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Wrap-up
Summer School in Phnom Penh
26 August 2011

What have we learned?

1. Land and land policy together with land use planning are the base of life and freedom and even the socio-economic umbrella of the country and all land , but not only land related activities.
2. Land policy and all of its components have a cross-cutting character and includes and covers the programmes and measures of nearly all line ministries. Also the land concession sector is deeply multifaceted and is not only a sectoral field..
3. All (sector) ministries should now contribute to a comprehensive white paper on land policy in order to establish and secure sound legal , political and institutional framework and base for implementation of their own measures.
4. Land policy aims at human dignity, justice, sustainability, well-balanced development. That are the indispensable “eternal” coordinates. Therefore government must provide criteria and mechanisms of stewarding and monitoring the implementation of the a mentioned aims. Land governance can be one contribution ,but can not solve directly the problem of developing and accepting common criteria..

5. Land policy always targets two pillar principles: allocation (right land to right people ...) and distribution! Take care that economic land concessions for large-scale farming or other activities do not destroy your soil , nature and land resources and your social and cultural environment . Grandis Timber seems to become a good example.
6. Land management in the international understanding is the “visible” face of successful land policy! It is logically the most important aspect. Main part is cadastre and land registration to reach secure tenure and to enable development programmes and measures! It is precondition for each investment (Mitchell!) Look at the Stories of and lessons learnt from East Germany and a lot of post communist central and east european and CIS countries.!
7. Spatial planning is the backbone of countries’ territorial development. It demands and it guarantees balanced, weighed up and conflict-free development by horizontal and vertical coordination with all three society sectors government, business, citizens. To reach this they need a “team spirit” and understanding of common commitment to the countries .Parallely to this we need to build up an vital civic engagement and we need to implement increased participation and transparent decision making everywhere.
8. The successful implementation of circulars 02 and 03 decides not only about social stability within Cambodia but also about countries image and the atmosphere of cooperation with NGOs and the relationship with international partners.
9. Land policy implementation in Cambodia is not easy. The better developed the institutional and technical framework and setting is, the better the country can try to successfully meet its complex challenges. This means that Cambodia should always aim at high standards and international dimensions. You can not deliberately decide for a lower level! The solution is: find the appropriate level by studying and learning from international experiences.
10. Cambodia’s universities should therefore aim at high standards and start own research activities with high standard in the field of land policy and land

management thus getting much easier own Cambodian based solutions integrating khmer cultural context!

Ladies and Gentleman ,the 4th Summer School 2011 was with this output a great success.It has enhanced a common learning process between academia and professionals and first time even politics.Thus the joint summer school 2011 of five partners, RUA, TUM, GIZ, MLMUPC and GS-CLP, can even be regarded a model for other countries.