Yes – accepted and implemented 2. Yes – accepted, not yet implemented 3. No – rejected 4. No – no answer	3,4->4.19	
4.18	If implemented, how many structures were titled	Structure #:		
4.19	Has the settlement applied for additional land titling (circular 06)?	1. Yes 2. No 3. Don't know	2,3->5.1	
4.20	If yes, when did this occur?	Date: \dd \mm \yy		
4.21	If yes, what was the result?	1. Yes – accepted and implemented 2. Yes – accepted not yet implemented 3. No – rejected 4. No – no answer	2,3,4->5.1	
4.22	If implemented, how many structures were titled	Structure #:		

V. HOUSING STRUCTURES, INFRASTRUCTURE, AND SERVICES

5.1	What is the primary construction material of the majority of structures in the settlement?	1. Thatch/ leaves/grass 2. Clay or dung with straw 3. Plastic sheets 4. Salvaged materials 5. Wood or logs 6. Metal sheets (zinc, corrugated iron) 7. Concrete/bricks/stone 8. Low quality mixed materials 9. High quality mixed materials 10. Other		
5.2	Is the settlement connected to PPWSA piped water?	1. Yes 2. No – previously had but now disconnected 3. No – never had a connection		
5.3	Which primary water facility does the settlement use?	1. PPWSA piped water 2. PPWSA piped water charged by landlord/middleman 3. Private piped water through an external	1->5.5	Only one answer allowed, shows if most people in community use PPWSA water or not

		supplier/middleman 4. Water bought from a vendor or tanker truck 5. Purified water (bottle or container) 6. Pump well 7. Open well 8. Rain water 9. Pond, rice field, river 10. Other		
5.4	How much does it cost for water from the above supplier?	1. _____ Riel/m ³ 2. _____ Riel/container 3. _____ Riel/month	Only for answers 2-10 above	
5.5	Does the settlement have an Electricite du Cambodge electricity connection?	1. Yes 2. No - previously had but now disconnected 3. No - never had a connection		
5.6	Which primary electricity source does the settlement use?	1. EDC connection 2. EDC charged by landlord/middleman 3. Private electricity provider 4. Private generator 5. No electricity	1.5->5.8	
5.7	How much does it cost for electricity?	1. _____ Riel/Kwh 2. _____ Riel/month	Answer only for answers 2-4 above	
5.8	Where does rain water and human waste go?	1. Underground sewerage system 2. Overground sewerage system (e.g ditch) 3. Directly from house into pond/lake/river/rice field 4. No system 5. Other	4->5.12	No system refers to no piping from houses, e.g. water must be thrown onto street
5.9	Does the system work?	1. Yes – the system is very good 2. Yes – the system is good 3. Yes – the system is bad 4. Yes – the system is very bad 5. No – previously had but now is not functional		
5.10	Who supported the system?	1. Khan level 2. Sangkat level 3. Village level 4. People themselves 5. NGOs 6. Company 7. Other		

5.11	Does the system cover the whole settlement?	1. Yes 2. No 3. Don't know/ not sure			
5.12	Has the settlement been affected by flooding at least once during the last 3 rainy seasons? If yes, how long does rainwater take to go away?	1. Yes - taking 1-2 hours 2. Yes - taking less than 1 day 3. Yes - taking less than 1 week 4. Yes - taking 1-2 weeks 5. Yes - taking 2-4 weeks 6. Yes - taking longer than 4 weeks 7. No			
5.13	What the main sort of access does the settlement have?	1. 2 lane road (can fit two cars) 2. 1 lane road (can fit one car) 3. Small alley/path (can fit a moto) 4. Sturdy bridge (can support car) 5. Weak bridge (can support moto only) 6. Railway track 7. Stairs 8. Other			
5.14	What material is the access route constructed from?	1. Concrete 2. Wood 3. Unpaved/dirt/mud 4. Other			
5.15	Does the settlement have street lights/communal lighting?	1. Yes - Functional 2. Yes - not functional 3. No			
5.16	Is there solid waste collection service in the settlement?	1. Yes, every day collection 2. Yes, twice a week collection 3. Yes, once a week collection 4. Yes, once every two weeks collection 5. No	1,2,3,4->5.18		Service means provided by external agent. Answer should reflect agent servicing settlement, not nearby
5.17	If don't have solid waste collection service, how does the settlement manage its solid waste?	1. Burning 2. Burying 3. Dumping in an area that has solid waste collection service 4. Dumping (no collection service) 5. Other	1,2,4,5->5.19		
5.18	Who provide the solid waste collection service?	1. CINTRI company 2. CSARO organization 3. Other			

5.11	Does the system cover the whole settlement?	1. Yes 2. No 3. Don't know/ not sure			
5.12	Has the settlement been affected by flooding at least once during the last 3 rainy seasons? If yes, how long does rainwater take to go away?	1. Yes - taking 1-2 hours 2. Yes - taking less than 1 day 3. Yes - taking less than 1 week 4. Yes - taking 1-2 weeks 5. Yes - taking 2-4 weeks 6. Yes - taking longer than 4 weeks 7. No			
5.13	What the main sort of access does the settlement have?	1. 2 lane road (can fit two cars) 2. 1 lane road (can fit one car) 3. Small alley/path (can fit a moto) 4. Sturdy bridge (can support car) 5. Weak bridge (can support moto only) 6. Railway track 7. Stairs 8. Other			
5.14	What material is the access route constructed from?	1. Concrete 2. Wood 3. Unpaved/dirt/mud 4. Other			
5.15	Does the settlement have street lights/communal lighting?	1. Yes - Functional 2. Yes - not functional 3. No			
5.16	Is there solid waste collection service in the settlement?	1. Yes, every day collection 2. Yes, twice a week collection 3. Yes, once a week collection 4. Yes, once every two weeks collection 5. No	1,2,3,4- >5.18		Service means provided by external agent. Answer should reflect agent servicing settlement, not nearby
5.17	If don't have solid waste collection service, how does the settlement manage its solid waste?	1. Burning 2. Burying 3. Dumping in an area that has solid waste collection service 4. Dumping (no collection service) 5. Other	1,2,4,5- >5.19		
5.18	Who provide the solid waste collection service?	1. CINTRI company 2. CSARO organization 3. Other			
5.19	What is the main toilet facility in the settlement?	1. Individual facilities 2. Shared facilities between 2-3 households 3. Public facilities (used by the whole community) 4. No			
5.20	What is the distance from your settlement to closest...?	1. ...Market _____ km 2. ...Public health services _____ km 3. ...Pagoda _____ km 4. ...Public Primary school _____ km 5. ...Public Secondary school _____ km			Public health services refers to health centers, hospitals etc. Not pharmacies or private clinics

VI. SETTLEMENT ASSET, SECURITY AND SOCIAL CAPITAL

QID	Questions	Answer code	Skipping
6.1	Does the settlement have a saving scheme?	1. Yes 2. No 3. Used to have one but not anymore	2, 3->6.4
6.2	When was it established?	/mm ____/yy ____	
6.3	Is the saving scheme still functional?	1. Yes 2. No 3. Don't know/not sure	
6.4	Is there any group, organization or association currently working within the settlement?	1. Yes 2. No 3. Don't know/not sure	
6.5	With regards to tenure security, to what extent do you agree with the following statement: "I feel safe and secure in this settlement"	1. Strongly agree 2. Agree 3. Neither agree nor disagree 4. Disagree 5. Strongly disagree	

VII. HAZARDS AND RISKS

QID	Questions	Answer code	Skipping
7.1	Are any of the following potential health hazards a problem in the settlement? (Multiple answers allowed)	1. Polluted/dirty water 2. Polluted/dirty air 3. Near a garbage dump 4. Near a construction site 5. Near to waste from an industry or a factory 6. Other 7. None of the above	
7.2	Please outline any problems that the settlement faces in terms of crime and security? (Multiple answers allowed)	1. Alcohol/drug abuse 2. Domestic violence 3. Petty crime 4. Burglary/theft 5. Violent crime 6. Other 7. None of the above	

7.3	In general, what are the top 3 challenges that you think your settlement or most of the people in the settlement are currently facing? (print out for community to indicate)		
	No	Challenges	Ranking (1,2,3)
	1	Food security	
	2	Unemployment/job loss/reduced incomes	
	3	Indebtedness	
	4	Limited access to education facilities	
	5	Limited access to health facilities	
	6	Limited access to utilities	
	7	Utility fees are expensive	
	8	Poor sanitation (toilets, sewerage, and drainage)	
	9	Flooding	
	10	Narrow or bad access (road, bridges etc.)	
	11	The community is unsafe	
	12	Poor quality housing	
	13	Problems with the local authorities	
	14	Worried of threat of eviction/Worried of eviction/under threat of eviction	
15	Other		

VIII. THE FUTURE

QID	Questions	Answer code	Skipping
8.1	Are any of the below top priorities for the settlement? If yes, in which order? (print out for community to indicate)		
	No	Priority options	Ranking (1,2,3)
	1	Apply for systematic land titling process	
	2	Infrastructure improvement	
	3	Community official organization	
	4	Building capacity for settlement members	
	5	Saving scheme organization	
	6	Building tenure security for settlement	
	7	Participate in C03 implementation	
	8	Relocation to other place	
	9	Other	

Annex II: Additional sheet for improved settlements

Additional sheet for improved settlements

QID 001 Interview ID: _____
 QID 002 Survey number: _____
 QID 002 Settlement code: _____

QID	Questions	Answer	Skip
01	Have the overall living conditions in the settlement improved in the past 4 years (since 2009)?	1. Yes 2. No 3. Not sure	
02	To what degree have the overall living conditions improved?	1. Slightly improved 2. Moderately improved 3. Greatly improved	
03	In what way the settlement has improved?	1. Improved infrastructure 2. Improved housing 3. Access to state water and electricity 4. Strengthened personal security 5. Strengthened tenure security 6. Improved relationship with local authority 7. Strengthened settlement solidarity 8. Other: _____	
04	Why have improvements occurred?	1. Residents are able to access loans and have used these to improve their housing 2. The settlement has a joint savings scheme which has been used to improve the settlement 3. An NGO or association has supported the settlement 4. Local authorities have supported the settlement 5. New, wealthier people have moved to settlement and initiated changes 6. The settlement was registered or titled 7. Improved job opportunities for settlement residents 8. Company has invested in the community 9. Community is organised 10. Other: _____	
05	What impacts has improvement in the community had?	1. less discrimination by other actors 2. stronger community solidarity 3. Improved health 4. Reduced threat of eviction 5. No threat of eviction 6. Improved personal security 7. Improved access 8. Less flooding 9. Improved standard of living (higher income) 10. Other: _____	

