



**KINGDOM OF CAMBODIA
NATION RELIGION KING**

Royal Government of Cambodia

No: 126 ANK.BK

Phnom Penh, August 12, 2009

**SUB-DECREE
ON
THE MANAGEMENT AND USE OF CO-OWNED BUILDINGS**

The Royal Government

- Having seen the Constitution of the Kingdom of Cambodia;
- Having seen Royal Decree No NS/RKT/0908/1055 dated September 25, 2008 on the appointment of the Royal Government of the Kingdom of Cambodia;
- Having seen Royal Kram No 02/NS/94 dated July 20, 1994 promulgating the law on the Organization and Functioning of Council of Ministers;
- Having seen Royal Kram No 04/NS/94 dated August 10, 1994 promulgating the law on Land Management, Urban Planning and Construction;
- Having seen Royal Kram No NS/RKM/0699/09; dated June 23, 1999 promulgating the Law establishing the Ministry of Land Management, Urban Planning and Construction;
- Having seen Royal Kram No NS/RKM/0801/14 dated August 30, 2001 promulgating the Land Law;
- Having seen Royal Kram No NS/RKM/1207/030; dated December 8, 2007 promulgating the Civil Code;
- Having seen Sub-Decree No 86 dated December 19, 1997 on Construction Permit;
- Having seen Sub-Decree No 62 dated July 20, 1999 on the Organization and Functioning of Ministry of Land Management, Urban Planning and Construction;
- Having obtained approval of the Council of Ministers during its plenary session on July 31, 2009;

HEREBY DECIDES

Chapter 1

General Provisions

Article 1.

The goal of this sub decree is to determine management and use of co-owned buildings as well as mechanisms and procedures for registering 'private units' of co-owned buildings.

Article 2.

This sub decree has the following objectives:

- To ensure protection of legal ownership rights for possessors of 'private units' of co-owned buildings;
- To facilitate management activities of co-owned buildings and co-owners residing in the co-owned buildings;
- To facilitate the co-owners in sale, exchange, donation, succession, perpetual lease, creation of hypothec and gage and antichrèse of their private units.

Article 3.

The scope of this sub decree covers all categories of co-owned buildings that were legally constructed in the Kingdom of Cambodia.

Only legal or individual persons of Khmer nationality can own private units of a co-owned building unless there are specific provisions stipulating the contrary.

Article 4.

The following terms have the meanings defined below:

- *Co-owned building* refers to building or construction in which several co-owners are living. A co-owned building has some parts that are the exclusive ownership of each co-owners and are called 'private units' when other parts are commonly used by the co-owners and called 'common areas'. There are many categories of co-owned buildings such as detached building, semi-detached ones, attached houses (that have several attached "Loveng" and floors), residential building called 'condo' or other kinds of houses with common structure;
- *Private Units* refers to parts of the buildings which are privately occupied and used;
- *Common Areas* refers to all parts of co-owned buildings that are subject to common use or benefit of all co-owners such as land, courtyard, stairs, parks and gardens, entrance ways, joint walls, areas for common service;
- *Immovable Property Developer* is legal person or individual who invests in construction of co-owned buildings for sale or rent;
- *Tutor* refers to person who is in charge of representing minors or incapables;
- *Guardian* refers to person appointed by court decision to manage the person with less capability in understanding or judging lawful outcome of their acts due to intellectual crises.
- *Co-owned Land Parcel* refers to land parcel of a co-owned building with specific location and size for construction of a co-owned building or where the co-owned building is located and within approved construction plan of co-owned building. Such land parcel of co-owned building shall be under the common management and use of all co-owners.

- *Lot* refers to private units attached to common area of the co-owned building. Each lot has a different value varying according to the size of private unit, and the calculation shall be done according to the surface size of the private units of each co-owner.
- *Perpetual lease* refers to lease rights over immovable property with long-term period lasting from 15 years and up.

Chapter 2

Principles Relating to the Management and Use of the Co-owned Building

Article 5.

A legal person or an individual has right of ownership over the ‘private units’ of a co-owned building located in the Kingdom of Cambodia in the respect of the conditions and provisions of this sub decree and other related regulation in force.

Individuals, legal persons with legal capacity, can be owner of the ‘private units’ of a co-owned building. However, within this possibility, there is an exception relating to succession benefiting to a minor of age or an incapable who can be owner but only through the intermediary of a tutor or guardian until the concerned person gets full legal capacity. In this case, the tutor or guardian has no right of management or division of that private unit except in case of authorization from the court.

Article 6.

The ownership right is only provided over the private units of a co-owned building to co-owners. Common areas are kept for common benefit and use of the co-owners of the co-owned building.

The procedure for registering the private units of a co-owned building shall be simple, easy, transparent and respecting the principles of decentralization, deconcentration, and good governance.

Article 7.

A parcel to construct a co-owned building shall be a single parcel already registered in the Land Register.

If the construction includes many different categories of co-owned buildings on one single parcel, the immovable property developer shall apply to the cadastral administration for subdivision in the respect of the categories and number of each co-owned building. The subdivision shall be done according to the law and regulation in force.

The developer or other person that has been or is constructing a co-owned building on a parcel shall apply to the cadastral administration to register the change of parcel type to “co-owned parcel” at the time it undertakes the first transaction of any of the private units, except if the co-owned building has been constructed on a parcel leased from the third person.

At the time the parcel type is changed to be considered as 'co-owned', the immovable property developer or other person that has been or is constructing a co-owned building on this parcel shall hand its/his/her title to the cadastral administration in order to do the required inscription and keep it. In exchange of this title, the cadastral administration shall issue a title acknowledging the private units owners.

The change to the co-owned parcel type as well as the other necessary forms shall be determined by a Prakas of the Minister of Land Management, Urban Planning and Construction.

The co-owned parcel where a co-owned building is located is the common property of all the co-owners of that building.

Article 8.

The immovable property developer who constructs co-owned buildings shall develop internal regulations before announcing the sell or rent of the private units of the co-owned building.

The internal regulations, which represent the mutual agreement among all the co-owners, shall not contradict public order or the legal provisions in force.

In order to manage the co-owned building, the co-owners shall establish a management board or an executive committee as agreed among themselves following the what prescribed in the internal regulations.

The internal regulations shall be in line with the principles and minimal requirements of the sample internal regulations, which is included in an annex 1 of this Sub Decree, and which states below, for example, about:

- rights, obligations and responsibilities of co-owners over the private units and over the common areas in respect of the principles relating to ownership;
- the share of expenses of co-owners for the maintenance and repairs of the common areas, and on the fees linked to public services, etc;
- Procedure for decision making in case the co-owners create an entity in charge of the management of the co-owned building:
 - a) To decide about the modification of the internal regulations, the maintenance or the repairs of the co-owned building or the payment of all kind of public service, there shall be an absolute majority of votes of all the co-owners.
 - b) To decide demolition and rebuilding in case the co-owned building is so old and ruined that it can no longer be used, there shall be a majority vote of at least 75% among all co-owners. If the 75% limit cannot be reached, an official valuation of the building situation by a specialized competent authority shall be used as a basis for the court decision.

Article 9.

Measurements determining the boundaries of private units which have joint walls shall be taken to the central-line of party walls dividing each private unit.

Balcony directly related to a private unit and that is privately used shall be considered as integrated in this private unit, if it does not affect the use of another private unit or common area.

Chapter 3 **Rights and Obligations of Co-Owners**

Article 10.

Each co-owner has private ownership right to his or her private unit, unless specifically restricted by laws or other legal provisions.

Article 11.

A co-owner of a private unit of a co-owned building has rights to dispose of his or her private unit, if it does not affect the common area or its uses by other co-owners and does not affect the solidity and the original appearance of the building.

The right to dispose of a private unit of a co-owner such as sale, exchange, renting, donation, succession, perpetual lease, creation of a usufruct, a right to use and habitation, creation of hypothec and gage of the 'private units' shall be in the respect of legal procedures in force.

A co-owner cannot create easement over his or her private unit.

Article 12.

All parts of the building or parcel for the common use or benefit of the co-owners of the building are considered as common areas. Common areas include in particular:

- Ground, courtyards, parks and gardens, access ways;
- Walls, main structure of the buildings, common facilities including water, electrical, sewer system and gas pipelines even when crossing private units;
- Flues and stacks of chimneys, and roofs;
- Common service areas which are set aside or mentioned in the internal regulations;
- Other related rights which is stipulated under article 179 of the Land Law 2001.

Each co-owner has only use right over the common areas. There is no exception that the owner of the top floor of the co-owned building may build any additional structure for private use, or sell this right to a third party.

Article 13.

The co-owner of a co-owned building shall follow the internal regulations relating to the management and maintenance, as well as adhere to other obligations.

Article 14.

The common areas are the undivided ownership of the co-owners.

All owners are jointly responsible for the maintenance of the common areas. The share of cost of the maintenance shall be proportional to the value of each lot, unless otherwise agreed or specifically regulated by the internal regulations.

Article 15.

The right to the part of the land parcel on which the co-owned building is located does not cease to exist even if the building or the private unit is destroyed.

In case the condominium is so old and ruined that the owners cannot live in, or gets damaged by any case, all co-owners can agree to repair or rebuild it, bearing the share of construction cost in proportion to the value of each lot or in accordance to any previous agreement such as a specific agreement or the internal regulations of the co-owned building. The specific agreement shall be in line with the spirit of the internal regulations. The repair or rebuilding shall be implemented in the respect of legal provisions in force.

If co-owners agree to subdivide or sell the parcel where the co-owned building is located, they shall base on the principle of repartition in proportion to the value of each lot or on the basis of any previous written agreement stipulated in a specific agreement or in the internal regulations of the co-owned building.

In case the developer has constructed the co-owned building on a land leased from a third party, the duration of the right of perpetual lease on the private unit and the right of use on the common areas is equal to the duration of the land perpetual rent agreement as agreed between the developer and the land owner. A certificate acknowledging the right of perpetual lease is attached in annex 3 of this sub decree.

Chapter 4

Mechanism and Procedure for Registration of Private units of a Co-Owned Building

Article 16.

The Ministry of Land Management, Urban Planning and Construction (MLMUPC) has the authority to register and give Certificate acknowledging the owner of private units of a co-owned building to all co-owners following the procedure determined in this Sub Decree.

Only the co-owned building that have been fully constructed in accordance with legal provisions in force can be the object of cadastral registration of private units.

Article 17.

The registration of the private units of a co-owned building shall be implemented according to the following procedure:

1. The owner of a private unit of a co-owned building shall apply for cadastral registration at the Municipal/District/Khan Cadastral administration Office.
The concerned owner shall fill out the form to register the private unit of a co-owned building, giving clear identity and information related to his or her private unit, and shall provide:

- a certificate that the building is correctly constructed or the certificate of completed construction work
 - a detailed architectural plan of the co-owned building that clearly shows the number of floors, the number of private units with reference numbers as well as information relating to the common areas of the building.
 - the internal regulations.
 - the owner's identity documents.
 - other relevant documents, if any.
2. The application form shall be submitted to the local Municipal/District/Khan Office of Land Management Urban Planning, Construction and Geography where the co-owned building is located. The officer in charge shall provide a receipt to the concerned owner to confirm receipt of the application.
 3. After reception of the application for registration, the concerned Municipal/District/Khan Office of Land Management Urban Planning, Construction and Geography shall dully check the form and attached documents and submit them to the Capital/Provincial Department of Land Management Urban Planning, Construction and Cadastre within three (3) working days at the lattest for review and approval to implement the registration process.
 4. The Capital/Provincial Department of Land Management Urban Planning, Construction and Cadastre shall review and approve the application within three (3) working days at the lattest.
 5. When the process to register the private unit of a co-owned building is approved by the Capital /Provincial Department of Land Management Urban Planning, Construction and Cadastre, the concerned Municipal/District/Khan Office of Land Management Urban Planning, Construction and Geography shall give notice one (01) week before field data collection.
 6. Within one (01) week at the lattest, the technical officer(s) in charge within the Municipal/District/Khan Office of Land Management Urban Planning, Construction and Geography shall cooperate with Commune/Sangkat officers and immovable property developers or their concerned representatives and the co-owners to collect and check data in situ to fill out the data collection form.
 7. When the field data collection related to the private unit of the co-owned building is complete, the technical officer(s) in charge in the Municipal/District/Khan Office of Land Management Urban Planning, Construction and Geography shall submit the file with all documents together with comments within one (01) week to the Capital/Provincial Department of Land Management Urban Planning, Construction and Cadastral for review and decision in order to enable the public display of the data.
If something isn't clear, the Capital/Provincial Department of Land Management Urban Planning, Construction and Cadastre may get further information to check or assign technical officer(s) to handle field investigation or further checking within one (01) week at the lattest.
 8. After the Capital/Provincial Department of Land Management Urban Planning, Construction and Cadastre has decided to display the data that have been collected already, the Municipal/District/Khan Office of Land Management Urban Planning, Construction and Geography shall publicly display the collected data for one (01) week to allow concerned owners or beneficiaries to check in order to be able to claim against the data or request adjustment. This public display shall be

organized on the site of the co-owned immovable property itself as well as in the Commune/Sangkat hall where the co-owned building is located.

In case of claim or dispute, the Municipal/District/Khan Office of Land Management Urban Planning, Construction and Geography shall work hard to handle conciliation so that the protestors can reach agreement.

In case the agreement cannot be reached, the Municipal/District/Khan Office of Land Management Urban Planning, Construction and Geography shall submit the dispute to the court to decide following the legal provisions in force.

9. When the public display is complete and that no claim has been made or in case a dispute, if any, has been solved, the Capital/Provincial Department of Land Management Urban Planning, Construction and Cadastre shall within one (01) week register the private unit of the co-owned building according to the application of the owner.

Article 18.

Each private unit shall be registered in a 'register of private units of co-owned buildings'. In the 'register of private units of co-owned buildings', shall be recorded the detailed data relating to the private unit and to the owner of the concerned private unit and, in particular: name of the owner, size, location and type of property of the concerned private unit.

The 'register of private units of co-owned buildings' book and other official forms shall be determined by a Prakas of the MLMUPC.

Article 19.

The certificate acknowledging the owner of the private unit shall be issued to the concerned co-owners upon request and shall contain specific data, in particular: private unit number, size, location and type of property of the private unit.

The model of Certificate acknowledging the owner of the private unit of a co-owned building is included in Annex 2 attached to this Sub Decree.

The cadastral administration shall prepare a computer program to integrate the data relating to private units of co-owned buildings in the information system so that the data can be digitally kept.

Article 20.

The co-owner or beneficiary shall request the cadastral administration to process to the necessary update following any change resulting from a sale, exchange, donation or succession. The operations to transfer ownership [of the private unit] shall take, at maximum, 20 working-days. The new co-owners shall enjoy the same rights and bear the same responsibilities than the previous co-owners.

In case of creation of hypothec, gage or perpetual lease over a 'private units', the co-owner and concerned persons shall request the cadastral administration to make the corresponding inscriptions on the Certificate acknowledging the owner of the private units.

Article 21.

The change of land parcel type to “co-owned parcel”, as specified in article 7 above, shall be subject to cadastral service fees.

The subdivision of a single parcel in respect of the categories and number of co-owned buildings, as specified in article 7 above, shall be subject to cadastral service fees.

Cadastral fees and transfer tax shall apply to all transactions of private units of a co-owned building in accordance with the legal provisions in force.

Chapter 5

Transition Provisions

Article 22.

For those co-owned buildings constructed before 19 December 1997 and in which several co-owners are living, the private unit registration request does not require to present a certificate that the building is correctly constructed nor a certificate of completed construction work nor a detailed architectural blueprint of the co-owned building as specified in the article 17§1 of this sub decree.

For those co-owned buildings constructed after 19 December 1997 until the date of adoption of this sub degree and that were built without a proper construction permit, it is necessary to proceed to the regularization of the architectural blueprint before requesting the registration of the private units.

Article 23

For those co-owned buildings constructed before this sub degree comes into force, all the co-owners shall prepare internal regulations in accordance with the minimum content as stipulated in annex 1 of this sub decree before requesting registration of the private units.

In case the co-owners do not manage to conciliate themselves while preparing the internal regulations, the request to register the private units shall be determine according to specific regulation.

Article 24

For detached buildings, semi-detached ones, attached houses (that have several attached "Loveng" and floors), and that are owned by a single owner who wishes to transfer one private unit of the building to a third party, the registration of the private unit shall be done according to the spirit of this sub degree in the exception of the case when such transfer concerns an entire section of a Loveng from ground floor to upper floor. In such case, the transfer shall be done according to the procedure that is presently in force.

Chapter 6

Penalties

Article 25.

A co-owner who infringes the common areas of co-owned building or land by modifying or selling that part for his or her exclusive use or benefit shall be forced to return it to the same condition. The refringing co-owner shall be punished according to Article 257 of Land Law.

Those co-owners, who fail to fulfill obligations in maintaining common areas or fail to adhere to public order conditions, shall be punished according to the provision of the Land Law, article 258.

Chapter 7 Final Provisions

Article 26.

All legal provisions in contradiction with this Sub Decree shall be considered as null and void.

Article 27.

The Minister in charge of Council of Ministers, the Minister of Economy and Finance, the Minister of Land Management, Urban Planning and Construction, concerned Ministers and Secretaries of State, Capital and Provincial Governors, and Chiefs of all concerned institutions shall be in charge of implementing this Sub Decree respectively from the date of its signature

Phnom Penh, August 12, 2009

Prime Minister

Samdech Akka Moha Senabadei Techo HUN SEN

C.C:

- *Ministry of Royal Palace*
- *General Secretariat of the Senate*
- *General Secretariat of the National Assembly*
- *General Secretariat of the Supreme Council for State Reform*
- *Cabinet of the Prime Minister*
- *All central ministries and institutions*
- *All provincial/capital halls*
- *As in Article 27*
- *Archive - File*

ANNEX 1

Sub Decree No.126ANKR.BK dated August 12, 2009 on the Management and Use of Co-Owned Buildings

Kingdom of Cambodia

Nation Religion King



SAMPLE OF INTERNAL REGULATIONS

**FOR THE MANAGEMENT AND USE
OF THE CO-OWNED BUILDING
NAMED:**

Address :

**Built on a Co-
Owned Land**
Parcel No:

In compliance with the provisions of the Land Law concerning co-ownership, all the co-owners have agreed on the terms and conditions for the management and use of the Co-Owned Building, named:, as following:

PART 1 General Principles

Clause 1.

- 1.1 The internal regulations for the co-owned building named..... are intended to complement the existing legislation concerning rights and obligations of owners of co-owned building in respect of rights and obligations as stated in Chapter 10 of the Land Law.
- 1.2 These regulations apply equally to all owners and lessees of private units, and no reservation can be made from it.
- 1.3 The internal regulations are part of transfer agreement between co-owners, which requires the new co-owner to sign and comply with.
- 1.4 The owner who wishes to sell his/her private unit shall present to buyer the internal regulations which constitute a non-negotiable condition of the sale. The

internal Regulations must be accepted and signed by the buyer as part of the Contract of Sale.

- 1.5 All co-owners and beneficiaries of co-owned buildings shall comply with the internal regulations, law and other regulations in force, and preserve public order, dignity, and other owners' rights, and perform their obligations appropriately to maintain harmony among them.

PART 2

Rights, Obligations, and Liabilities of Co-Owners

Clause 2: Private units

- 2.1 The private unit refers to part of co-owned building, which is under the private and exclusive occupation and use as defined in the plan and inventory list hereto attached.
- 2.2 Each owner has the full right to occupy and use his or her private unit. This includes immovable property located inside the private unit namely internal walls, all doors, including entrance door, inside surface of window, floor, wall surface, ceilings, and all attached technical installation materials for the exclusive use of the private unit, kitchen and wardrobes.
- 2.3 Balcony directly fixed to a private unit and which is privately used is considered as integrated in this private unit, if it does not affect the use of other private units or of common area.
- 2.4 The owner of the private unit has the exclusive right to use his/ her private unit within the limit of the law, regulations and these internal regulations. A co-owner may alienate or lease the private unit, use it as collateral, mortgage it, hypothecate it, or establish the right of use and habitation on it.
- 2.5 When exercising his or her rights each co-owner shall respect the rights of other co-owners. The use of the private unit shall be prohibited, if it causes damage or affects the use of common area or of other private units.
- 2.6 The co-owner shall facilitate the work of the person assigned to the maintenance, reparation works. The co-owner cannot claim any compensation or consideration for such facilitating facility.

Clause 3: Common area

- 3.1 All parts which are not private units shall be considered as common areas. Common areas refer to land and all the parts of the co-owned building which are for the common use and for benefit of all co-owners namely the land, courtyards, parks and gardens, access ways, walls, common service areas etc...
- 3.2 All the co-owners are owner of the common areas. The common areas cannot be taken for private use by any person. The common areas are the undivided ownership of all co-owners.
- 3.3 The following parts shall be considered as common areas:
 - a. Ground, courtyards, parks and gardens and access ways, car park, sport area;
 - b. Walls and main structure of the buildings, common facilities including water, electrical and gas pipelines even crossing private units;
 - c. Common Board, flues and stacks of chimneys and roof; and

- d. Common service areas.
 - e. Other accessory rights as mentioned in Article 178 of the Land Law
- 3.4 The rights on the parcel of land where the co-owned building is located shall not cease to exist even when co-owned building is totally damaged or destroyed.

Clause 4. Disposal of the private units

- 4.1 Rights to dispose of the private units of all co-owners shall be exercised in compliance with the law and regulation in force.
- 4.2 In case of transfer of a private unit through sale, exchange, donation, and succession, the right to dispose of the private units as well as all the obligations of the co-owner are transferred to the beneficiary (ies) or new co-owner(s).
- 4.3 The transferor or seller and/or beneficiary(s) or purchaser shall request the update of the right transfer to the cadastral administration.
- 4.4 The transferor or purchaser and/or beneficiary (ies) or purchaser shall be liable for the payment of all costs, taxes and duties to the State as required by laws.
- 4.5 Co-owner may arrange and renovate the interior surface of private units which are not visible from the outside, unless it affects the initial main structure and incurs the weight over the limit, or causes the nuisance to neighbors or provoke any dangers to the solidity and safety of the building, or affects the beauty of the whole co-owned building.
- 4.6 Co-owner or lessee who sells or sub-leases a private unit shall not take with them the immovable property by purpose fixed to the co-owned building.

PART 3

Co-owned building management

Clause 5

- 5.1 For the co-owned building composed of at least 5 (five) co-owners, there should be a co-owned-building management organization through the establishment of a Management Board or an executive commission in charge of the co-owned building matters in accordance with Article 184 of the Land Law. In the case where a private unit is transferred, the new owner or transferee of that private unit shall automatically be a member of the co-owned building.
- 5.2 A general meeting of all co-owners shall be organized to appoint the management board or executive commission, and to determine its authorized decision power in case where some members are absent. Decisions shall be made based on the shares of co-owners.
- 5.3 The decisions shall be made based on the following procedures:
 - a. The amendments of the Internal Regulations, renovation or maintenance of the co-owned buildings and payment of public service fees shall be decided at the absolute majority of all co-owners.
 - b. The decisions on the demolition or reconstruction of the deteriorated or unusable co-owned building shall be made by the confirmative vote of 75% of all co-owners. When the confirmative vote of 75% cannot be reached, the official assessment of the conditions of the co-owned building by the competent authority shall be the ground for the Court decision on the matter.

PART 4

Share of Cost of Repairs, Maintenance, and Other Expenditures

Clause 6

- 6.1 Each owner is responsible for repair, maintenance and/ or other charges of his/her respective private unit.
- 6.2 All owners are jointly responsible for proper repair, maintenance and/or other charges of the common areas. The costs of use, repair, maintenance and/or other charges of the common areas shall be born by each co-owner in the proportion of the size of his/her private units.
- 6.3 In case the condominium is so old and ruined that the owners cannot live in, or gets damaged by any case, all co-owners can agree to rebuild it, bearing the share of construction cost in proportion to the surface size of each private unit. The re-construction shall comply with the existing law and regulation AND shall be constructed in the same structure of the co-owned building unless there is a specific agreement. In case that the co-owners agree to subdivide or sell the parcel where the co-owned building is located, the sharing of benefits shall be in proportion to the surface size of each private unit or on the basis of any previous written agreement stipulated in a specific agreement.

PART 5

Final Provisions

Clause 7

Disputes arising among co-owners of the co-owned building shall be initially settled by way of reconciliation within the management board or executive commission of the co-owned building. If any settlement cannot be reached, the disputes shall be referred to the Court.

Clause 8

The internal regulations are effective from the day where the transferee becomes a lawful co-owner of the private unit of co-owned building.

Date:

TRANSFEROR

TRANSFEE

Name:

Name:



Kingdom of Cambodia

Nation Religion King

Certificate of Ownership of Private Unit

N°:

Co-owned Parcel N°:

Capital/Province: :

City/District/Khan:

Commune/Sangkat:

Village:

Street:

Name of the co-owned building:

Architectural blueprint of the construction permit
 issued on

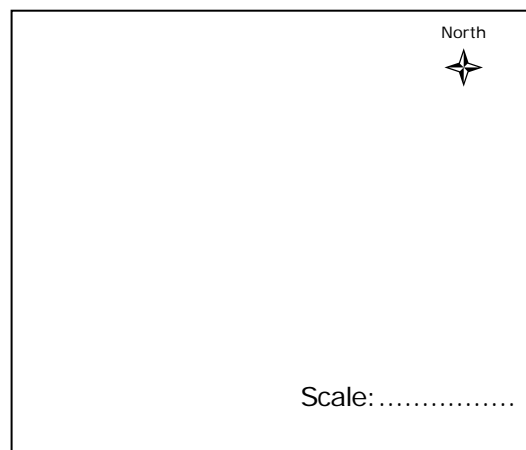
Total surface of the private unit:m2

Floor n°.....

Percentage of private units. Vs. total size of co-owned
 building: %

Reference:

- Internal Regulations No.....
 dated:



Made in on

For the Minister of LMUPC

Declaration: If this certificate of ownership of private unit is acquired by means of will, purchase, exchange, mortgage, hypothec or long-term lease, do not forget to invite the owner of the private unit to complete written document with a cadastral officer in order to change the name or make inscription at the city, district or khan office of land management, urban planning, construction and cadastral where the land is located, failing which the securities or ownership over the land will not be effective.

Registration n°: Identification letters:
 Private unit n°:Block n°: Floor n°: Architectural blueprint of the construction permit issued on:.....
 Category of construction: Nature of use: Conditions of use:

Inscription of Changes

Civil status of the owner of the private unit				Changes in the data		Miscellaneous
Private unit surface (in square meters)	Name and surname Category of property	Date and place of birth	Personal History	Summarized inscription of deeds or court decisions	Charges over the private unit	
1	2	3	4	5	6	7



Kingdom of Cambodia

Nation Religion King

Certificate of Perpetual Lease of Private Unit

N°:

Co-owned Parcel N°:

Capital/Province:

City/District/Khan:

Commune/Sangkat:

Village:

Street:

Name of the co-owned building:

Architectural blueprint of the construction permit
issued on

Total surface of the private unit:m2

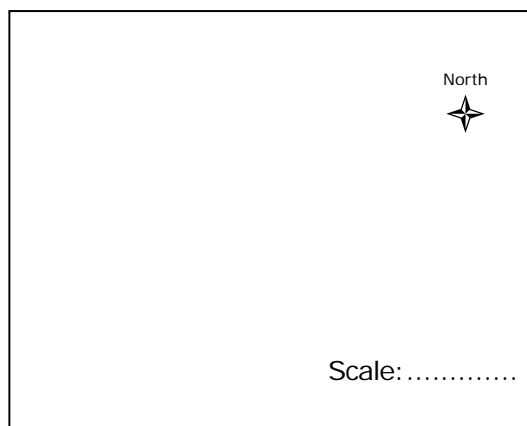
Floor n°.....

Percentage of private units. Vs. total size of co-owned
building: %

Lease Term of the private unit: ...years, from.....to.....

Reference :

- Certificate acknowledging the right of land long-term lease n°: issued on
- Internal Regulation No..... dated:



Made in on

For the Minister of LMUPC

Declaration: If this certificate of the perpetual lease of private unit of a co-owned building is acquired by means of will, purchase, exchange, mortgage, hypothec or perpetual lease, do not forget to invite the lessor of the private part to complete written document with a cadastral officer in order to change the name or make inscription at the city, district or khan office of land management, urban planning, construction and cadastral where the land is located, failing which the securities or ownership over the land will not be effective.

Registration n°: Identification letters:
 Private unit n°:Block n°: Floor n°: Architectural blueprint of the construction permit issued on:.....
 Category of construction: Nature of use: Conditions of use:

Inscription of Changes

Civil status of the long-term lessor of the private unit				Changes in the data		Miscellaneous
Private unit surface (in square meters)	Name and surname Category of property	Date and place of birth	Personal history	Summarized inscription of deeds or court decisions	Charges over the private unit	
1	2	3	4	5	6	7