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THE PHNOM PENH SURVEY

A Study on Urban Poor Settlement in Phnom Penh



CZECH REPUBLIC
DEVELOPMENT COOPERATION



សមាគមបង្ហាញ
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The Phnom Penh Survey 2017

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List of Abbreviations

2013 PP Survey.....	The Phnom Penh Survey: A Study on Urban Poor Settlements in Phnom Penh
2017 PP Survey.....	The Phnom Penh Survey 2017
GPS	Global Positioning System
LMAP	Land Management and Administration Program
MLMUPC	Ministry of Land Management, Urban Planning and Construction
MoP	Ministry of Planning
MPP	Municipality of Phnom Penh
SLR.....	Systematic Land Registration
STT.....	Sahmakum Teang Tnaut
SUPF	Squatter and Urban Poor Federation

1. INTRODUCTION

This report aims to add to the body of research and information on urban poor settlements in Phnom Penh. There have been 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. These studies are:

- “The State of Poor Settlements in Phnom Penh, Cambodia”
Conducted in 1997 by the community-based organization now known as Solidarity with the Urban Poor Federation (SUPF)¹. It 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.”
- “Phnom Penh: an information booklet on the city's development and the settlements of the Urban Poor”
Conducted again by SUPF in 2003, this is a follow up to the 1997 survey (above), 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.
- “The 8 Khan Survey: A Study on Urban Poor Settlements in Phnom Penh”
In 2009, STT conducted this research to build on previous surveys. 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 Phnom Penh Urban Poor Assessment”
In 2012, the Municipality of Phnom Penh (MPP) conducted its baseline study on urban poor communities 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 Phnom Penh Survey: A Study on Urban Poor Settlements in Phnom Penh” (2013 PP Survey).

¹ This organization was previously known as Squatter and Urban Poor Federation (SUPF).

Conducted by STT in 2013 (and published in 2014), this research aimed to update the 8 Khan Survey and to produce current and accurate maps of the urban poor in Phnom Penh. The survey identified 340 urban poor settlements whose overall living conditions were still in need of dire improvement.

2. METHODOLOGY

OBJECTIVES

The objectives for this report were as follows:

- To update and collect new data on existing urban poor settlements researched under STT’s 2013 “Phnom Penh Survey,” and identify potential new settlements.
- To produce current and 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.

PRIMARY DATA COLLECTION – SURVEY

The survey was developed and based on the 2013 PP Survey in order to be able to compare data between 2013 and 2017. The content was mostly unchanged except for the removal of two sections, which were deemed no longer necessary.² The questionnaire was then converted into Open Data Kit (ODK), an electronic data collection application that can be used with a mobile device, such as a smart phone or tablet.

Ten enumerators and one field supervisor were trained on data collection, using the ODK survey through tablets, and the tablet’s built-in GPS. Enumerators worked in pairs and were provided with GPS coordinates (loaded onto the tablet) of the 340 settlements that were part of the 2013 PP Survey.

The survey was conducted in Phnom Penh in August of 2017 by enumerators in 340 settlements, 277 of which were considered urban poor and included in the final analysis. For each settlement the target preferred person for the interview was the village or commune chief, followed by the community leader if the village or commune chief was not available. If the village chief, commune chief, and community leader were all unavailable; then settlement residents were interviewed. The following respondents were interviewed:³

Village or commune chief	57	21%
Community leader/representative	39	14%
Settlement resident	181	65%
Total	277	100%

Enumerators and the field supervisor talked to village chiefs and also drove around the 12 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. GPS points were crosschecked by the research team to ensure the

² Section 5: Settlement Asset, Security and Social Capital and Section 6: Hazards and Risks

³ In the 2013 PP survey only 6% of interviews were conducted with village or commune chiefs and 64% with settlement residents.

locations were correct. Several follow up visits were made by the field supervisor where further data or clarification was needed.

Urban Poor Settlement Definition

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. In Cambodia, the Government requires that organizations consider the poor through the IDPoor Programme data, but this has not been possible in this research as the IDPoor data for Phnom Penh is, so far, incomplete. As such, 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. An 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.”⁴ In addition, ten or more families living in houses which lack one or more of the following criteria from UN Habitat’s definition of slums 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, and 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.

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.

⁴ This definition has been used by STT in its previous two urban poor surveys in 2009 and 2013. Similarly it is a definition used by UNICEF and the partner NGO People in Need (PIN), see Multiple Indicator Assessment of the Urban Poor (2014) https://www.unicef.org/cambodia/results_for_children_23397.html.

- Informed consent enumerators sought verbal consent from participants before commencing the survey.

Quality Control

The field supervisor would randomly observe enumerator's interactions with participants during interviews to guarantee the quality of interviewing. Given that the data for the survey was collected with the use of ODK on tablets, this aided in the collection of more accurate data, as the data could be monitored in real time and avoided the need for data entry.

SECONDARY DATA

Secondary data used throughout this report had been obtained from various sources, including: organizational reports, government reports, academic papers, media articles and other available publications.

SCOPE AND LIMITATION

Missing Settlements

While enumerators identified settlements through the 2013 GPS coordinates, driving through streets in each of the 12 Khans, and asking for information from local authorities, there is a possibility that some settlements that are hidden away and unknown were missed.

Knowledge of Respondents

The survey data relies entirely on the knowledge of the respondent on matters about the entire settlement, including estimates of the number of houses and families and their understanding of legal land tenure. In the absence of data to cross check or other settlement representatives to interview, STT was not able to verify the veracity of information provided by the respondents and therefore relies entirely on its face value.

3. URBAN POOR SETTLEMENT

The city of Phnom Penh is divided into 12 administrative districts or *Khans* in Khmer. There are four Khans in what is considered the inner part of Phnom Penh, these are Daun Penh, Chamkar Mon, Toul Kork and 7 Makara. These four khans are located within an approximate 3.5kms radius from the centre of Phnom Penh and represent 28km² or 4% of Phnom Penh's land area. The other remaining eight Khans are considered to form the outer part of Phnom Penh, which at some points is approximately 20kms from the centre of Phnom Penh.

This following chapter presents key data on the urban poor settlements in Phnom Penh as identified by the 2017 Phnom Penh Survey.



Boueng Chouk Community, 2017

FINDINGS

Decreasing Urban Poor Settlements

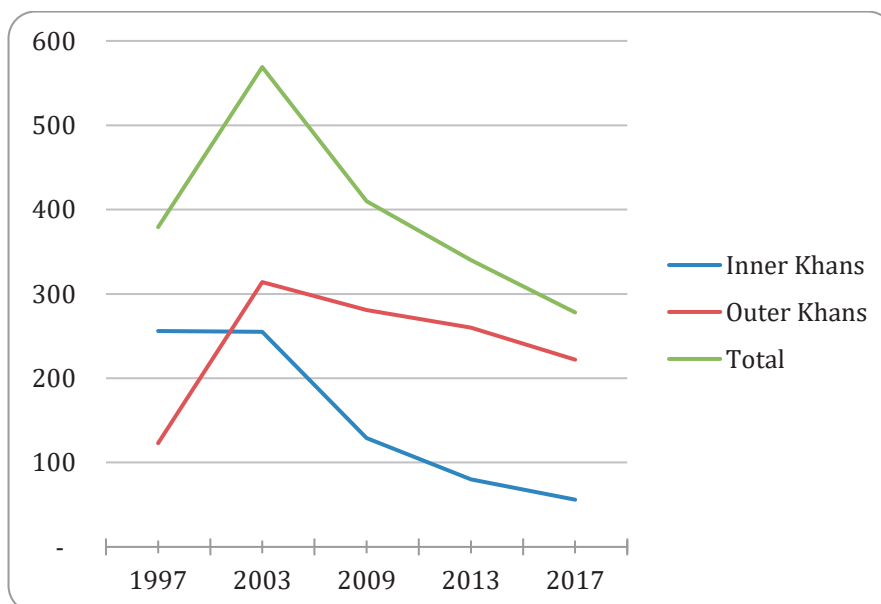
In total, the 2017 PP Survey identified 277 urban poor settlements in Phnom Penh. This continues the downward trend in urban poor settlements witnessed by STT in previous research, with 63 less settlements identified compared to the 340 settlements identified in the 2013 PP Survey, a decrease of 18% over 4 years.

Table 1: Number of Urban Poor Settlements between 1997 and 2017⁵

Inner Khans	1997	2003	2009	2013	2017
7 Makara	57	58	30	17	9
Chamkar Mon	67	68	29	25	19
Daun Penh	72	81	32	17	13
Toul Kork	60	48	38	21	15
Subtotal	256	255	129	80	56
	71%	60%	36%	25%	20%
Outer Khans	1997	2003	2009	2013	2017
Chbar Ampov	N/A	N/A	N/A	N/A	36
Chroy Chornngva	N/A	N/A	N/A	N/A	13
Dangkor	16	141	54	25	23
Meanchey	46	94	93	89	41
Porsenchey	N/A	N/A	N/A	28	19
Russey Keo	61	79	96	87	52
Sensok	N/A	N/A	38	31	27
Preak Pnov	N/A	N/A	N/A	N/A	10
Subtotal	107	173	227	235	221
	29%	40%	64%	75%	80%
Grand Total	1997	2003	2009	2013	2017
	379	569	410	340	277

The following graphs also helps to illustrate the downward trend in the number of urban poor settlements identified by STT.

Figure 1: Total Number of Urban Poor Settlements in Inner and Outer Khans 1997-2017



⁵ In 2011 Phnom Penh expanded to include an additional Khan, Porsenchey and 2015 Phnom Penh was further divided into 12 Khans to include Chabr Ampov, Chroy Chornngva and Preak Pnov.

The 2017 PP Survey identified five new settlements; two were relocation sites (settlements evicted from other locations); two were newly formed settlements (after research was conducted for the 2013 PP Survey); and the other settlement was four adjacent established settlements that had grown in size to be considered part of one settlement for the purposes of the 2017 survey. In total, 66 settlements that had existed during the 2013 PP Survey were removed from the 2017 PP Survey for various reasons, which are outlined in the table below:

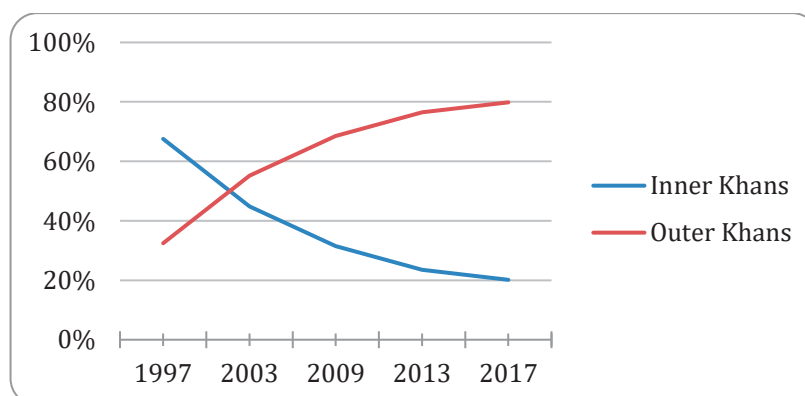
Table 2: Settlements Removed from 2017 PP Survey

Settlements too small (less than 10 houses) ⁶	14	21%
Settlements with improved conditions (no longer “poor” housing) ⁷	35	53%
Settlements “vanished” due to development (by government or private parties) replaced with new buildings/apartments, vacant land, construction etc. ⁸	14	21%
Considered part of a larger settlement ⁹	3	5%
Total	66	100

In 2013, of the removed settlements, 50% had “vanished” and only 13% of the settlements had shown improved conditions. The situation in 2017 appears to indicate a more positive outlook as over half (53%) of all removed settlements were due to improvement of living conditions such as stronger buildings, better roads, access to utilities (water/power) and access to toilet facilities.

Also continuing the trend from 2013, there is an increasing proportion of settlements in the outer Khans of Phnom Penh. This trend can be seen in the table and graph below.

Figure 2: Proportion of Settlements in Inner and Outer Khans 1997-2017



⁶ Mong Diyal, Krom Thmor Da, Kdey Sangkoem, Plov Ratespleung, Deum Ampil, Prek Tanou, Sombok Chab Bey, Phum Trea Buon, Kbal Koh Nirot, Prek Takong Muoy, Phum Prek Tanou Muoy, Kbal Domrey, Svay Pak, Phum 14 – not all communities listed.

⁷ Pet Samdech Ov, Duymech Market, Phum12, Boeung Trobek Kharng Kert, Kolap, Kroy Rongkon Phnom Penh, Pheap Nhornhem, Ney Komar, Ta Ngov Leu, Ta Ngov Krom, Phum Prek Tanou, 2 settlements in Phum Prek Takong, 3 settlements in Phum Kor, Phum Krolko, Che Ko, Krom 8, 2 settlements in Prek Taroth, Kien Khlang, Khtor, Dey Meas, Phum Mithpheap, Phum Lou, Toul Rada, Borey Prey Norkor, Troloak Bek, Phum 9, Kroy Mongdiyal, Phsar Klang Romsav, Krouk Slung – not all communities listed.

⁸ Borey Keila (back building b), 2 settlements in O Russey Muoy, Boeung Trobek, T87, Tnaut Chrom, Broyou Vong, Tuol Roka Paster, Vihea Charm, Phum Preak Tasek, Borey 100 knorng – not all communities listed.

⁹ Phum Kor, Phum Kor (2), Phum Kor (3).

The number of urban poor families also decreased from 2013 to 2017. In total there was a drop of 7,398 families or 22% from the 2013 PP Survey. The highest proportion came from the outer Khans, which accounted for 88% of the total decrease in families.

Table 3: Number of Urban Poor Families between 1997 and 2017

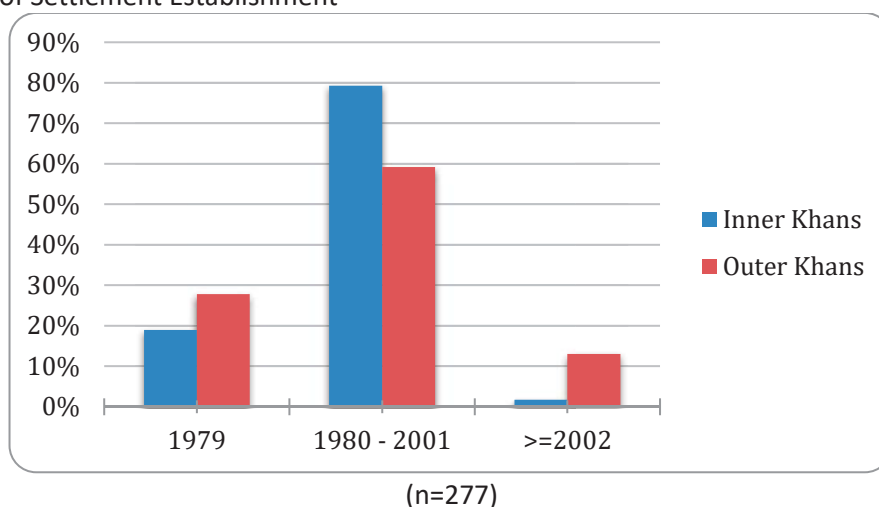
Inner Khans	1997	2003	2009	2013	2017
7 Makara	1762	3875	1884	611	283
Chamkar Mon	6479	8574	2421	2270	2051
Daun Penh	2970	7188	2337	614	1055
Toul Kork	3411	4540	4920	2288	1494
Subtotal	14622	24177	11562	5783	4883
	48%	39%	29%	17%	19%
Outer Khans	1997	2003	2009	2013	2017
Chbar Ampov	N/A	N/A	N/A	N/A	2392
Chroy Chongva	N/A	N/A	N/A	N/A	867
Dangkor	903	19690	7242	3976	4270
Meanchey	6656	5382	9002	7017	2274
Porsenchey	N/A	N/A	N/A	4551	2915
Preak Pnov	N/A	N/A	N/A	N/A	1679
Russey Keo	7969	13000	8482	6023	5200
Sensok	N/A	N/A	4260	6255	1727
Subtotal	15528	38072	28986	27822	21324
	52%	61%	71%	83%	81%
Grand Total	1997	2003	2009	2013	2017
	30150	62249	40548	33605	26207

As was the case in 2013, the majority of settlements (71%) are not organized as communities, i.e. households in settlements that have been organized through a saving scheme, or other method, and have a community leader.

Overall Characteristics of Settlements

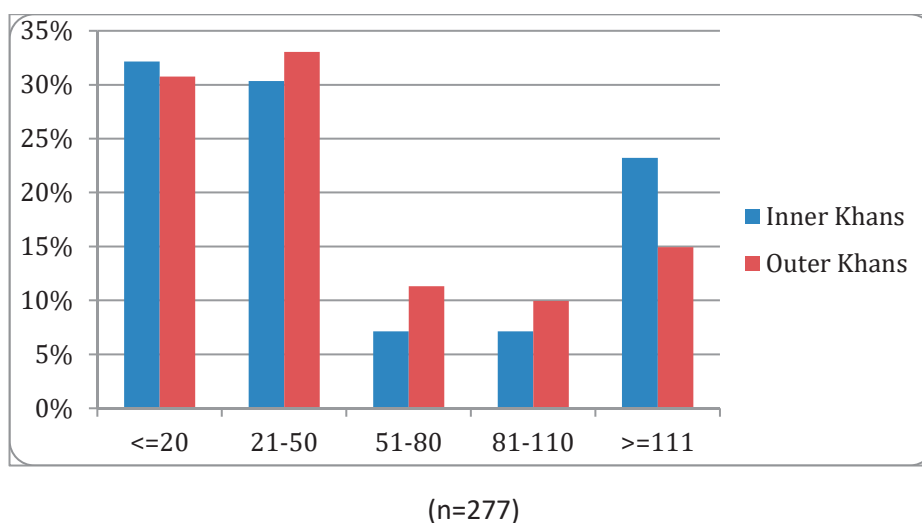
Consistent with the 2013 PP Survey, the majority of settlements were established between 1979 and 2001. There is a small proportion of the outer Khans settlements (13%) that were established after 2002, which is consistent with a large number of inner Khans settlements being evicted in the 2000s.

Figure 3: Year of Settlement Establishment



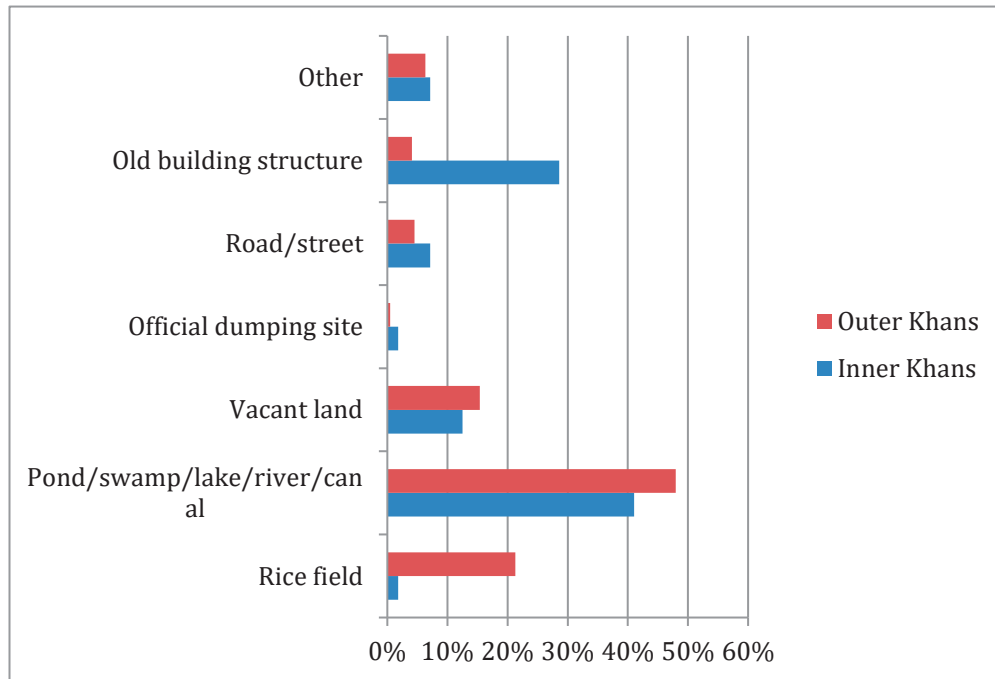
The majority of urban poor settlements (in both inner and outer Khans) are small in size, with 64% of settlements having 50 or less building structures. In 2017, the inner Khans also had an increased proportion of larger settlements (22%), compared to 2013 (10%). This appears to be a result of the higher density of settlements in the inner Khans.

Figure 4: Number of Building Structures in Settlements 2017



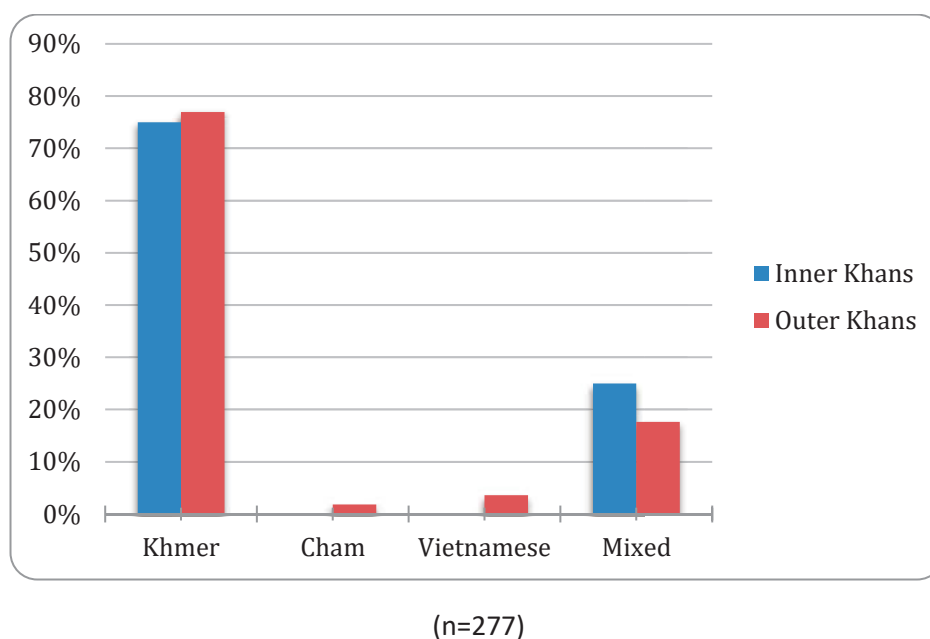
Areas of water were some of the preferred areas to establish settlements in Phnom Penh. 108 settlements in the outer Khans (48%) and 25 settlements in the inner Khans (43%) are located next to a body of water.

Figure 5: Land Use before Establishment of Settlement



A total of 131 settlements (47%) are still located next to some kind of body of water (river, canal, lake, and pond – natural or artificial), and 17 settlements are located next to a railway, which is almost half of the number from 2013 (31 settlements). There is also a significant decline in rooftop settlements of which there are only 4 recorded currently, compared to 13 in 2013, all of which are located in the inner Khans.

Khmer is identified as the main ethnic group in 77% of urban poor settlements with only 19% identifying their settlement as having a mixed ethnic group. Of the mixed ethnic settlements, the main ethnic groups were Vietnamese and Chinese in the inner Khans, and Vietnamese, Cham and Kampuchea Krom in the outer Khans.

Figure 6: Primary Ethnic Groups in Settlements**KEY FINDINGS**

- Overall the number of urban poor settlements continues to decrease, from 410 to 277 (a 32% drop) since 2009. However, the principal cause of this decrease (in 53% of the settlements) was due to improvements in the housing conditions (i.e. they are no longer considered poor).
- The trend of an increasing proportion of settlements in the outer Khans and a corresponding decrease in inner Khans has continued since 2009. Outer Khans now make up 79% of all urban poor settlements, while in 2009 they made up 69%.

4. LAND TENURE AND TITLING AND RELOCATION

Types of Land and Land Titles



Types of Land

There are three main types of land in Cambodia, as defined by the Land Law of 2001:¹⁰

- State

State land, is further divided into state public and state private. State public land is all land held by the state that has a general public use, benefit or service. It can include roads, railways, heritage sites, schools, hospitals and administrative buildings among others. State private land is land that has no public interest value. While state private land can be leased or sold, state public land cannot be owned by anyone but the state.

¹⁰ For a more detailed discussion of types of land see: Sahnakum Teang Tnaut. (2013). Policy for the Poor?": Phnom Penh, Tenure Security and Circular03. Phnom Penh: Sahnakum Teang Tnaut.

- Private
Land that is owned or possessed by private parties.
- Collective
Land that belongs to indigenous peoples (communally) or monasteries.

Types of Land titles

In relation to private ownership of land, the only indisputable proof of ownership is a land title certificate, commonly referred to as a 'Hard title':

- Hard Title
An official land ownership certificate registered and issued by the Ministry of Land Management, Urban Planning and Construction (MLMUPC) at the National Level. It is a nationally recognized and indisputable title of land ownership and grants the holder ownership rights over the land.

Other documents that are commonly used to show ownership are unofficial, even though they may be obtained through authorities, and are useful to provide evidence of ownership, but are not as official titles.

- 'Soft Title' (not an actual title)
Comes from land transfer documents (officially witnessed contracts, receipts and other documents) that have been registered at the Sangkat (council) and Khan levels. This 'soft title' is recognition of the owner's rights to possess the land but is not an official title.

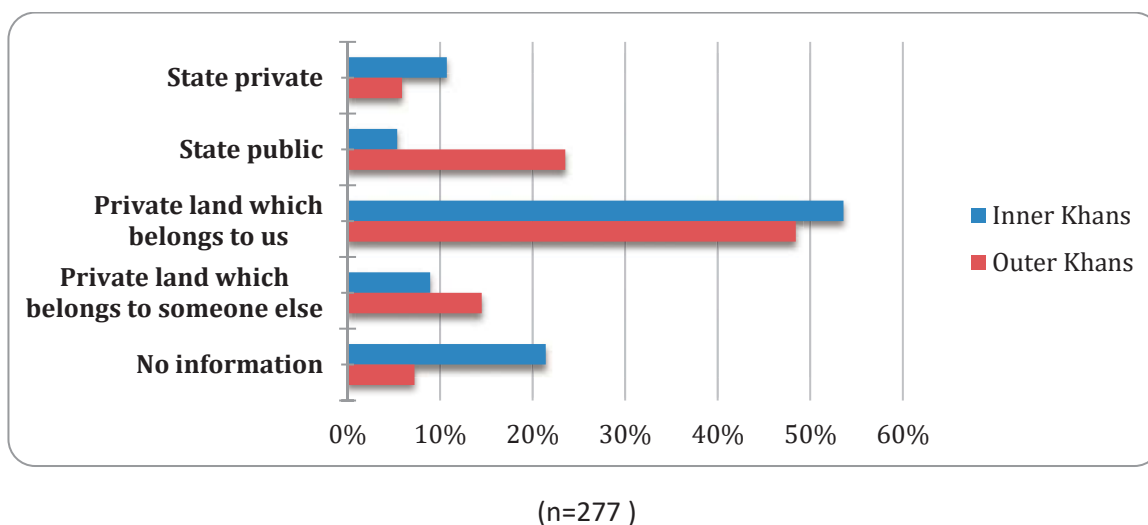
The legal status of many parcels of land in Phnom Penh remains unknown. Many residents have lived in their homes with explicit permission from local authorities, or possess land sale contracts, but are not aware of the status of their land. This poses significant challenges for residents in urban poor settlements, ranging from tenure insecurity to lack of access to services and credit.

Findings

Type of Land

90% of respondents from urban poor settlements' stated that they know what kind of land they live on. The majority (63%), indicated that their settlement is located on private land belonging to the residents. The majority of settlements were told which type of land they lived on by local authorities, including village chiefs, Sangkat level and Khan level authorities (66%).

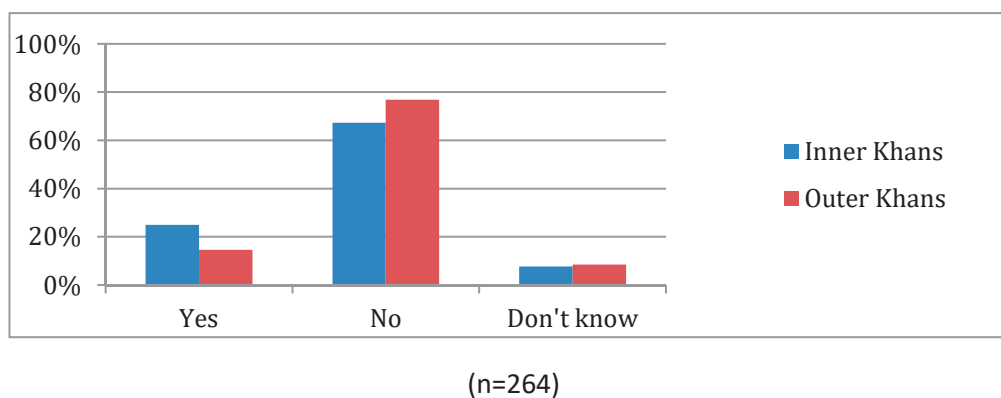
Figure 7: Type of Land that Settlements are Established On



Land Titles

The majority (83%) of urban poor settlements said that they did not have written documentation establishing the status of their land. This corresponds with 75% of settlements not having undergone the systematic land registration (SLR) process. Of those settlements that have undergone the SLR process, 39 said that they had received titles, hence being recognized as the legal owner of the land. More settlements in the outer Khans (30) than in the inner Khans (9) said that they had received titles. The 2015 Cambodia Socio-economic Survey¹¹ found that 91.7% of households in Phnom Penh were owned by the owner.

Figure 8: Settlements that have undergone the SLR process



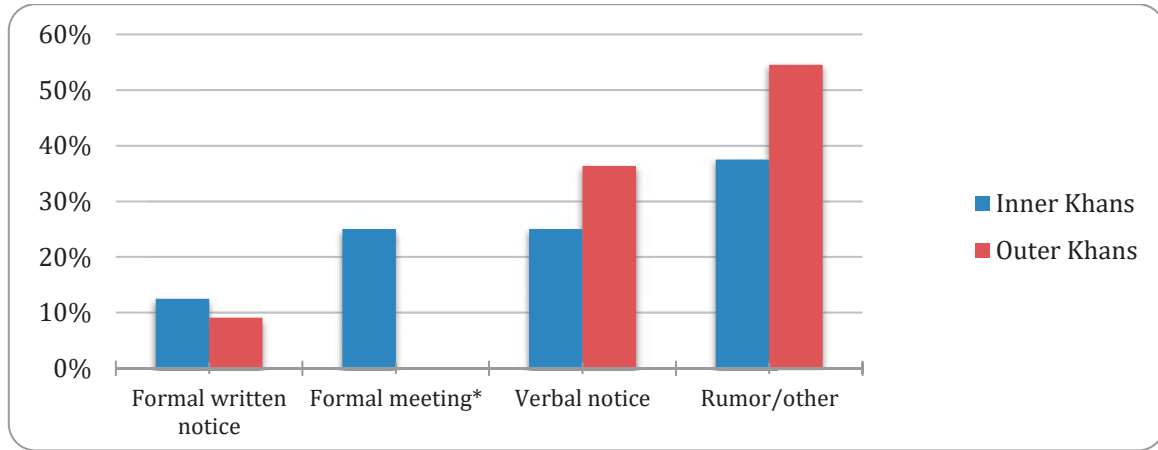
Relocation

41 urban poor settlements (15%) reported that their settlement was facing eviction and/or pressure to relocate. This includes several different types of eviction threats, both formal and informal. Only 15% of those settlements facing eviction/relocation indicated that they had received this information through formal communication mediums (formal meeting or formal notice). Therefore, the majority of

¹¹ 2015 Cambodia Socio-economic Survey, National Institute of Statistics (Cambodia). Retrieved 17.3.2018 from: <https://www.nis.gov.kh/index.php/en/about/general-information/14-cses/12-cambodia-socio-economic-survey-reports>

information was received through informal verbal notices, media articles or rumours; these are not certain signs that residents will be evicted, but are a measure of a sense of tenure insecurity amongst residents.

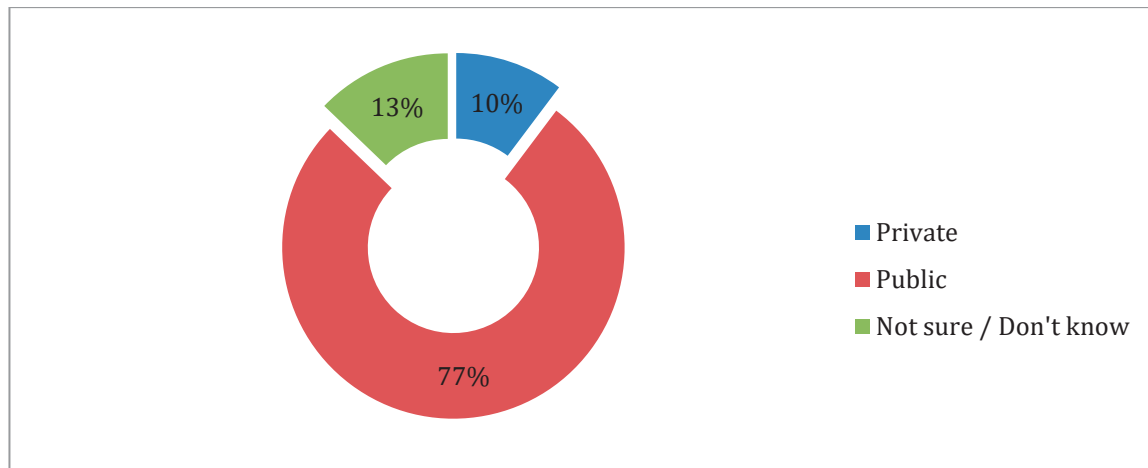
Figure 9: Method of Notice



(n=41, *no response from Outer Khans answering “Formal meeting”)

The majority of settlements (77%) indicated that the reason for the eviction/relocation was for public development.

Figure 10: Reason for Eviction/Relocation



(n=38)

Table 4: Reason for Eviction/Relocation

Reason	Inner Khans	Outer Khans
Building construction	17%	12%
Existing road extension/widening	33%	35%
New bridge/road construction	0%	4%
Canal improvement	17%	8%
River bank improvement	0%	12%
City beautification	17%	4%
Other	17%	27%
	100%	100%

Additionally a large majority of settlements surveyed (78%) said that they had never heard of Circular 03.¹² Only 17 settlements indicated that they had had direct experience with Circular 03, with the most common experience being meetings with local authorities.

KEY FINDINGS

- 63% of urban poor settlements indicated that their settlement is located on private land belonging to the residents.
- 85% of urban poor settlements said they did not have written documentation establishing the status of their land.
- 15% of urban poor settlements reported that their settlement was facing eviction and/or pressure to relocate.

¹² Issued in 2010, Circular 03 on Resolution of Temporary Settlement on Land Which Has Been Illegally Occupied in the Capital, Municipal, and Urban Area, provided a framework for resolving the issue of illegal settlements occupying state land. However, uncertainty regarding its place within the land law and how to specifically implement it has reduced its effectiveness over the years.

5. HOUSING STRUCTURE, INFRASTRUCTURE AND SERVICES

This chapter of the report assesses the status of infrastructure and service provision with comparisons between the inner and outer Khans of Phnom Penh.



Findings

Housing Construction Materials

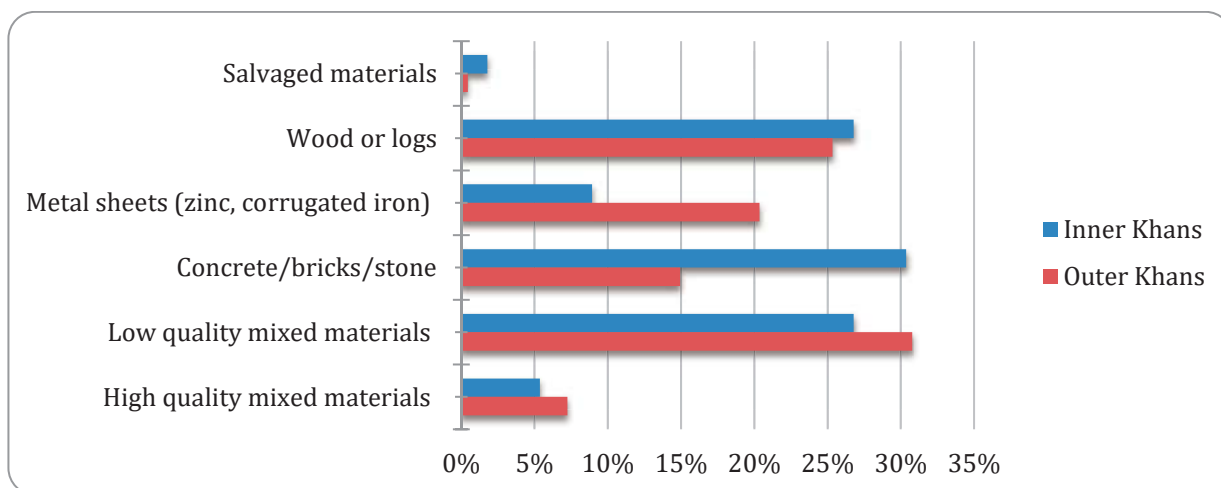
Categorization of materials was based off of the previous Phnom Penh Survey (2013) in which different materials such as ‘wood’, ‘metal sheets’, and ‘concrete/brick’ are their own categories; a mixture of these materials constitutes the categories of ‘low quality mixed’ and ‘high quality mixed’¹³; ‘salvaged materials’ refers to items not usually used to construct a dwelling, such as street signs, ladders, cloth, sheets of wood or iron.

Overall the most common primary construction materials used for homes in the urban poor settlements was low quality mixed materials (30%). Cambodia’s latest Cambodia Socio-economic Survey (2015) found that 76.2% of all occupied dwellings’ walls in Phnom Penh were made out of ‘concrete, brick or stone’, while another 18.4% were made out of ‘wood or logs’. The rooves of Phnom Penh’s houses were primarily made out of ‘galvanized iron’ (54.2%), with ‘concrete’ and ‘tiles’ making up 17.9% respectively. While this

¹³ The distinction between low quality mixed and high quality mixed is based on the judgement (usually visual) of the dwelling. Examples of low quality include: rusted metals, broken or torn materials, materials that fail to prevent rain entering the house.

survey did not explain or discuss the condition of the materials being used, it still shows that the housing conditions in Urban Poor Communities are behind those of the average home in Phnom Penh.

Figure 11: Primary Housing Construction Materials

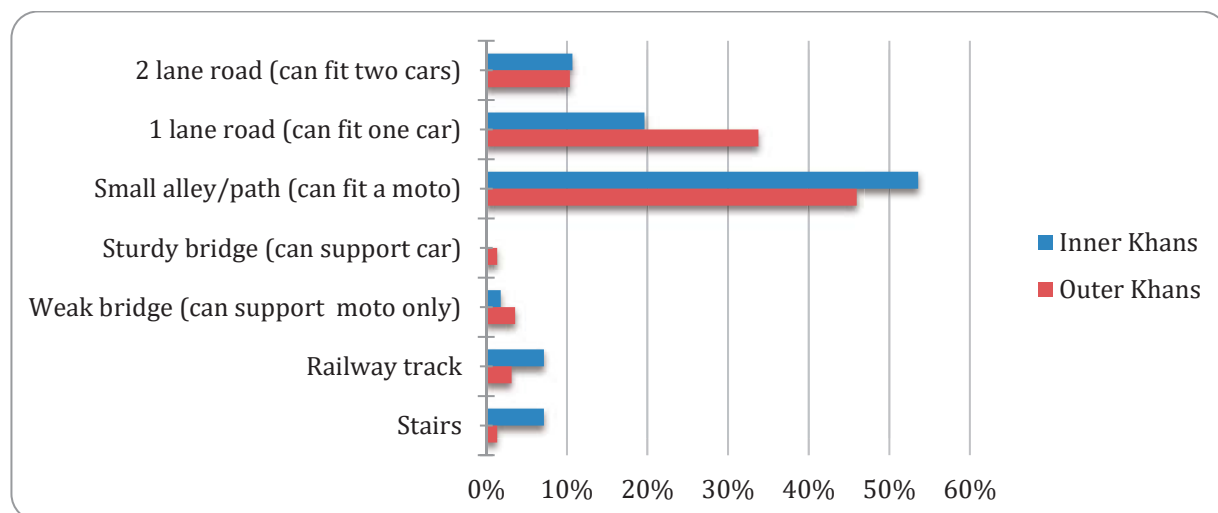


(n=277)

Settlement Infrastructure – Access

The most common access to urban poor settlements is through a small alley or path that is only wide enough to fit one motorbike (48%). As expected, outer Khans have more space, and therefore, access through single lane roads (outer Khan 34%) is more common than in the inner Khans (19%). Furthermore, only 12% of settlements had any functioning street or communal lighting, with inner Khans most likely to have such lighting.

Figure 12: Type of Road Access to Settlements

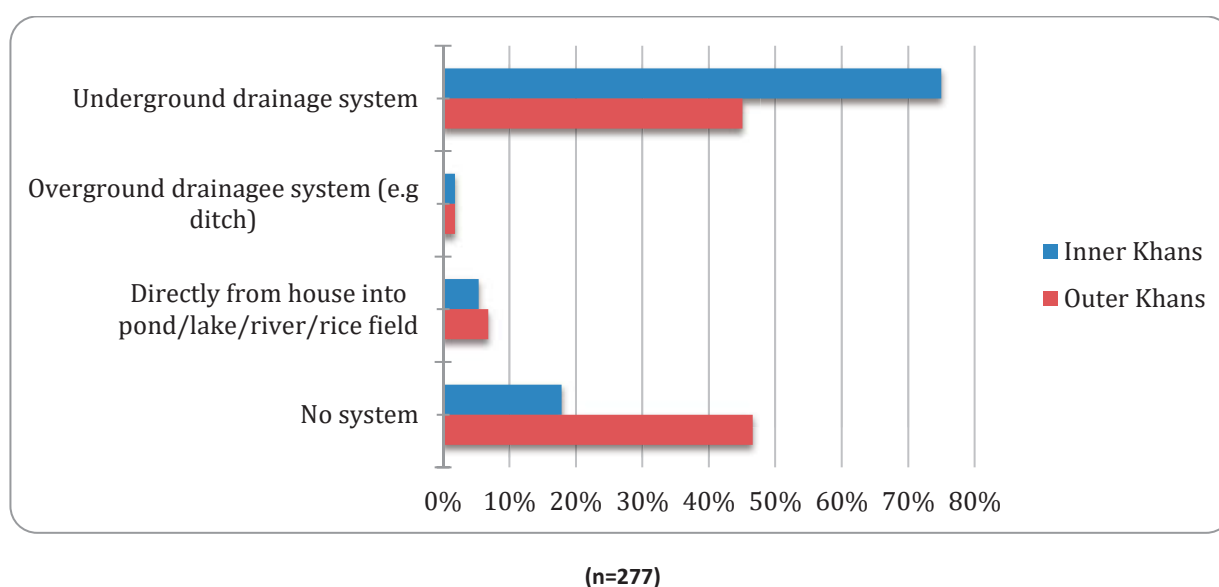


(n=277)

Settlement Infrastructure – Drainage

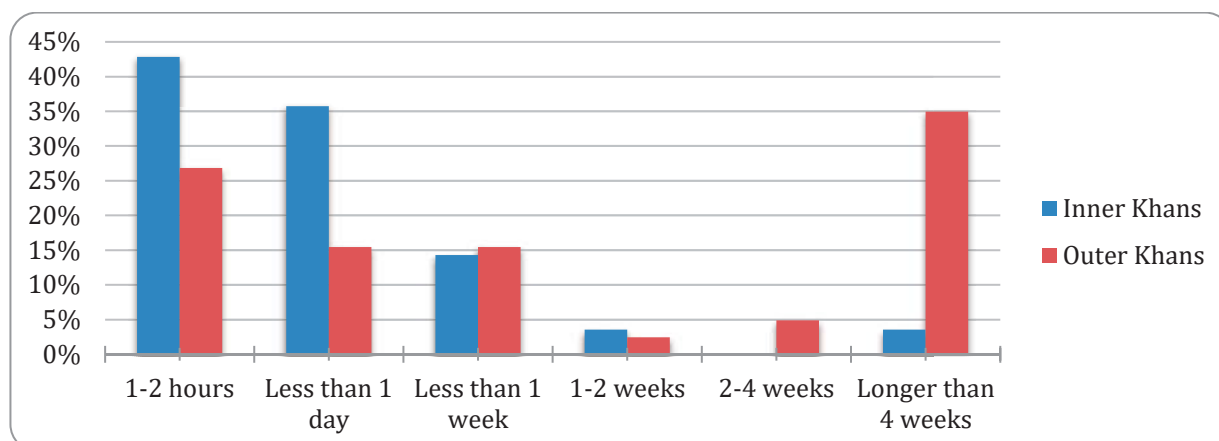
Drainage is an issue for settlements in the outer Khans, with 46% of those settlements reporting that they have no system of drainage for rain or human waste. In comparison, only 18% of settlements in the inner Khans said they had no system. The majority of settlements in the inner Khans (75%) utilized an underground drainage system while only 45% in the outer Khans did. The data also shows that Sangkat (commune level) authorities are a driving force for drainage related infrastructure, with 41% of the drainage systems being financially supported by them; 25% of communities had supported their own drainage related infrastructure. However, as there is no corresponding data for Phnom Penh, it is not possible to place the urban poor settlements in comparison to other groups. According to the World Bank's 'Phnom Penh Urban Development Report' (2017), drainage is incomplete in the outer khans, so it is likely that settlement infrastructure in the outer khans is poor across all population groups and areas.

Figure 13: Type of Drainage System for Rain Water and Human Waste



Overall 55% of urban poor settlements were affected by flooding at least once during the last three rainy seasons, with both inner and outer Khans being affected at similar proportions (inner Khans – 52% and outer Khans – 56%). The time taken for flood waters to drain tended to be longer for the outer Khans with 35% of those settlements taking over four weeks to drain completely. This statistic is hard to compare as flooding occurs in many areas of the city in which both urban poor and other population groups live. As such, it is not possible to draw any conclusions as to whether flooding is better or worse in urban poor settlements.

Figure 14: Amount of Time for Flooding to Drain during Wet Season

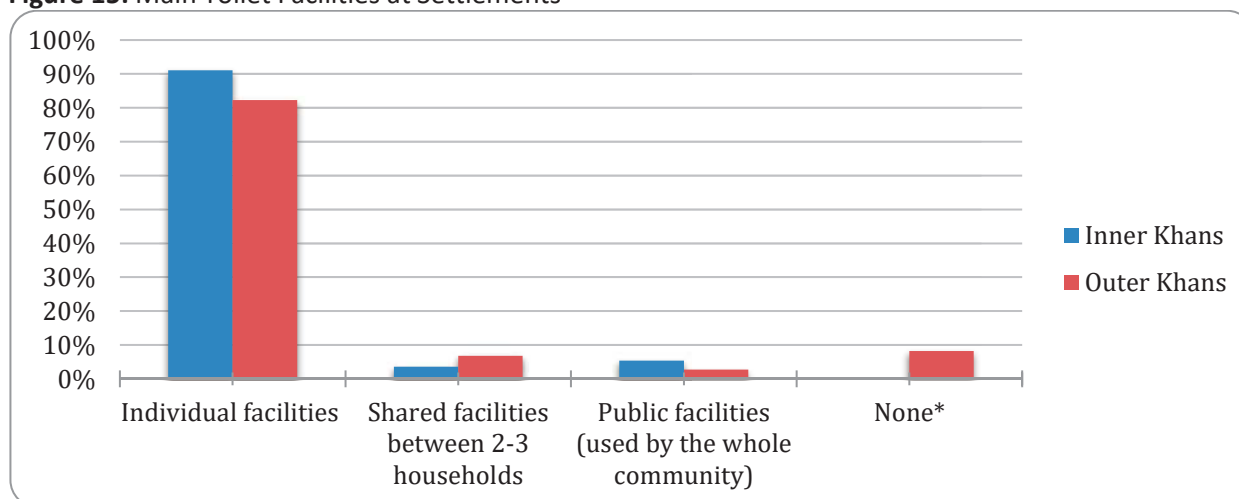


(n=277)

Settlement Infrastructure – Toilets

A large majority of urban poor settlements have access to individual toilet facilities (85%) and this is an improvement from the 2013 PP Survey. Only 18 settlements (all from the outer Khans) have no access to toilet facilities, again an improvement from the 37 settlements in 2013. To contrast this with the city, the 2015 Cambodia Socio-economic Survey reports that 99.1% of Phnom Penh residents have ‘Improved Toilets’ - either pour flush/flush toilets connected to sewerage (78.6%), pour flush/flush toilets connected to septic tanks (20.3%) or pit latrines (0.2%).

Figure 15: Main Toilet Facilities at Settlements



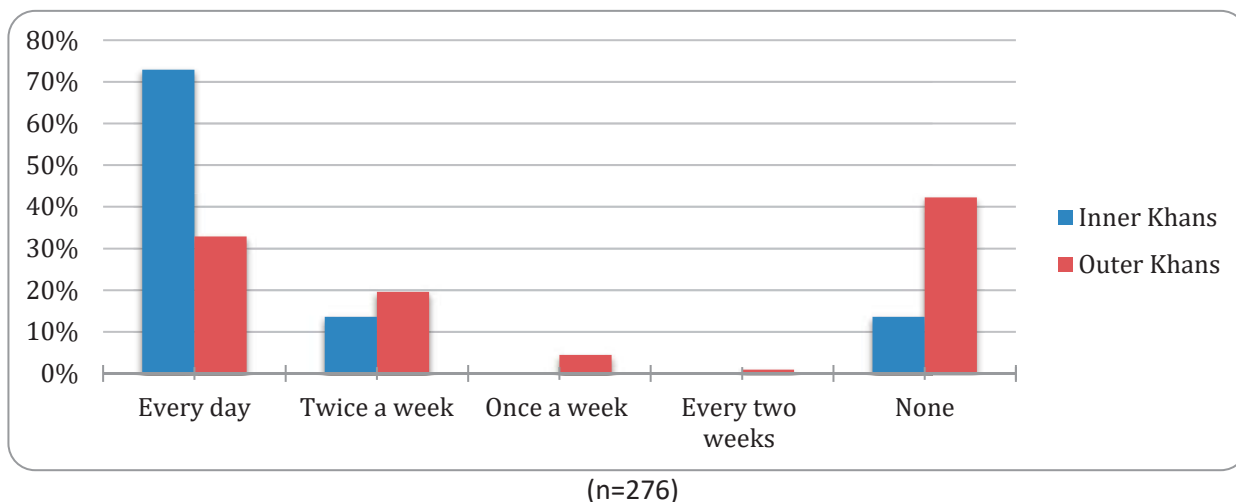
(n=276, *no response from Inner Khans answering “none”)

Services – Trash

100 settlements have no trash collection system. In the outer Khans, 92 settlements do not have any trash collection. However, this is an improvement from the 2013 PP Survey where 202 urban poor settlements

(188 outer Khan) had no trash collection. Trash collection for Phnom Penh has been an on-going issue as the city continues to grow and it is not possible to draw many conclusions from the data presented in this section without further research.

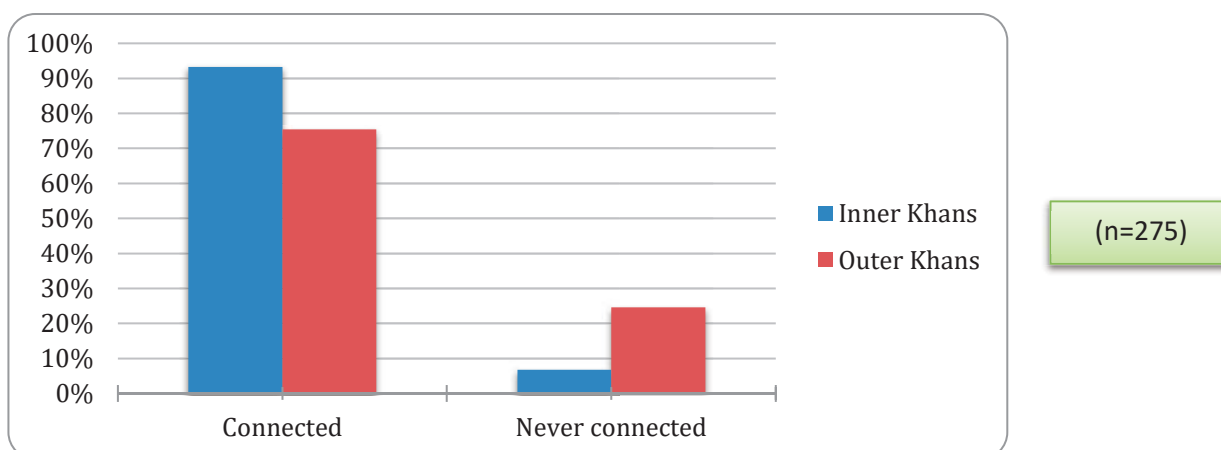
Figure 16: Frequency of Trash Collection



Services – Water

A higher percentage of settlements in the inner Khans are connected to Phnom Penh Water Supply Authority (PPWSA) piped water (88%) compared with those in the outer Khans (72%) – Phnom Penh’s average as of 2015 was 95.3%. Having a connection means that the water network reaches the settlement. It does not measure whether individual households have connections. While only 7% of inner Khans settlements had never had a connection to piped water, for outer Khans it was 24%, again showing a significant discrepancy in service provision between inner and outer Khans. Residents reported that the average cost for the supply of piped water was 1800 (USD\$0.42) per m³ and the average cost for containers of water was 6780 (USD\$1.70).

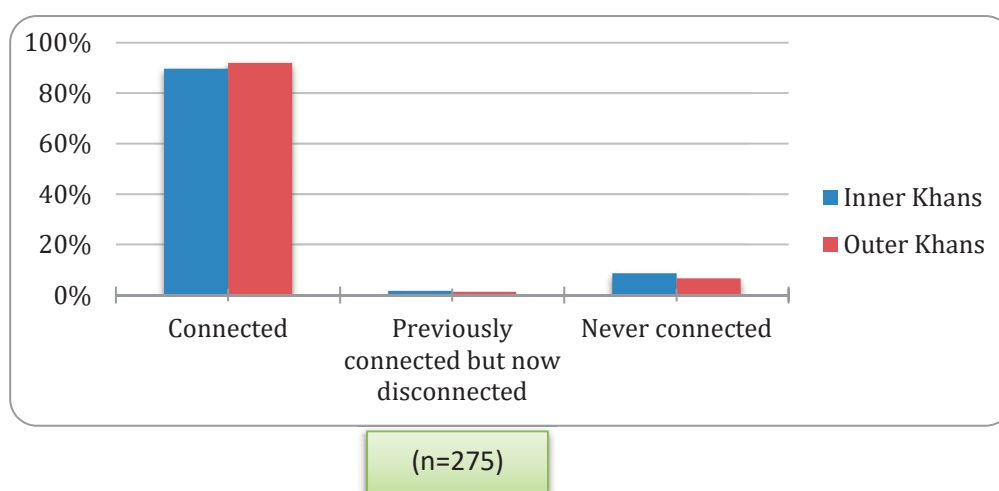
Figure 17: Settlement Access to Water Supply



Services – Electricity

In total, 92% of settlements are connected to the state electricity network Electricite du Cambodge (EDC). This does not mean that each household has an electricity connection, but that the connection reaches the settlement itself. A higher percentage of those in the outer Khans have never been connected to state electricity; a total of 14 settlements compared with 5 settlements in the inner Khans have no state electricity. Residents reported that the average cost for electricity was 1427 Kwh.

Figure 18: Settlement Access to Electricity



KEY FINDINGS

- Infrastructure and service provision in the outer Khans still lags behind when compared to the inner Khans. In particular drainage, toilet facilities, trash collection and access to water.
- Flooding is still an issue with 55% of all urban poor settlements flooding at least once during the last three rainy seasons.
- 36% of urban poor settlements still do not have trash collection, however, this is a significant improvement from 59% in 2013.
- A higher percentage of urban poor settlements in the inner Khans (88%) are connected to state electricity network than in the outer khans (72%).

6. CONCLUSION AND RECOMMENDATION

The number of urban poor settlements has been decreasing since 2009 and this presents a mixed story of the effects of development. While many residents who lived in the settlements that have disappeared had to deal with eviction and relocation in the name of development, the 2017 Phnom Penh Survey has revealed a positive side as an increasing number of settlements have improved living conditions and are no longer considered “poor”.

Nevertheless, Phnom Penh’s 277 urban poor settlements still face many challenges. Most do not have written documentation establishing the status of their land and have limited access to accurate information regarding land tenure. This makes them more vulnerable and susceptible to eviction or relocation. Further, nearly half of all urban poor settlements are located near a body of water, meaning their rights to land tenure are likely to face legal challenges as they may be living on State Public Land (which typically encompasses bodies of water).

Finally, many of the Urban poor settlements still lack adequate infrastructure and access to basic services, such as drainage, water, trash and electricity. Although, incomplete data on the rest of Phnom Penh’s population means that it is not possible to compare the urban poor settlements with other groups in many categories.

RECOMMENDATIONS

Municipality of Phnom Penh (MPP)

- Provide and support greater infrastructure and service provision in urban poor settlements with a focus on the outer Khans. Priorities should include drainage systems, trash collection and widespread connections to state run Phnom Penh Water Supply Authority piped water.

Ministry of Land Management, Urban Planning, and Construction (MLMUPC) and the General Department of Cadastre and Geography/Khan and Sangkat Administrations

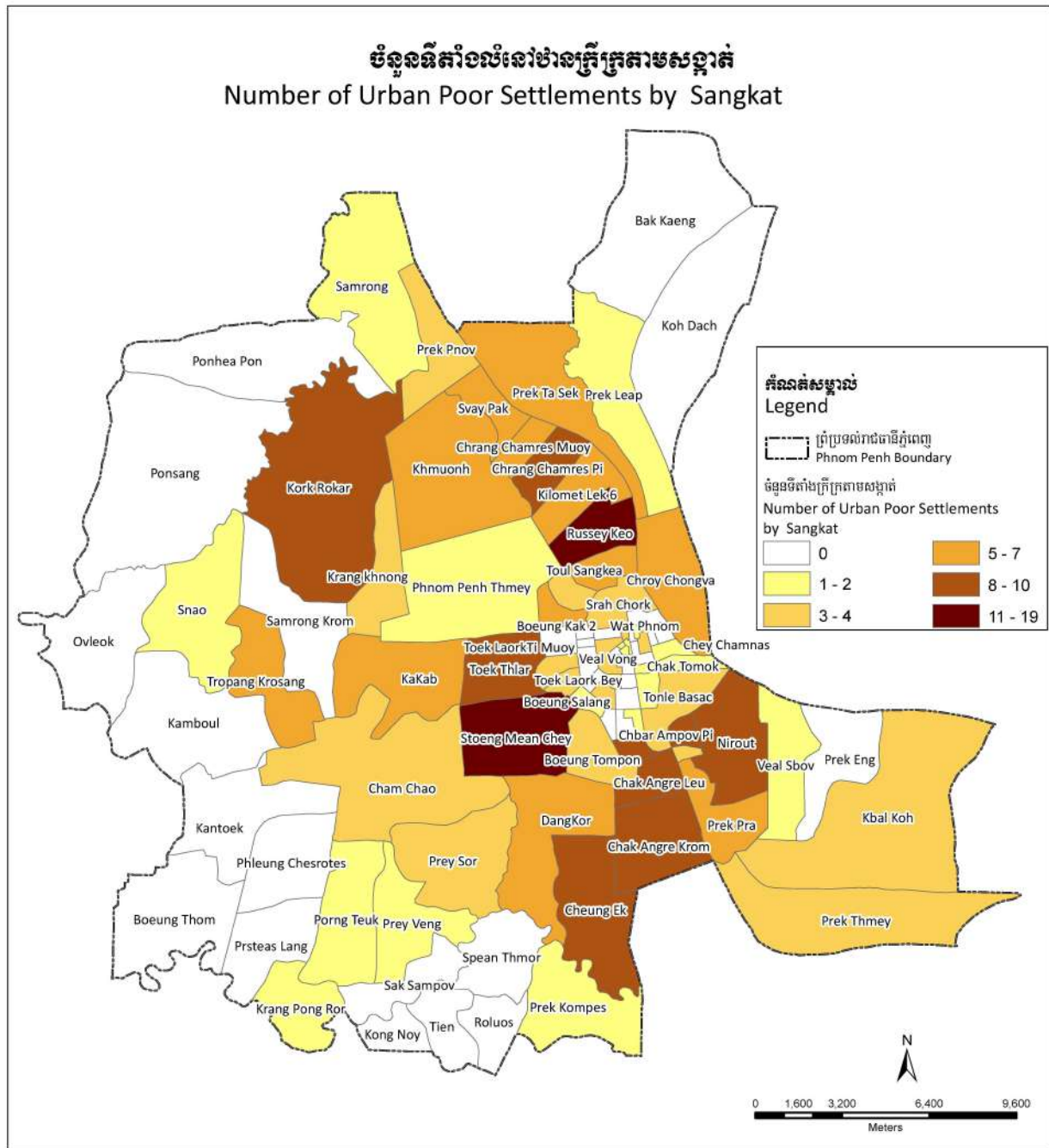
- Strongly commit to implementing transparent and coordinated systematic land registration (SLR) and land titling in urban areas.
- Make on-site upgrading of urban poor settlements the primary choice, as opposed to eviction and resettlement. Relocation of communities to the outer khans further marginalizes communities as shown in this report.

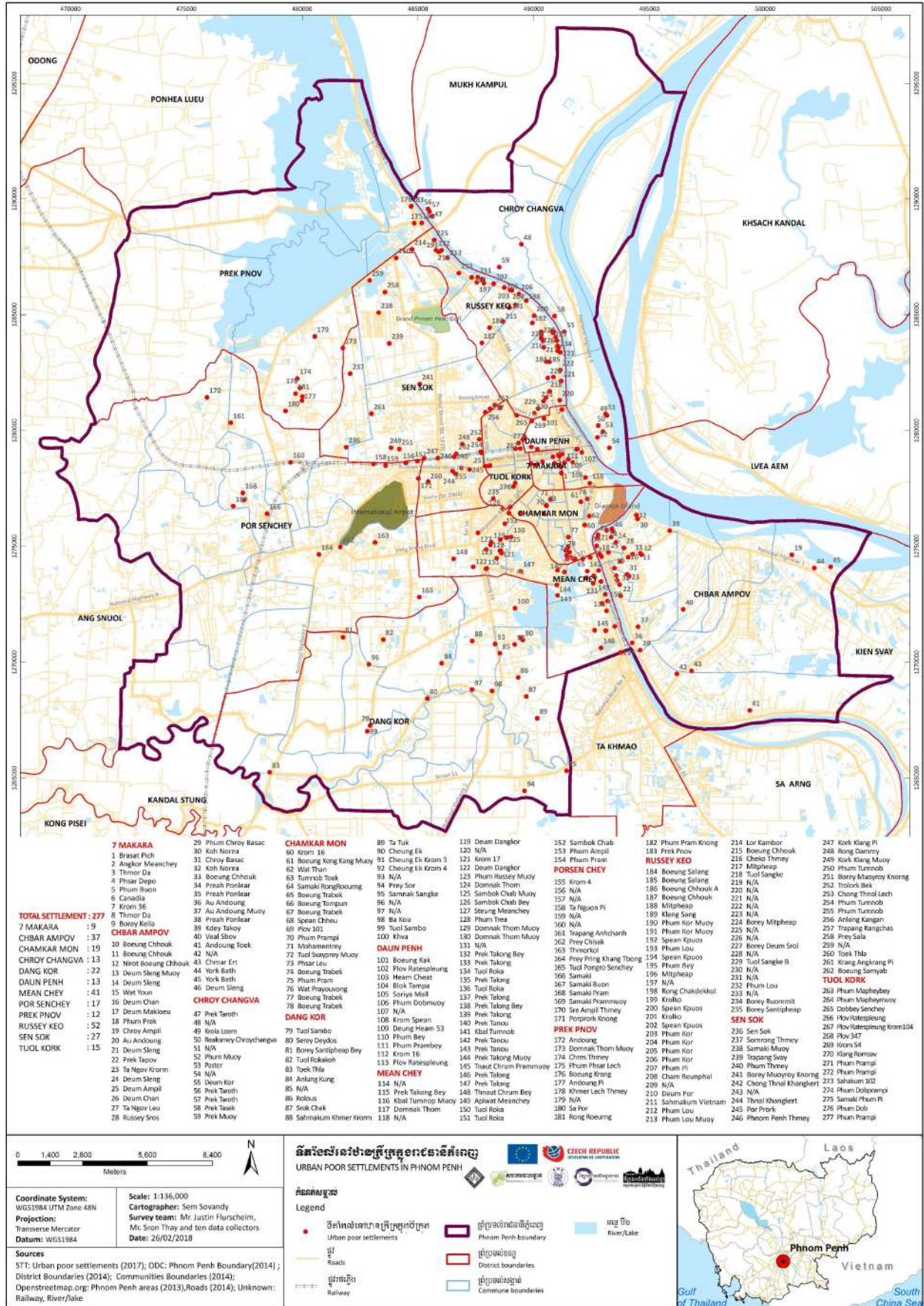
Development Partners

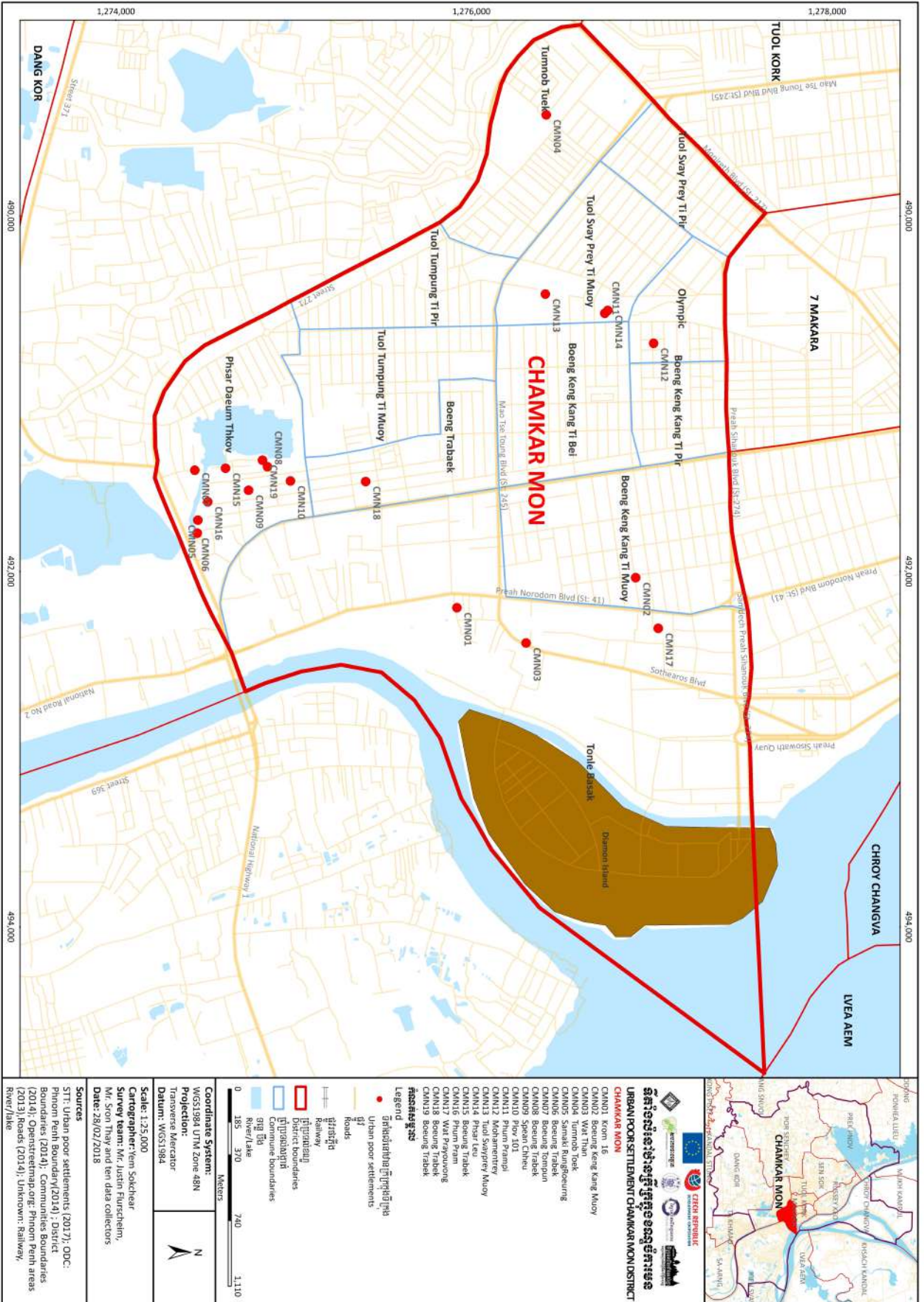
- Work to help urban poor communities achieve land tenure, improved living conditions and creative solutions for those without possession rights.

- For those communities located on State Public Land, campaign for the use of Circular 03 so that resolutions can be conducted through community and official discussion and investigation.
- Ensure that a collaborative approach is taken with the relevant government authorities in order to advance land issues.

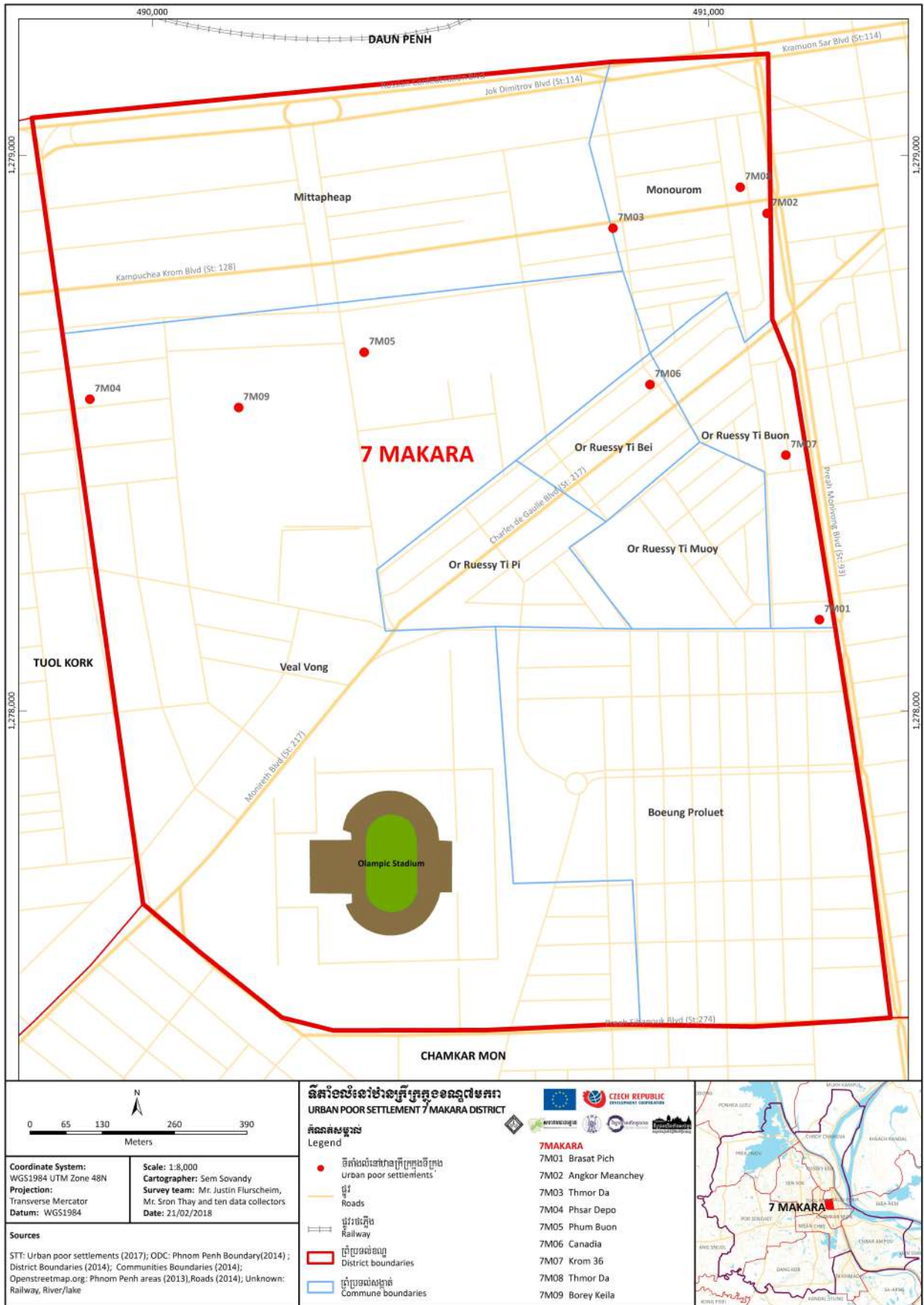
7. MAPS OF URBAN POOR SETTLEMENTS



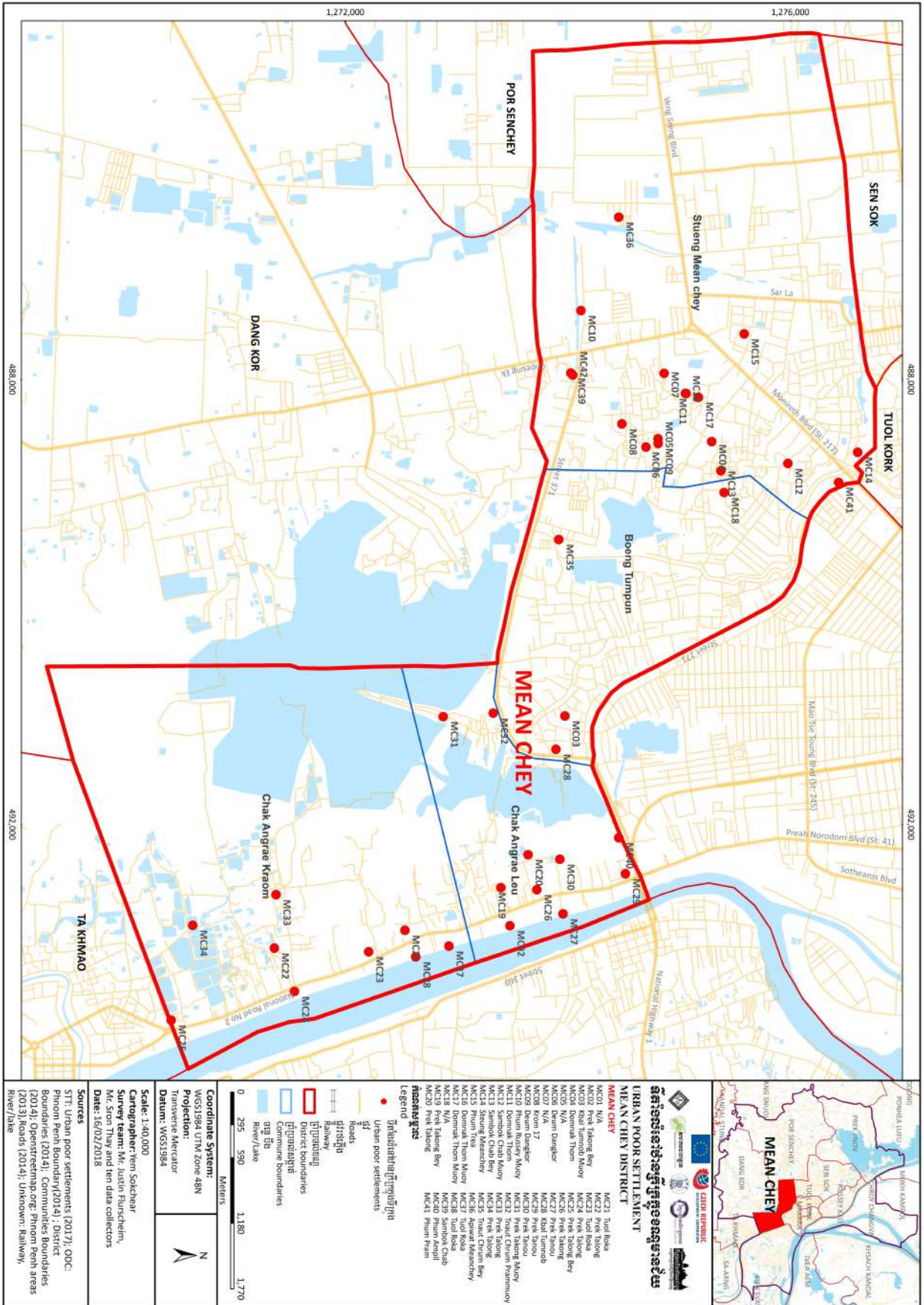


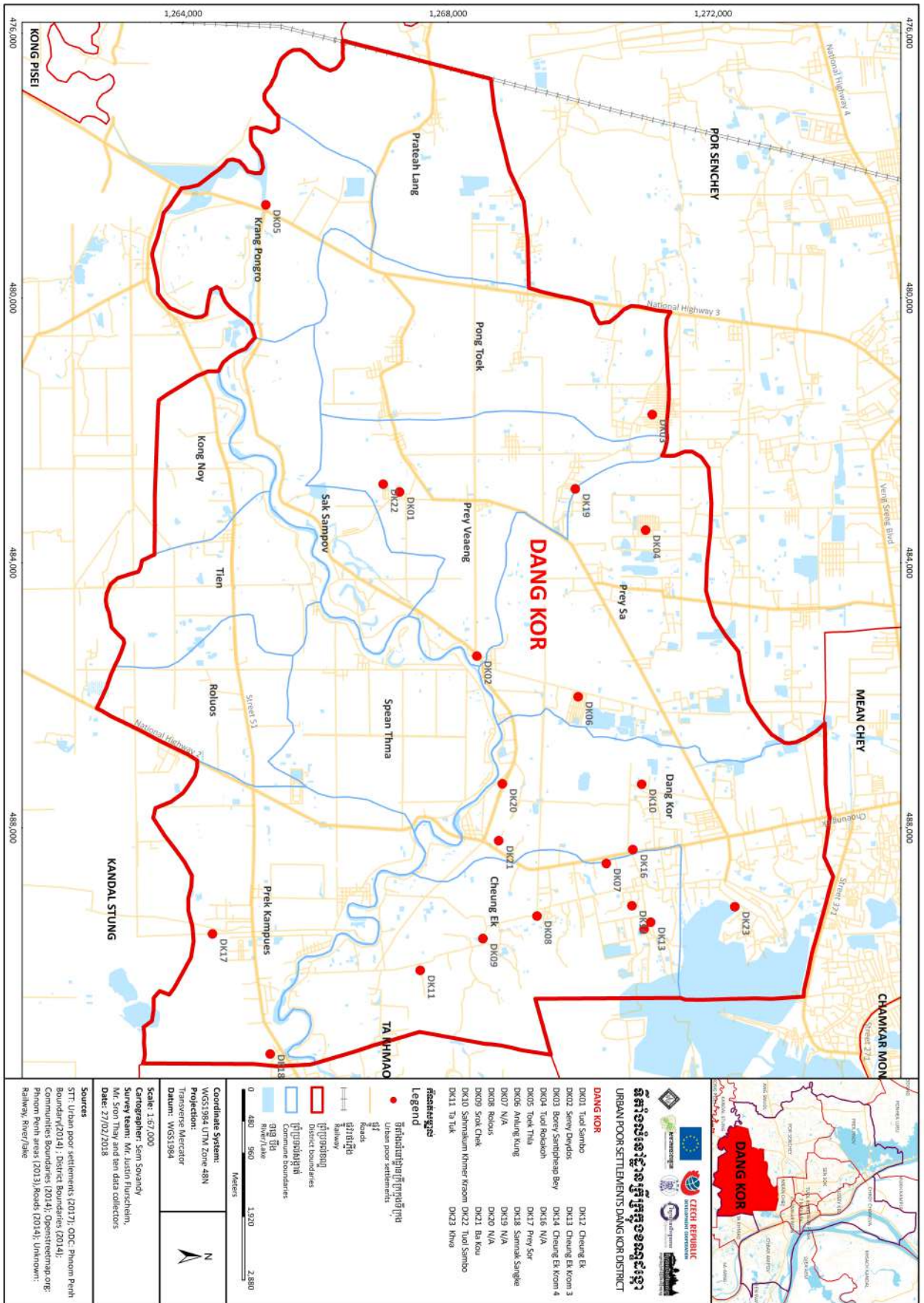


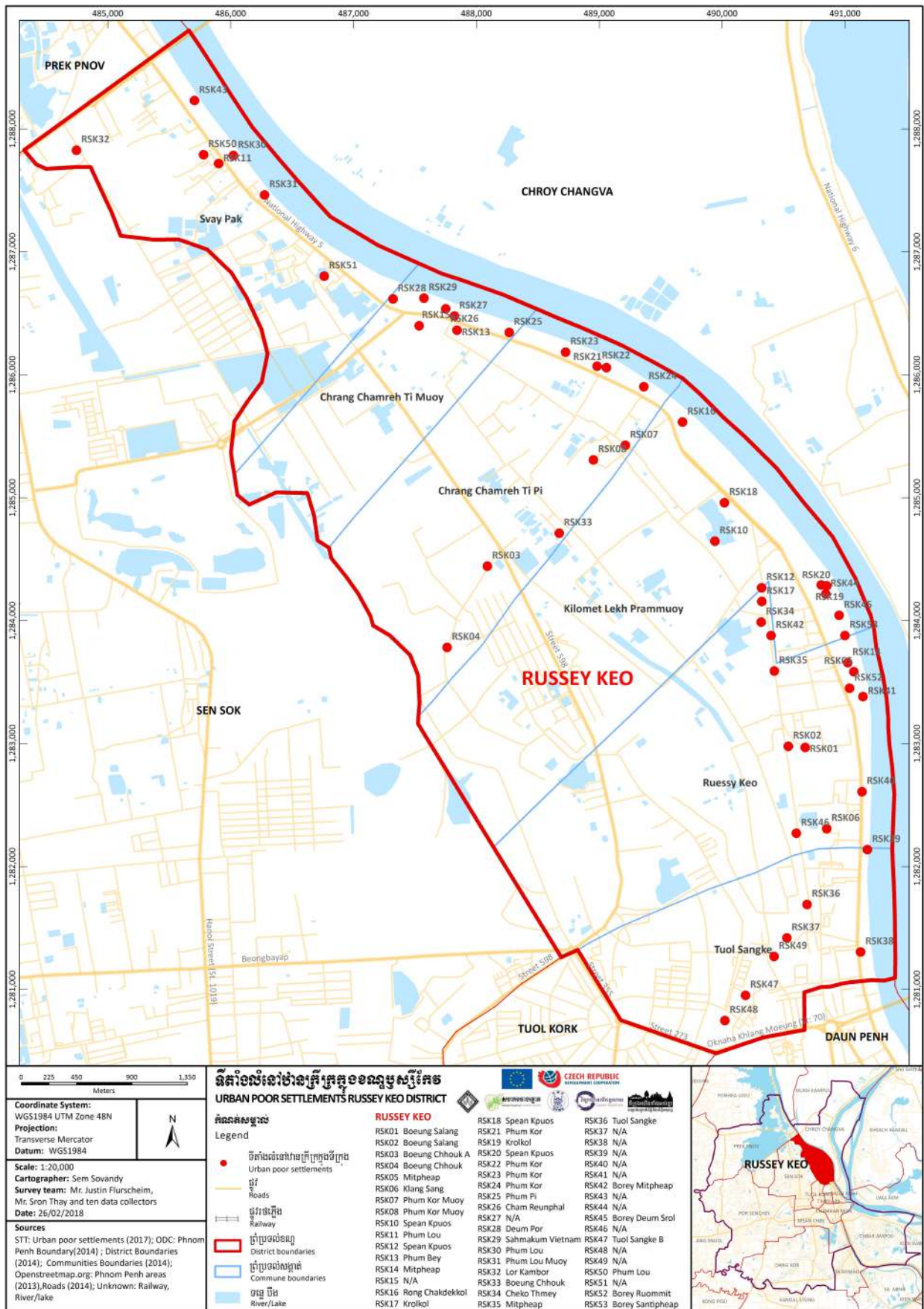




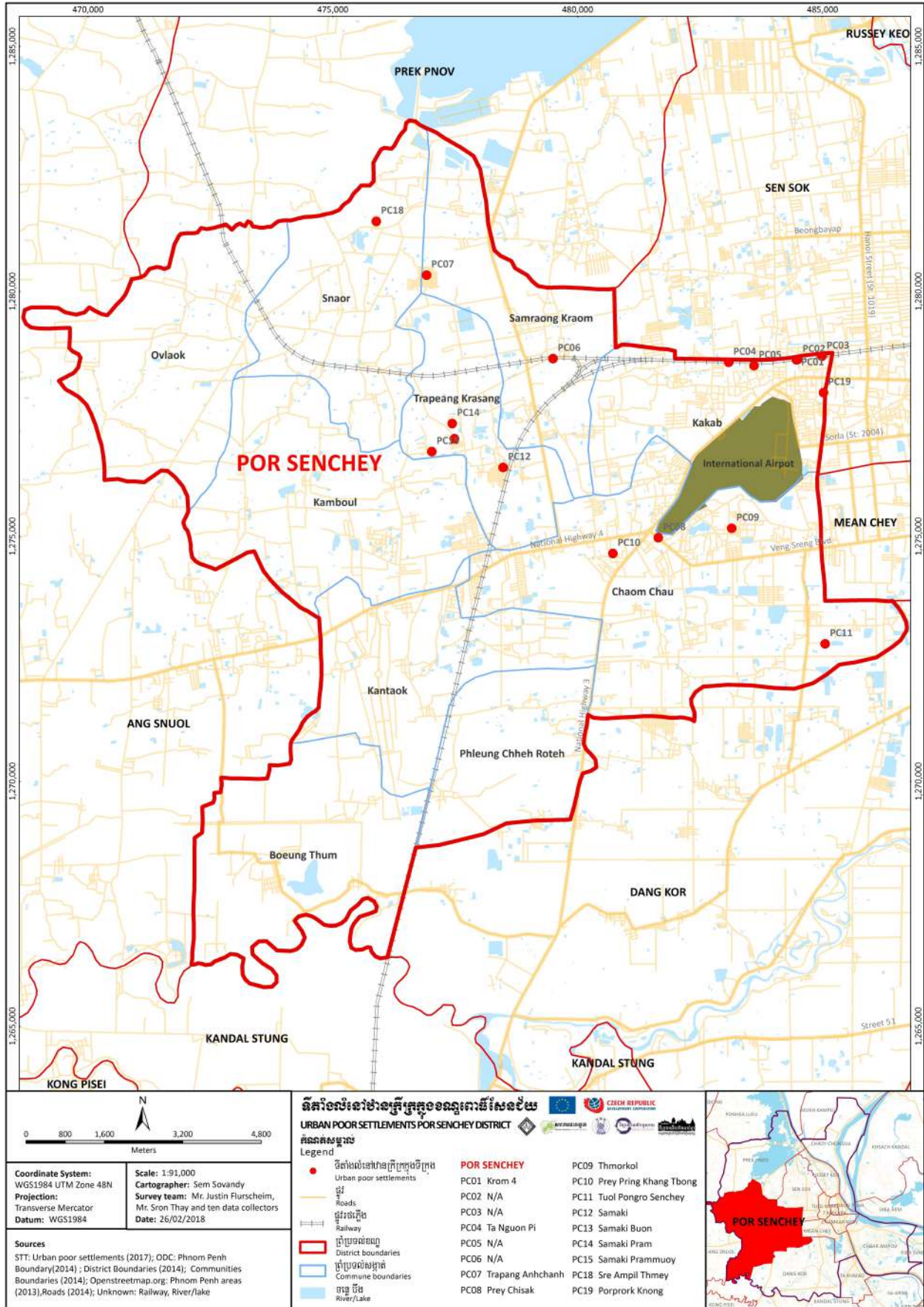


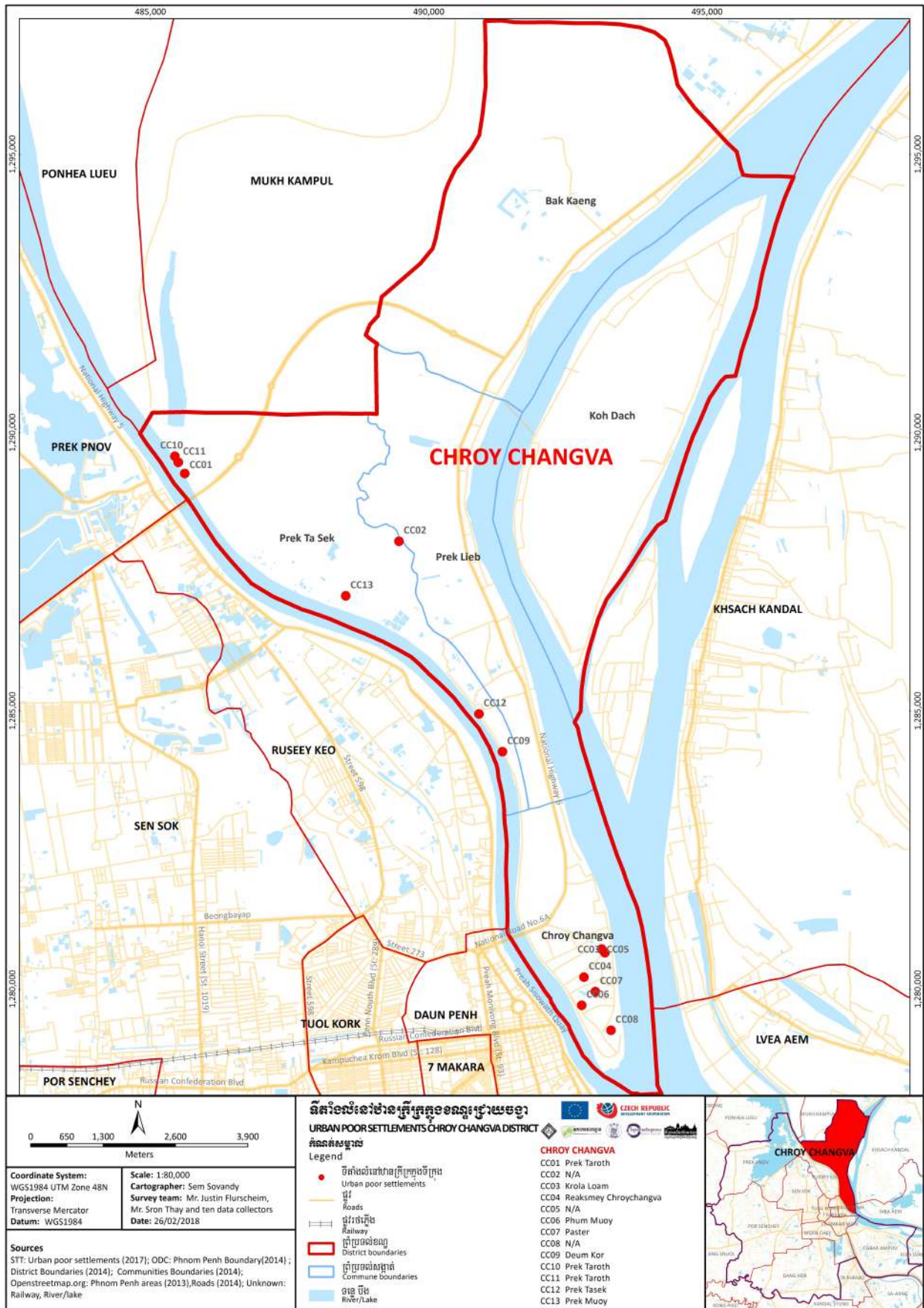


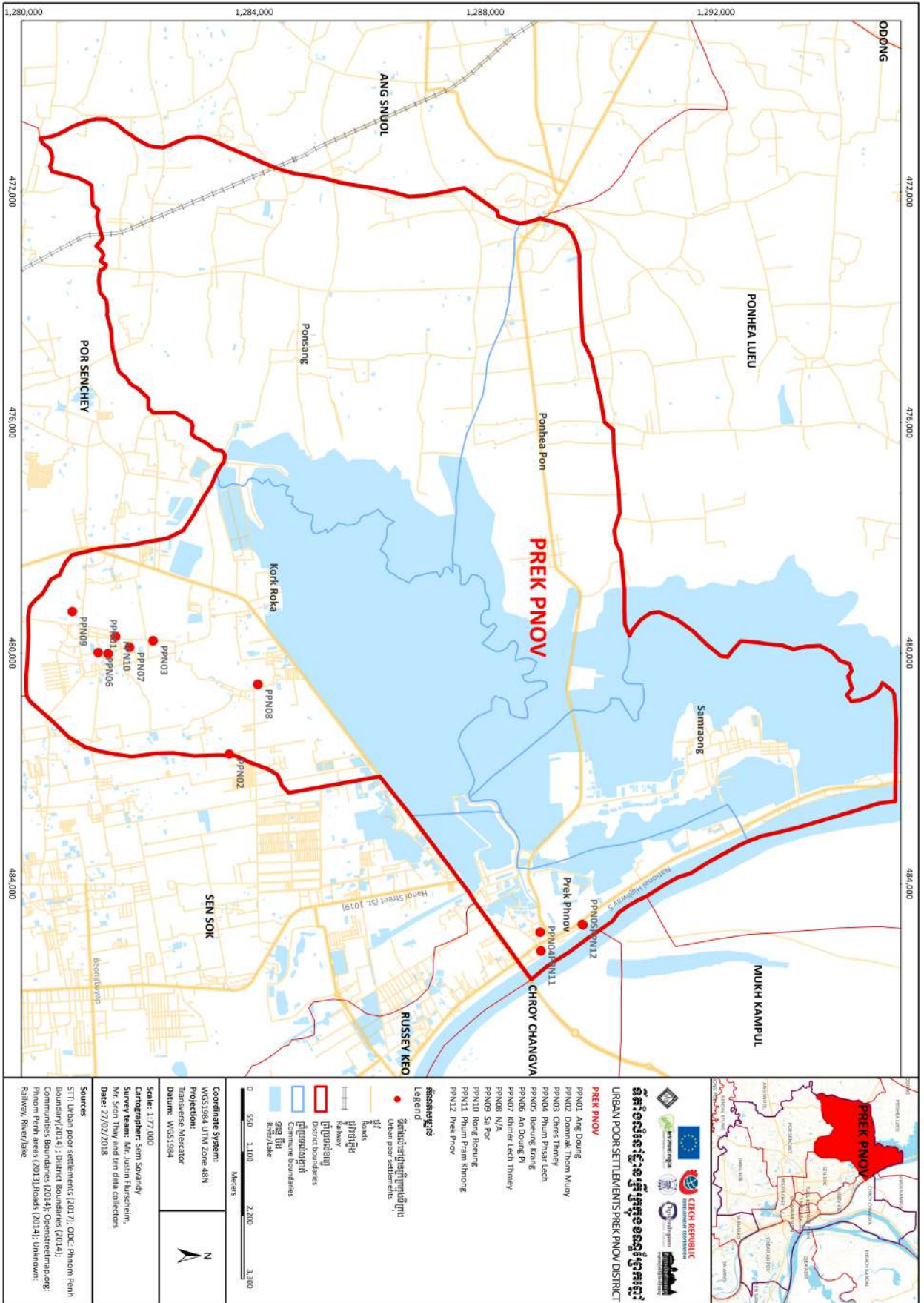


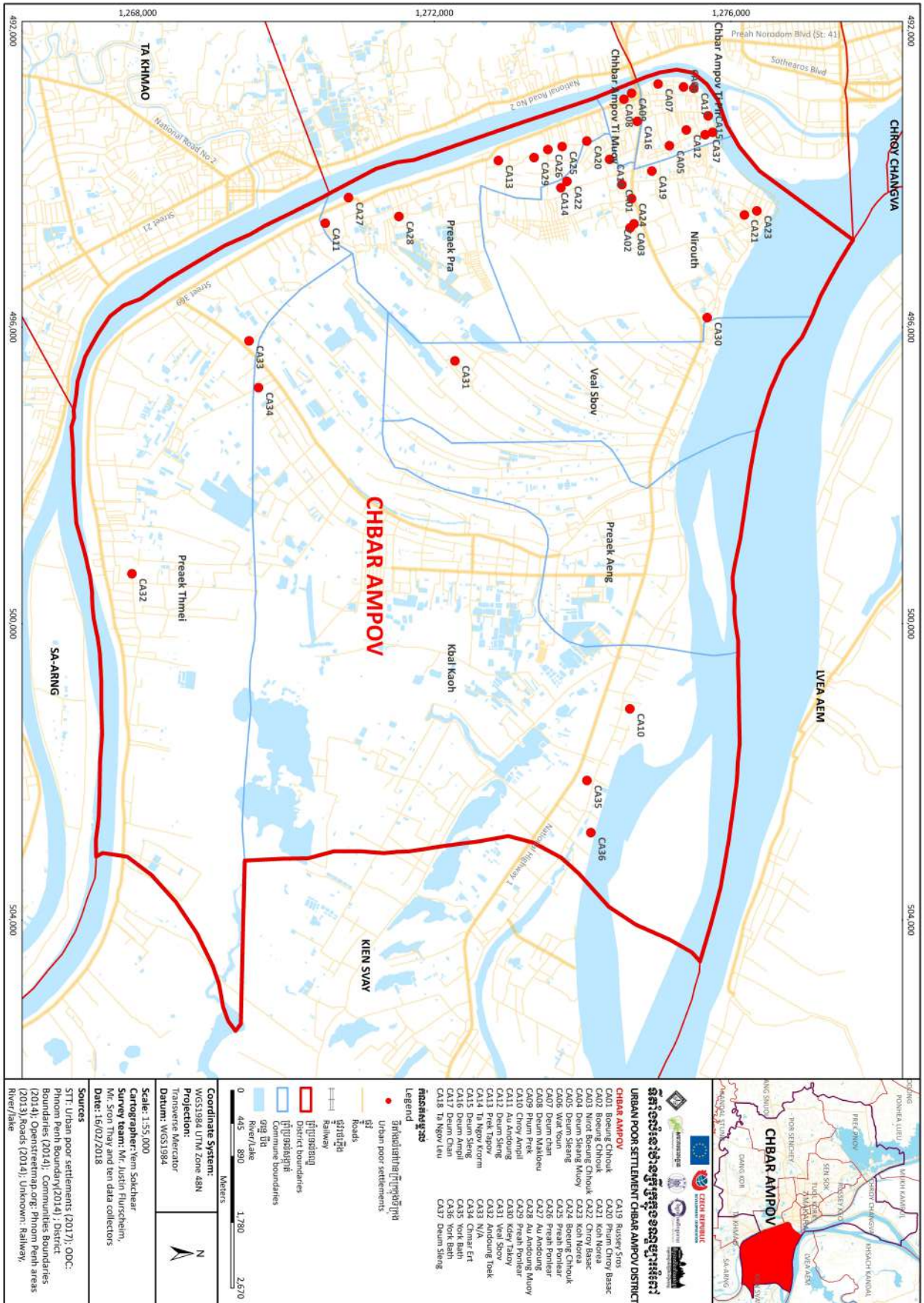












ANNEXURE 1: SURVEY FORM

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 Organization (NGO) working with urban poor communities in Phnom Penh.
- c. Our office is in Sangkat Phsar Derm Thkov.
- 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?

QID004: 2014 Survey Code: _____ Community code: _____

QID005: GPS location X: _____

Y: _____

QID006: Area of settlement: _____ m²

Supervised by: _____ Checked by: _____ Date of check: ____/____/2017

I. BACKGROUND INFORMATION AND DEMOGRAPHIC

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.	Did any NGO or association assist in the organization? Yes/No	Year: ADD ADD	

3. 4.			7. CMDP 8. CEDT 9. EC 10. STT Other	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?				
1.11	How was this land used before the settlement resided on it?		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 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 #: _ _ _ _ _ _ _ _		
1.14	How many families in the settlement?		Approximate #: _ _ _ _ _ _ _ _		Includes both owners and renters
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		

1.17	Is the settlement a relocation site?	5. Vietnamese 6. Other 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
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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?	<ol style="list-style-type: none"> 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?	<ol style="list-style-type: none"> 1. 1st time: \mm__\yy__ 2. 2nd time: \mm__\yy__ 3. 3rd time: \mm__\yy__ 		Questionnaire should allow for year only to be entered
3.4	Who/what was the source of this information?	<ol style="list-style-type: none"> 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?	<ol style="list-style-type: none"> 1. Yes – private 2. Yes – public 3. Not sure/ don't know 		
3.6	What is the reason for eviction or relocation?	<ol style="list-style-type: none"> 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 		

3.7	Has compensation been offered?	9. Other 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 compensation?	1. Yes 2. No 3. Don't know/not sure	2,3->3.10	
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)	When did this occur? \mm ____ \yy ____		
3.13	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 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 12. No distinctive feature 13. Other		
4.2	Has anybody informed the settlement member which type of land they are living on?	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, describe and get a copy)	1. Yes. Describe: _____ 2. No		
4.5	Has the settlement undergone the systematic land registration (SLR) process?	1. Yes 2. No 3. Don't know Date titling: \mm__\yy____	2, 3->4.10	
4.6	If yes, when did this occur?			
4.7	Has the settlement received the land title of the systematic land registration?	1. Yes 2. No		

4.8	If yes, when did this occur?	3. Don't know 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 Date: \mm__\yy__	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 implemented) 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 3. Don't know/not sure		
4.15	Has the settlement applied for sporadic land titling?	1. Yes 2. No 3. Don't know Date: \mm__\yy__	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 Structure #: __ __ __	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 Date: \dd__\mm__\yy__	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	2,3,4->5.1	

4.22	If implemented, how many structures were titled	4. No – no answer Structure #: ___ ___ ___ ___ ___ ___	
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V. HOUSING STRUCTURES, INFRASTRUCTURE, AND SERVICES

5.1	What is the primary construction material of the majority of structures in the settlement?	<ol style="list-style-type: none"> 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?	<ol style="list-style-type: none"> 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?	<ol style="list-style-type: none"> 1. PPWSA piped water 2. PPWSA piped water charged by landlord/middleman 3. Private piped water through an external 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 	<p>1->5.5</p> <p>Only one answer allowed, shows if most people in community use PPWSA water or not</p>
5.4	How much does it cost for water from the above supplier?	<ol style="list-style-type: none"> 1. _____ Riel/m³ 2. _____ Riel/container 3. _____ Riel/month 	Only for answers 2-10 above
5.5	Does the settlement have an Electricite du Cambodge electricity connection?	<ol style="list-style-type: none"> 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?	<ol style="list-style-type: none"> 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?	<ol style="list-style-type: none"> 1. _____ Riel/kwh 2. _____ Riel/month 		Answer only for answers 2-4 above
5.8	Where does rain water and human waste go?	<ol style="list-style-type: none"> 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?	<ol style="list-style-type: none"> 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?	<ol style="list-style-type: none"> 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?	<ol style="list-style-type: none"> 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?	<ol style="list-style-type: none"> 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?	<ol style="list-style-type: none"> 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?	<ol style="list-style-type: none"> 1. Concrete 2. Wood 3. Unpaved/dirt/mud 4. Other 			
5.15	Does the settlement have street lights/communal lighting?	<ol style="list-style-type: none"> 1. Yes - Functional 2. Yes - not functional 3. No 			
5.16	Is there solid waste collection service in the settlement?	<ol style="list-style-type: none"> 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?	<ol style="list-style-type: none"> 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?	<ol style="list-style-type: none"> 1. CINTRI company 2. CSARO organization 3. Other 			
5.19	What is the main toilet facility in the settlement?	<ol style="list-style-type: none"> 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
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VI. NGO Support

QID	Questions	Answer code	Skipping
6.1	Are there any NGOs, groups, organizations or associations currently (or have previously been) working within the settlement?	1. Yes. Name: _____ 2. No 3. Don't know/not sure	2,3 -> 7.1
6.2	If yes, what work are they doing in the settlement?		
6.3	When did they start working in the settlement?	Year	
6.4	Do you find that the work is helpful to the community?	1. Yes 2. No 3. Not sure	
6.5	Why?		

VII. THE FUTURE

QID	Questions	Answer code	Skipping
7.1	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	

DO YOU HAVE ANY QUESTIONS FOR US?

THANK YOU FOR PARTICIPATING IN THIS SURVEY!!



CZECH REPUBLIC
DEVELOPMENT COOPERATION



សមាគមបរិវេណភ្នំពេញ
Sahmakum Teang Thaut - a Cambodian Urban NGO

