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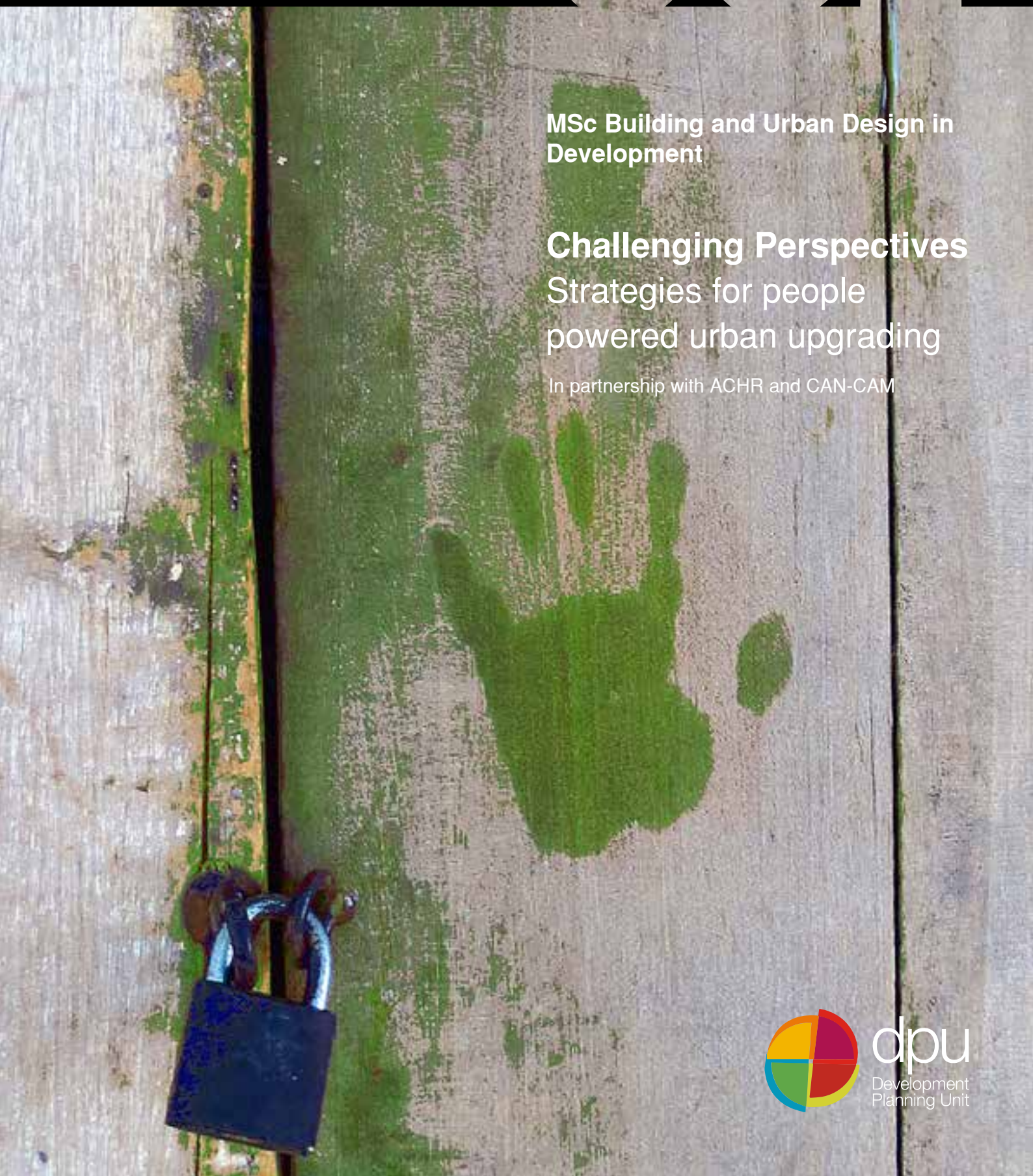

MSc Building and Urban Design in Development

Challenging Perspectives

Strategies for people powered urban upgrading

In partnership with ACHR and CAN-CAM

dpu
Development
Planning Unit

I EXECUTIVE SUMMARY

The main objective of the report is to build a critical analysis on the context of Phnom Penh, a city in transformation, and to propose strategies that look towards an inclusive transformation.

We analysed the lenses of Land, Finance, Environment, Women and Transport Infrastructure which served as a guide and foundation base for our research in understanding of Phnom Penh and Cambodia. We researched into land tenure and land policies; there are many new land policies aiming at reducing disputes and inequalities, such as Circular 3 and the National Housing Policy, which unfortunately lack in effective implementation. Analysing the financial context and influence over the socio-political and urban transformations of Cambodia, shows that the foreign private investment is behind the creation of new jobs and infrastructure, whilst at the same time instigating land speculations. From the environmental perspective flooding, waste, and infrastructural issues are the main problematics in the city. Whilst finding significant changes in the status of women's power within the decision making processes in Cambodia, warranted us to explore these forms of transitions that have the potential to influence the future of Cambodia. Finally, we reveal the transport infrastructure problematics in the city, which are directly influencing the daily traffic issues and lack of public service transport provisions.

The current context of Phnom Penh, seen through these particular lenses, is in constant transformation. This transformation is enabled, provoked, and produced by strong underlying discourses by a particular category of actors that navigate the trajectories of transformation through distinct narratives, according to varying degrees of power. Four distinct groups of actors (the urban poor, the government, the market, and organisations with resources (i.e. local, national and international NGO's, and financial aid institutions)) are particularly shaping the future transformation of Phnom Penh through particular sets of discourses. Each have a varying degree of power over the the future development of Phnom Penh. As such, the market and the urban poor's discourses diverge from one another, the former dominating by far the narrative of urban transformation. Our concern was to therefore create spaces of dialogue and intersection in our strategies, between these actor's discourses, to come up with solutions vis-à-vis the development of Cambodia.

Through site visits, participatory activities and talks, we identified the main issues impacting the quality of life of the residents in Steung Kombot, our case study located at the north western part of the city. During the workshop UCL students worked with local university students, staff from CDF and CAN-CAM and the UN Habitat intern. To expand our understanding of the city, we visited other communities with similar conditions but different kinds of cohesion and dynamics. The comparison helped to understand the root of the problems in the Cambodian urban poor communities.

Some communities that are more organized and visible have a greater chance at being recognized and being able to negotiate solutions when threatened by eviction. Consequently, themes of visibility and recognition are the bases of our principles which are translated into local and citywide strategies.

We therefore propose critical strategies of our visions in both the local and city wide strategies, to present a fair and inclusive transformation that can be scaled up from community to city wide scale.
Our local strategies, therefore tackle waste through clean up events, create community spaces and later on long lasting structures to provide a platform for social support networks, organise an internal relocation plan to provide a solution to the private land residents to remain in Steung Kombot, and finally create an extended drainage system from the original by involving several actors, and offering a uniform level of living standards throughout Steung Kombot. Our scaling-up strategies are based on creating networks to share information and archive documentation on the communities, building partnerships to involve all actors, such as CAN-CAM, CDF, local university students and the local Khan authority to share responsibility in project delivery on the local scale, and finally on providing redistribution of benefits to leverage resources and maximise on negotiation tools. Through sharing knowledge as a base of the expansion and growth, the strategies aim for cooperation.

To meet the challenges of the rapid urban transformation in Phnom Penh we propose the use of people centred urban design to confront dominant discourses, express concerns and come up with specialized solutions.

II. THE TEAM

fig.2. The team

III. ACKNOWLEDGMENT

We would like to present our appreciation to the Cambodian hospitality for having us. Our appreciation and warm regards to Ms Sokly. A special thank you to the Cambodian students, Ms. Chum Socheata, Mr. Khy Pich, Mr. Lam LyHong, Ms. Mom Soksokundalin, without whom we wouldn't have been able to come up with such a report. We are grateful to the facilitators, Mr. Nay Vutha, Mr. Rakha Sopheak, Ms. Tea Malin, making our stay pleasant, educational and valuable. Last but not least, we would like to thank our partners and all the parterns we worked with: local universities NTTI and RUFA, government officials in MLMUPC, multilateral organisation UN-HABITAT, NGOs, ACHR, CAN-CAM and CDF.

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IV. TABLE OF CONTENTS

*

I. EXECUTIVE SUMMARY 3
II. TEAM 4
III. ACKNOWLEDGMENT 4
IV.TABLE OF CONTENTS 6
V. ACRONYMS 8
VI. INTRODUCTION 9

01 CONTEXT

1.1 CONTEXTUALISING CAMBODIA 12
1.2 POLITICAL TIMELINE 13
1.3 THE STRUGGLE FOR LAND 14
1.4 ENVIRONMENTAL CHALLENGES 16
1.5 TRANSPORT INFRASTRUCTURE IN PHNOM PENH 18
1.6 FINANCE AND THE URBAN TRANSFORMATION 20
1.7 TRANSFORMATION AND WOMEN 21

02 URBAN TRANSFORMATION IN PHNOM PENH

2.1 PATTERNS OF URBAN TRANSFORMATION 24
2.2 PATTERNS OF DISCOURSE, POWER AND TRANSFORMATION 26
2.3 FOUR DISCOURSE ANALYSIS 28
2.4 SPATIALISATION OF THE DISCOURSE 30
2.5 PATTERNS OF DICOURSES PRODUCTION 32

03 URBAN POOR COMMUNITIES IN PHNOM PENH

3.1 VISITED COMMUNITIES IN PHNOM PENH 34
3.2 HEAM CHEAT 35
3.3 STEUNG MEAN CHEY 36
3.4 PREK TAKONG 37
3.5 NESARTH 3 38
3.6 RUSSEY KEO SAVING NETWORK 39
3.7 LEARNINGS FROM OTHER COMMUNITIES 40

04 STEUNG KOMBOT

4.1 BACKGROUND ON STEUNG KOMBOT 42
4.2 MAIN ACTORS WORKING ON STEUNG KOMBOT 43
4.3 THE PEOPLES VOICE 46
4.4 THE CHILDRENS CONCERNS 47
4.5 VOTING WORKSHOP ANALYSIS 48
4.6 DIAGNOSTIC OF COMMUNITY CONCERNS 53
4.7 ASSETS FOUND IN THE COMMUNITY 54

05 PRINCIPLES AND STRATEGIES

5.1 COMMUNITY PRIORITIES 58
5.2 PRINCIPLES 60
5.3 URBAN DESIGN STRATEGIES FOR STEUNG KOMBOT 61
5.4 LOCAL ASSETS AS A BASIS FOR THE STRATEGIES 64
5.5 STRATEGY 1: LET'S CLEAN OUR VILLAGE! 66
5.6 STRATEGY 2: LET'S GET TOGETHER! 70
5.7 STRATEGY 3: LET'S TALK ABOU OUR WATER! 74
5.8 STRATEGY 4: LET'S ORGANIZE OUR COMMUNITY! 78

06 SCALE-UP! CITY-WIDE UPGRADING

6.1 HOW TO SCALE-UP? 84
6.2 SCALE-UP PRINCIPLES 85
6.3 CITY-WIDE 1: PARTNERSHIPS FOR A LIVABLE ENVIRONMENT 86
6.4 CITY-WIDE 2: REDISTRIBUTION OF BENEFITS 90
6.5 CITY-WIDE 3: NETWORKING ACROSS COMMUNITIES 94

07 CONCLUSION

CONCLUSION 101

08 REFERENCES

BIBLIOGRAPHIC REFERENCES 103
TABLE OF FIGURES 113

09 APPENDIX

9.1 METHODOLOGY 118
9.1.1 PRE / POST FIELD WORK 119
9.1.2 FIELDWORK 120
9.2 TOOLBOX 124

V. ACRONYMS

ACHR Asian Coalition for Housing Rights
ACCA Asian Coalition for Community Action
ADB Asian Development Bank
BUDD Building and Urban Design in Development
CAN Community Architect Network
CAN-CAM Community Architect Network Cambodia
CDF Community Development Foundation (Formerly **UPDF**)
CEDT Community Empowerment and Development Team
CMDP Community Managed Development Partnerships
CNRP Cambodia National Rescue Party
CSNC Community Savings Network of Cambodia
DPU Development Planning Unit
HFHC Habitat For Humanity Cambodia
JICA Japan International Cooperation Agency
LICADHO Cambodian League for the Promotion and Defence of Human Rights
MPP Municipality of Phnom Penh
RKD Russey Keo District
NGO Non Governmental Organisation
RUFA The Royal University of Fine Arts
UCL University College of London
UN-HABITAT United Nations Human Settlements Programme
UN-TAC United Nation Transitional Authority in Cambodia
UPCA Urban Poor Coalition Asia
UPDF Urban Poor Development Foundation
WB World Bank

VI. INTRODUCTION

This report analyses the rapid urban transformation in Cambodia, focusing on sites within the capital of Phnom Penh. Master's students in the Building and Urban Design in Development (BUDD) prepared this report in the context of a "Citywide upgrading strategies in Phnom Penh, Cambodia" workshop. The report summarises months of preparation and fieldwork in Phnom Penh, carried out by DPU (UCL) in collaboration with MLMUPC, ACHR, CAN-Cam, CDF, UN-HABITAT, and students from RUFA and NTTI.

The report narrates our process of research, analysis, and findings prior, during, and after the field trip. We start by contextualising Phnom Penh through five particular lenses that portray what is at stake or in transition in a very transformative city (Transport, Environment, Finance, Women, and Land). Before highlighting and analysing what we think are the main drivers of transformation: the production of discourses. With which we decided to group the discourses into four categories of actors: the urban poor, the market, the government and organisations with resources (such as local, national, intra-national, and international non-governmental organisation or international financial aid institutions such as World Bank).

Each discourse, holding different levels (or strengths) of power, drives the production of the built environment within the city of Phnom Penh. The power relations between each of these four main actors' discourses become apparent when they engage in urban development practices. Although some discourses clash, such as the discourses between the people and the market other discourses strengthen, such as the discourses between NGOs and the people. These partnerships, or lack of, are therefore significantly driving urban change.

How can we provoke a change in the trajectories of discourses, in order to create a situation where the people's discourse further influences the market and the government? In what way can we attain a dream situation where discourses align and are produced in tandem?

During the pre-field stage, we were divided in three groups, to research concepts of transformation and transition in the context of Phnom Penh, and a preliminary analysis of Cambodia's current situation. Our understanding of transformation is through these main actors' discourses evolving and competing visions of the future of Phnom Penh. Meanwhile, during the field trip we conducted several site visits, attended lectures, and conferences with different stakeholders. During the second phase of the field trip, each group worked with a specific community in Phnom Penh to better understand these discourses on the ground. Finally, in the post-field stage, the groups worked back in London, reintegrating the information and experience gathered in order to propose citywide development strategies for Phnom Penh.

We will find that land security is pivotal in the process of urban poor settlements upgrading. In so doing, we will be proposing local urban strategies where negotiation powers of the urban poor are increased in order to enhance feelings of security, and eventually upgrading their living conditions. These strategies are therefore built on people's existing radical grassroots pro-poor practices, to respond to people's needs, and contribute toward enhancing their power in negotiation development projects in city planning.

Finally, we look towards scaling up our visions of Phnom Penh's urban transformations. Where our strategies at the local scale are fed into larger scale city wide strategies. We therefore created city wide strategies that are to be implemented both locally and city wide. As such, these city wide strategies provide the regulatory framework for the implementation of site specific strategies

01

CON-
TEXT

1.1 CONTEXTUALISING CAMBODIA

Cambodia has seen its landscape transform throughout the country's change in colonial, dictatorial, and royal past that have particularly framed what we have witnessed on site during our fieldwork.

Phnom Penh is currently undergoing a transformation towards a vision of a modern city by widening its international financial and political reach, whilst the effects of the Khmer Rouge dictatorship are still felt in the problems surrounding land titling and ownership.

Change has therefore been continuous but also tumultuous through their varying and sometimes clashing visions of transformation.

The following section highlights five significant lenses to Phnom Penh that inform the reader in what is at stake or in transition in its urban development.

fig.3. Cambodia Collage

1.2 POLITICAL TIMELINE

FRENCH PROTECTORATE 1863

1863 PROPERTY RIGHT SYSTEM INTRODUCED

1941 JAPANESE OCCUPATION

PRINCE NORODOM SIHANOUK BECOME KING

KINGDOM OF CAMBODIA 1953

1953 INDEPENDENCE UNDER KING SHIANOUK

1969 VIETNAMESE AND AMERICAN BOMBING

KHMER REPUBLIC 1970

1970 CIVIL WAR

1970 PRIME MINISTER LON NOL OVERTHROWS SIHANOUK IN COUP, "KHMER REPUBLIC" ESTABLISHED

1970-1975 ELIMINATION OF PRIVATE LAND OWNERSHIP

DEMOCRATIC KAMPUCHEA 1975

1975 URBAN TO RURAL EXODUS

1977 BEGAN THE WAR WITH VIETNAM

PEOPLE'S REPUBLIC OF KAMPUCHEA 1979

1985 HUN SEN BECOMES PRIME MINISTER

1985-1991 ATTRACT FOREIGN INVESTMENT

STATE OF CAMBODIA 1989

1989 LAND OWNERSHIP RE-INTRODUCED

UNTAC 1991

1991 PARIS PEACE ACCORD

1991 LAND LAW INTRODUCED

KINGDOM OF CAMBODIA 1993

1992-1993 UN TRANSITIONAL AUTHORITY IN POWER

1994 EMERGENCE OF PRO-POOR NETWORKS

2001 LAND LAW INTRODUCED

AVERAGE 10% GROWTH IN GDP

2004 JOINS WTO

RISING MIDDLE CLASSES

2004-2007 LAND PRICES BOOMING 30%-50% ANNUALLY

AGRICULTURAL LAND GRANTED TO PRIVATE COMPANIES

2010 CIRCULAR 3

2014 NATIONAL HOUSING POLICY

CURRENT 2016

fig.4. Political Timeline

1.3 THE STRUGGLE FOR LAND

1975-1989 witnessed dramatic changes to the administration and allocation of land from state ownership to private ownership, at the same time, confusion over land and property rights caused disputes over the appropriation of land. To solve this problem, the current government promulgated a land law in 1992, which was implemented in 2001.
Since late 1990s, on-site upgrading and relocation started, and evictions gradually became a big issue amongst the urban poor communities. In order to deal with these specific situations, Circular 3 was introduced in 2010.
Nowadays, the government concentrates on improving the accessibility of housing ownerships and creating affordable housing

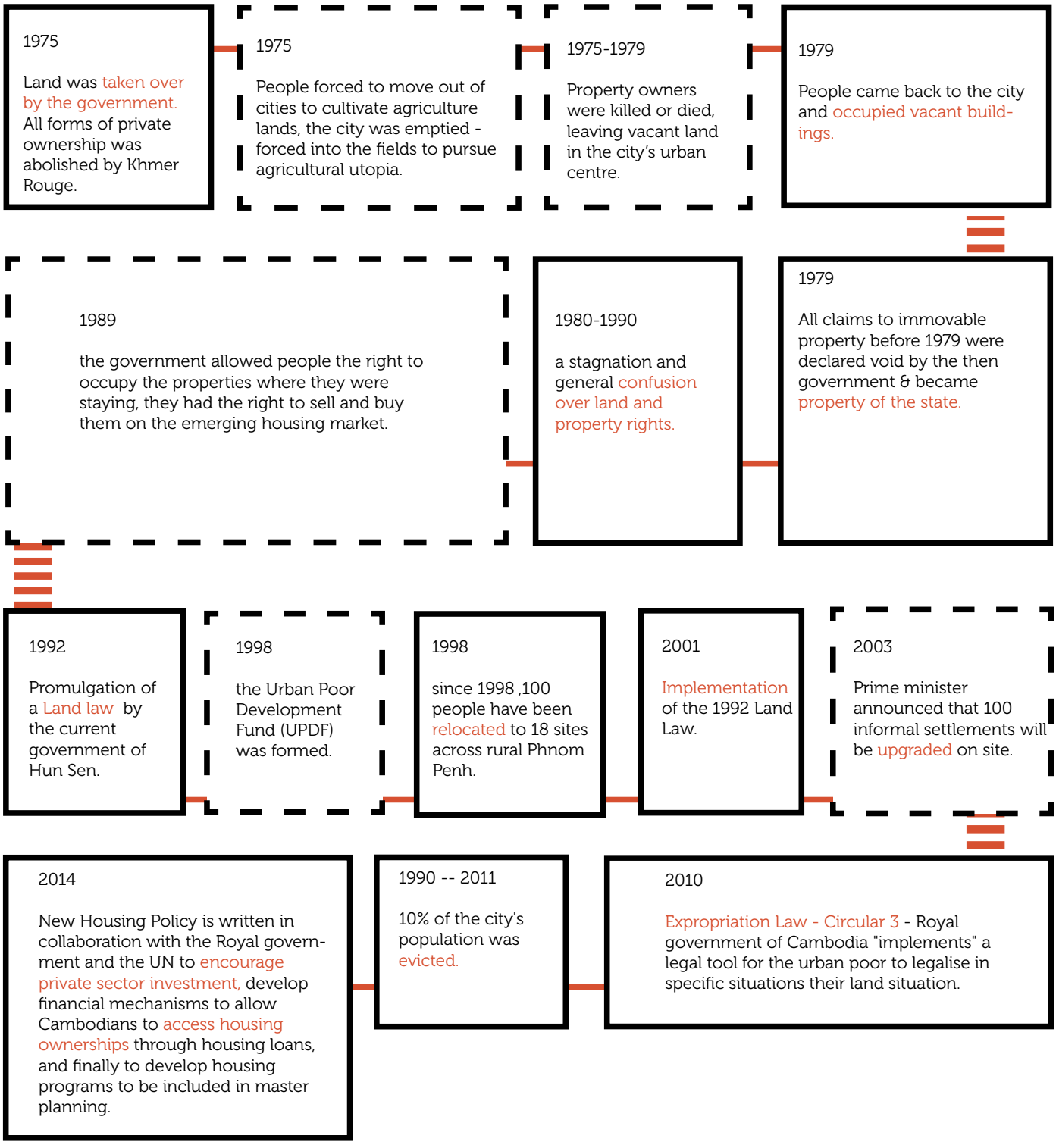


fig.5. Land Diagram

EXISTING POLICIES ON HPL (Housing, Land and Property)

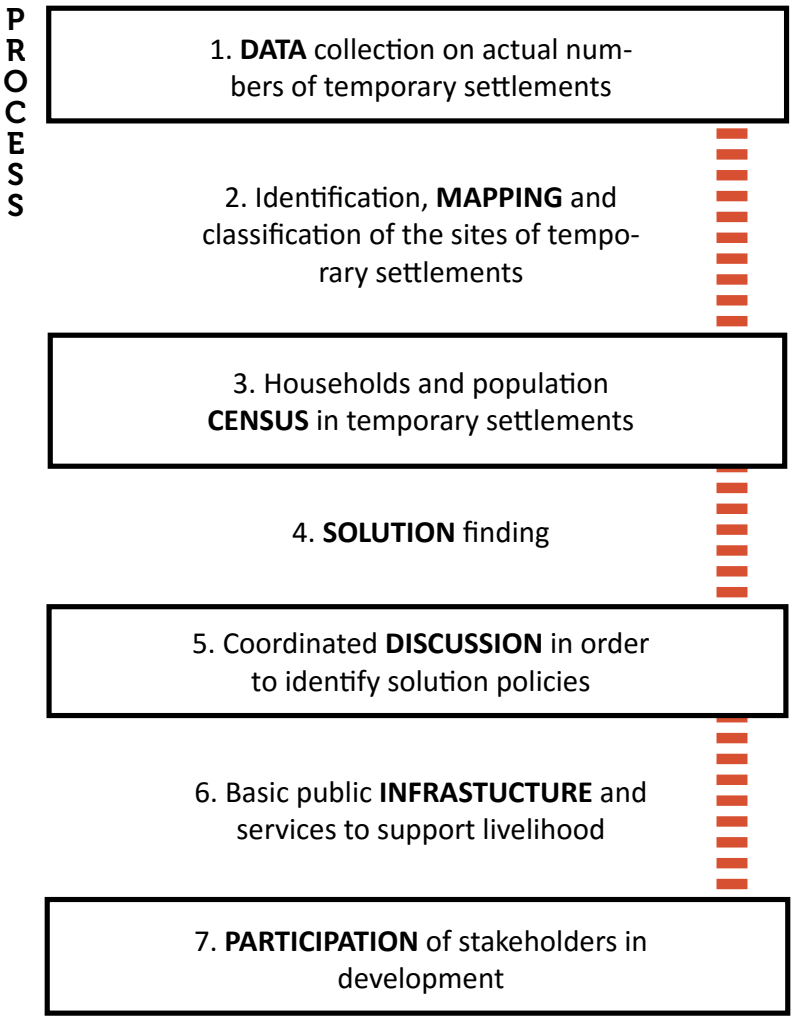
CIRCULAR 3

20% population in Phnom Penh live in an informal or slum settlements, and cannot meet essential needs and get secure land (sahmakum Teang Tnaut, 2012, p.4).

In order to solve this problem, the government has introduced a lot of policies, such as **Land Law in 2001**. In addition, **Circular 3** was introduced in 2010.

Circular 3: Royal government of Cambodia "implements" a legal tool for the urban poor to legalise in specific situations their land situation.

It aims at **solving the squatter settlement and illegal occupation.**



NATIONAL HOUSING POLICY

This policy enables households to improve their individual possessions including house, in order to achieve the goals of **economic development, poverty reduction, and governance.** This policy is designed for all Cambodian, but particularly **emphasis on low and medium income households and vulnerable groups. National Housing Polivy** is focused mainly in **Three Areas.**

INSTITUTIONAL DEVELOPMENT TO **ENCOURAGE PRIVATE SECTOR INVESTMENT.**	DEVELOPMENT OF A FINANCIAL MECHANISM TO ALLOW CAMBODIANS TO **ACCESS HOUSING OWNERSHIP,** INCLUDING THE INTRODUCTION OF **HOUSING LOANS.**	**DEVELOPMENT OF HOUSING PROGRAMMES** TO BE INCLUDED IN MASTER PLANNING PROCESSES.

fig.6. Legal framework diagram

1.4 ENVIRONMENTAL CHALLENGES

The environmental conditions of Cambodia is varied with plains, mountain ranges, rivers and lakes. The available land which the economy heavily relies on agriculture and related industries. 1
Almost half of the Cambodian population labour forces work in agriculture.

Phnom Penh city is facing various environmental challenges both natural and manmade including flooding risk, pollution, negative impacts of climate change, impacts of insufficient drainage and sewage systems and poor management of solid waste.

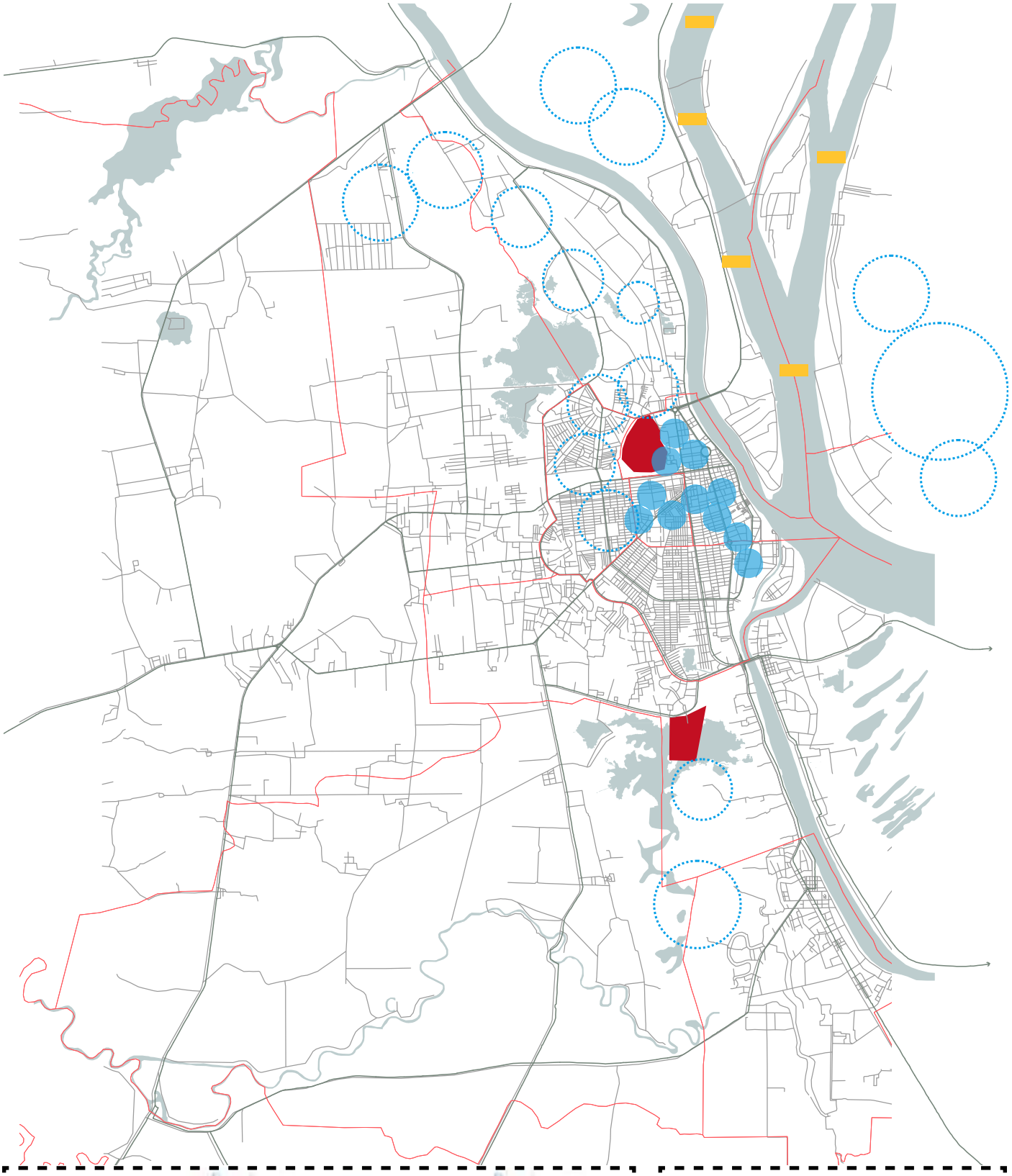
Although one of Cambodia's millennium goals is to ensure environmental sustainability 2, the construction boom has damaging consequences that do not respond to this goal. For example, the filling of Boeung Kak Lake in 2007 for investment and construction purposes caused severe flooding risks in the area. Lake infilling became a recurrent pattern in the city transformation.

Poor waste management is another issue. Rapid urbanization and population growth caused an increase in solid waste which exacerbates the already mismanaged municipal waste collection that is not yet met 4. Inadequate drainage systems also makes waste collection more challenging 3. As a result, the municipality entered a contract with CINTRI, a private solid waste collection company to help in waste management.

The urban poor is the most vulnerable to environmental hazard since they occupy land that no one is interested in investing in and has no services provided due to their status as informal communities making very challenging to keep their environment a healthy place to live in.

fig.7. Environmental Learnings Diagram

ENVIRONMENTAL IMPACT AND HAZARD ZONES



LAND FILLINGS
FLOODING ZONES
POTENTIAL FLOODING ZONES
EXISTING AND PROPOSED DAMS

fig.8. Map Environmental hazards.

1.5 TRANSPORT INFRASTRUCTURE IN PHNOM PENH

Once liberated of the Khmer Rouge, Phnom Penh was unable to redevelop the severely damaged transport infrastructure due to the lack of funds. The international support as palliative, provided fund to improve the main roads system crossing the country (Hansen, 2015).

With a fast growing population in Phnom Penh, from 50,000 to 1,000,000 in thirty years, the construction of transport infrastructure is not as fast as the speed of urban sprawl. Newly built communities appeared at the outskirt of the city with the majority of jobs and services still concentrated in the city centre, which causes heavy routine transportation among citizens. At the meanwhile, the hysteretic construction of public transportation exacerbates the situation and increases pressure on the existing poor transport infrastructure.

Although the road network of Phnom Penh has a high degree of connectivity, transportation management has severe problems, specifically in traffic control and coordination. Only a few major avenues have traffic lights and in these areas safety and efficiency of both pedestrian and vehicular traffic is improved. However, the lack of order makes transportation system operating inefficient and creates great potential dangers of accidents.

The majority of people in Phnom Penh use the motorbike as the main mode of transportation, where the "tuk tuk", a motorbike with a carriage adapted for four passengers, is the main transport service operated by individuals. Approximately one third of men in poor communities work as "tuk tuk" drivers, which means it could be considered as one of the main sources of income for urban poor.

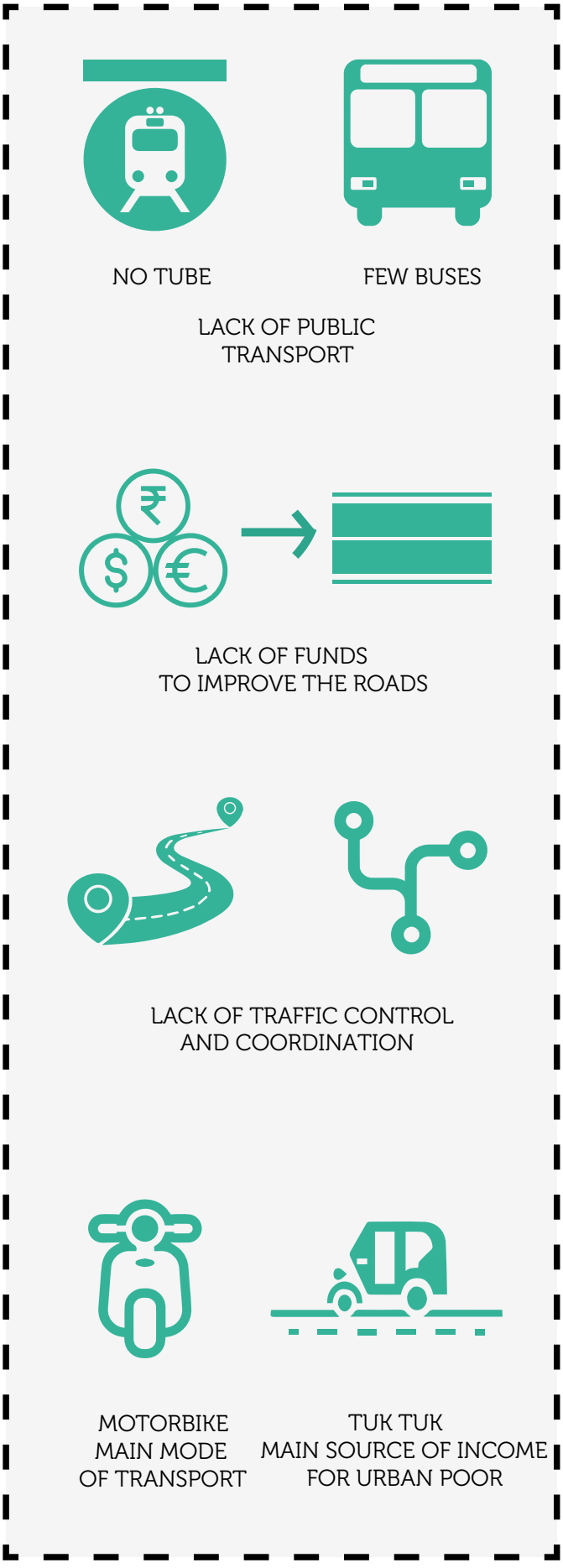


fig.9. Infrastructure patterns

TRANSPORT INFRASTRUCTURE

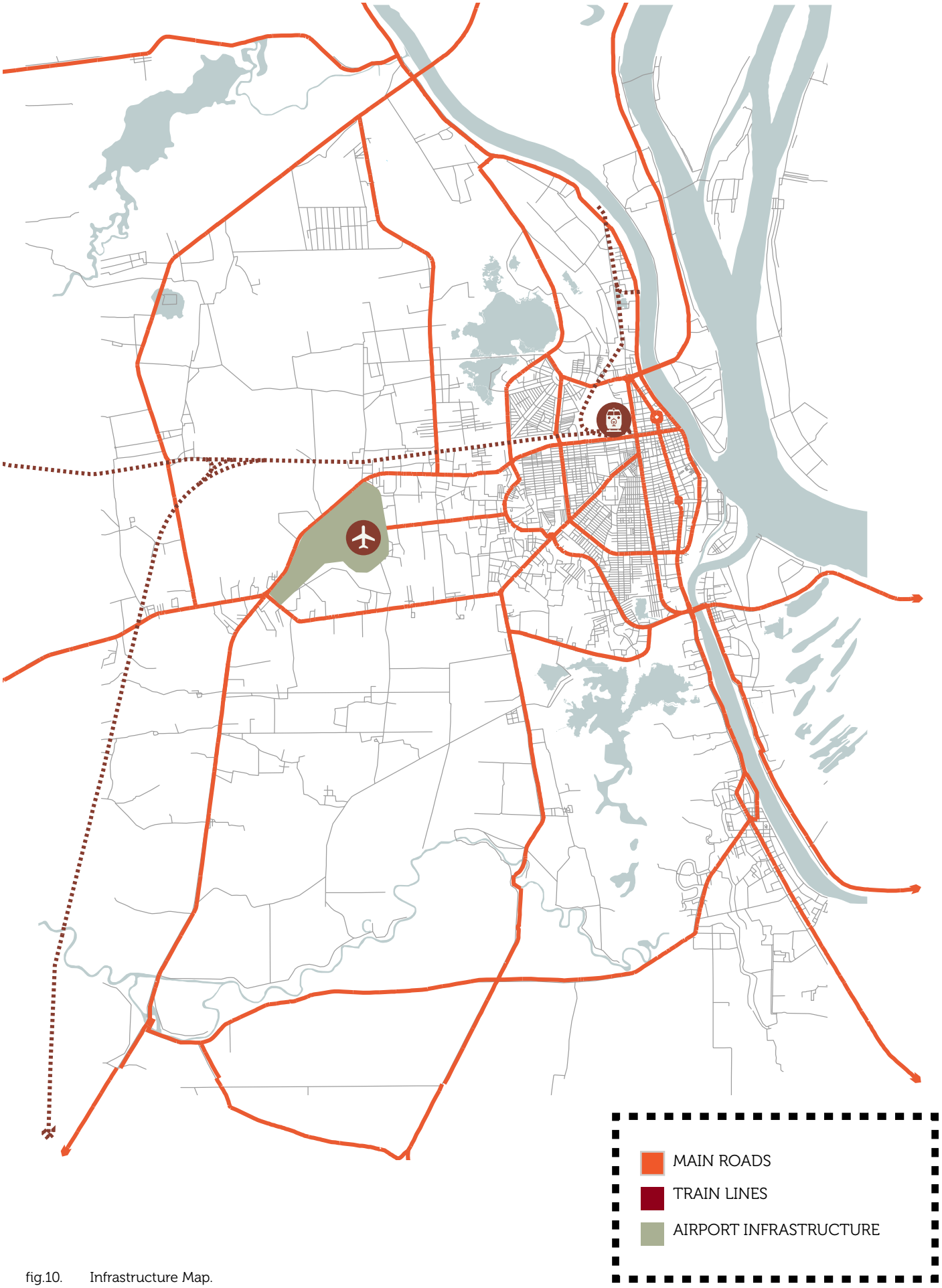


fig.10. Infrastructure Map.

1.6 FINANCE AND THE URBAN TRANSFORMATION

The financial context of Cambodia has dramatically changed over a 50 year period, from a socialist model to a free market economy. Its economic growth based on agricultural, garment production, tourism and construction industry; has been both slow, however growing within intra-national and international trade markets such as ASEAN and WTO, opening up to flows of globalisation. Its economic growth is also linked to major financial institution and aid donors in promoting economic and social development. Approximately $500 million from the Official Development Assistance fund was received in 2015 representing 14% of the national budget (Strangio, 2015). According to independent analyst, Cambodia is nearing the low-middle income economy (Phnom Penh Post, 2015), this may create a situation where Cambodia's economy starts to move away from the current trend of financial aid dependency.
In contrast, this move towards a free market and expanded globalisation of its economy, has lead to an increasing divide and disparity between high and low income (Shatkin, 2004). As such globalisation has been found to increase three specific inequalities:
- Increased investment in commercial and office real estate in central business districts has led to inflated land prices.
- The urbanisation and industrialisation of areas outside municipal boundaries have weakened political support for environmental and wage regulation, creating strenuous living conditions for the urban poor.
- The rapid expansion of global city-regions has led companies seeking new sources of low-cost labour, in particular foreign labour, leading to difficulties in accessing local low-skilled jobs.

Despite this, people living on lower income do have means to self finance through individual or collective savings groups, and through local (CDF) and international (World Vision) NGO's loan provisions.

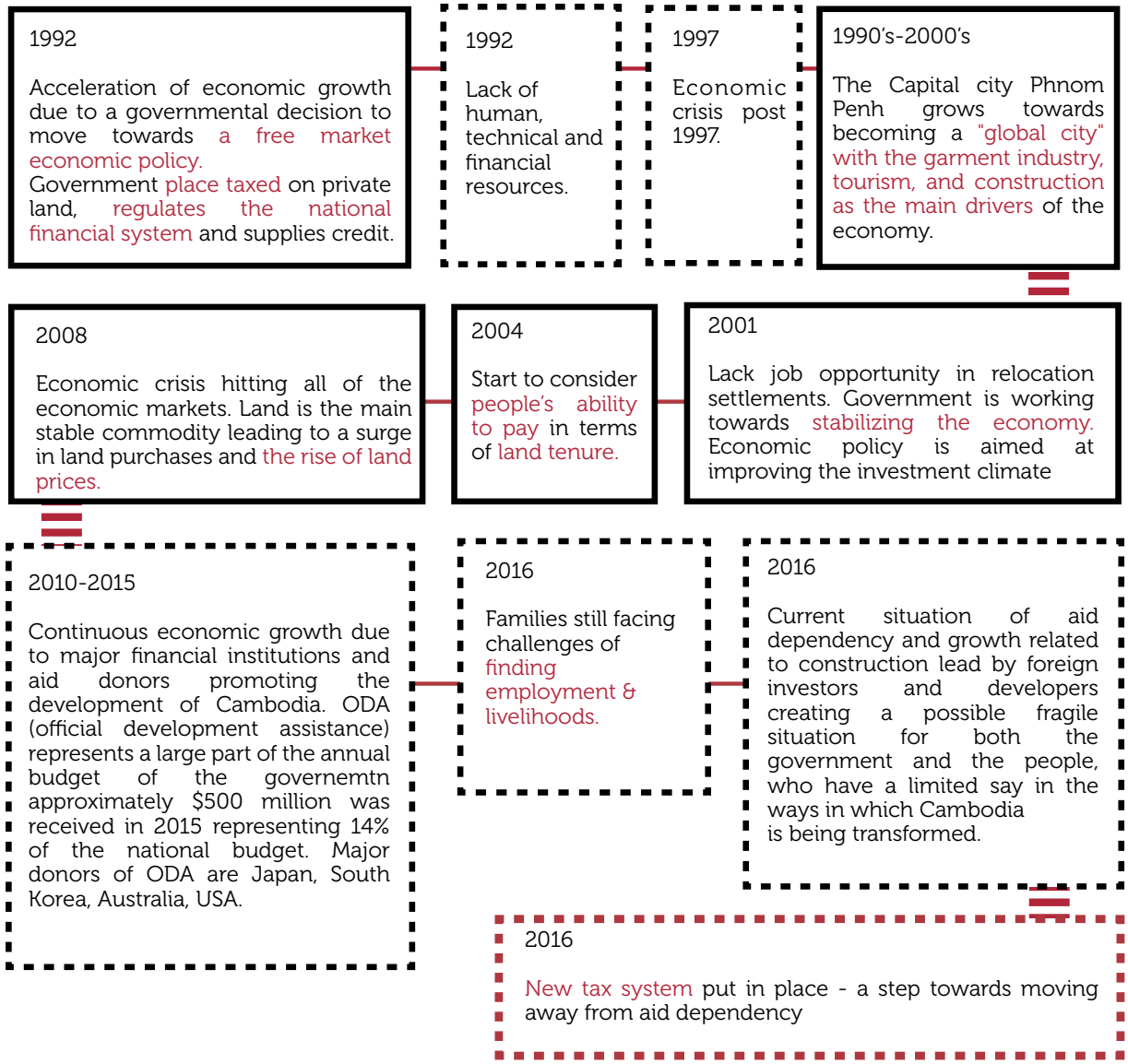


fig.11. Finance in modern Cambodia

1.7 TRANSFORMATION AND WOMEN

Women from lower economic backgrounds multi-task by combining both their work and domestic responsibilities with childcare. In some extreme cases, women have to work away from home leaving her children without any adult supervision all day. According to Khemro, B. H. S. & Payne, G. (2004), 29% of women are heads of households.

The United Nations Development Goals for Cambodia (2001) targeted reducing maternal mortality rate, and improving women's reproductive health, gender equality, empowering women, and minimizing gender disparities in the policy and decision making process. Challenges were encountered in the provision the capacity of health service, the access to emergency obstetrical services attendance during birth by health professionals, and the limited access to resources and opportunities.

The narrative of five women's experience facing and resisting evictions in Cambodia from their homes and their land, illustrates how women are leading the fight against unfair and violent land evictions, challenging the gender boundaries and dynamics. (Amnesty International 2011, Eviction and Resistance in Cambodia)

Resistance, for Asian women in particular, is performed through: "silence in contrast to public protests" and withdrawal "in contrast to affirmative action", according to Yeoh, Brenda S. A. & amp; Shirlena Huang (1998) Negotiating Public Space (Vol. 35, No.3 pp. 583-602). Their informal forms of power, which depends on their invisibility and anonymity to carry a point, can be interpreted as little 'tactics of the habitat' (Foucault 1982).

Women are also predominantly responsible in operating local community saving groups, and act as the key contacts between the NGO's and their communities

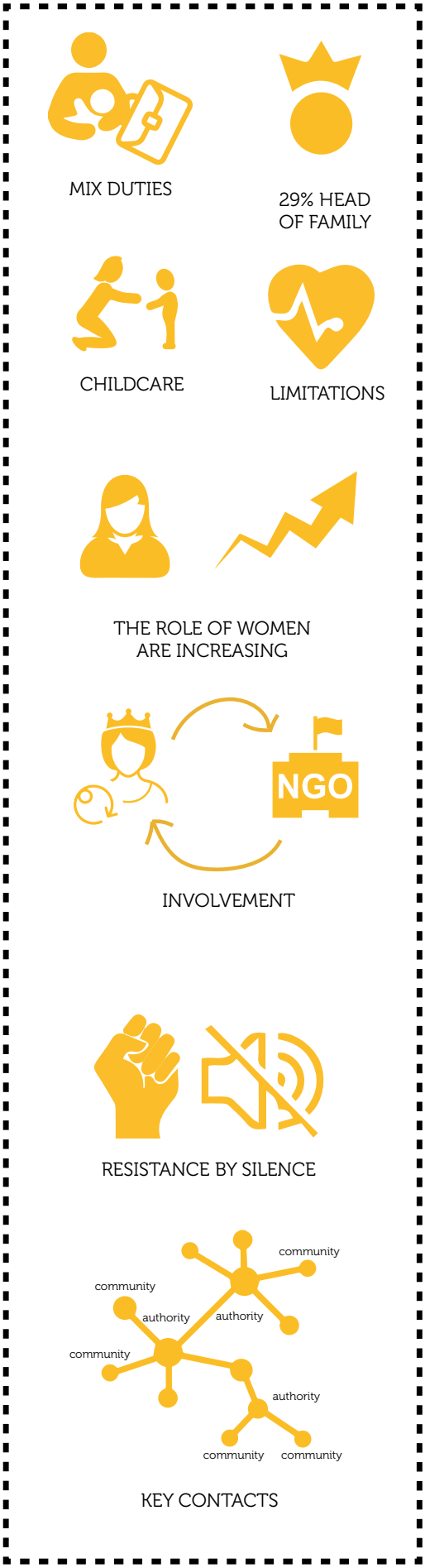


fig.12. Gender in the Cambodia Context

02

Urban Transformation in Phnom Penh

THEORETICAL FRAME-WORK

2.1 PATTERNS OF URBAN TRANSFORMATION

Phnom Penh is currently undergoing a transformation towards a vision of a modern city, by widening its international financial and political reach, and where women are starting to take a front seat in the negotiations, and the environment is is feeling the direct consequences of the urbanisation and industrialisation of the city. In contrast the effects of the Khmer Rouge dictatorship are still felt in problems surrounding land titling and ownership, and transport infrastructure.

LARGE PRIVATE DEVELOPMENTS (SATELLITE CITIES)

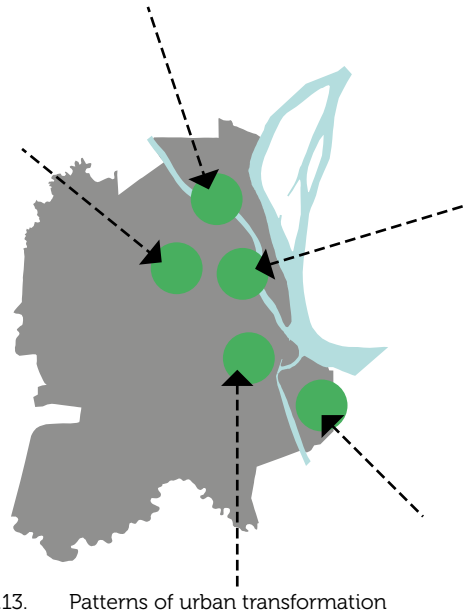
Usually situated on the peripheries of the city and founded by foreign capitals, this urban development projects suffer from a disconnection to the prevalent demand for housing provision in the country being geared towards an upper-middle class income bracket.

SMALL PRIVATE DEVELOPMENTS (GATED COMMUNITIES, HIGH-RISES, MALLS)

The prevalent Mode of production of the urban space. Smaller size but disseminated throughout the city. Includes the development of service provision infrastructure as well as middle class housing, generally following a "Chinese Row House" model, with retail space in the front ground floor.

INFORMAL COMMUNITIES (NON RECOGNISED SETTLEMENTS)

A byproduct of the rural urban migration after the Khmer Rouge Regime. Most of these communities settled on state-public land but opaque reglamentation and private interest deterred them from accesing the Land Titleing initiatives by the State. It is still an ongoing process.



EVICTION AND RELOCATIONS

Informal comunities moved from central "prime" areas to non connected, often without service provision outskirts. This process had its peak between years 2000 and 2010, slowing down in present dates, substituted by a "silent" mode, now related to market pressure linked to land speculation and development.

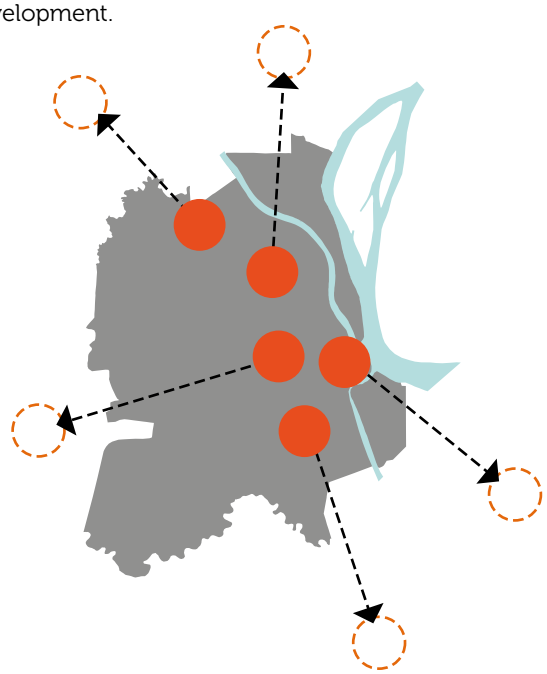


fig.13. Patterns of urban transformation

CONSTRUCTION AND URBAN DEVELOPMENT

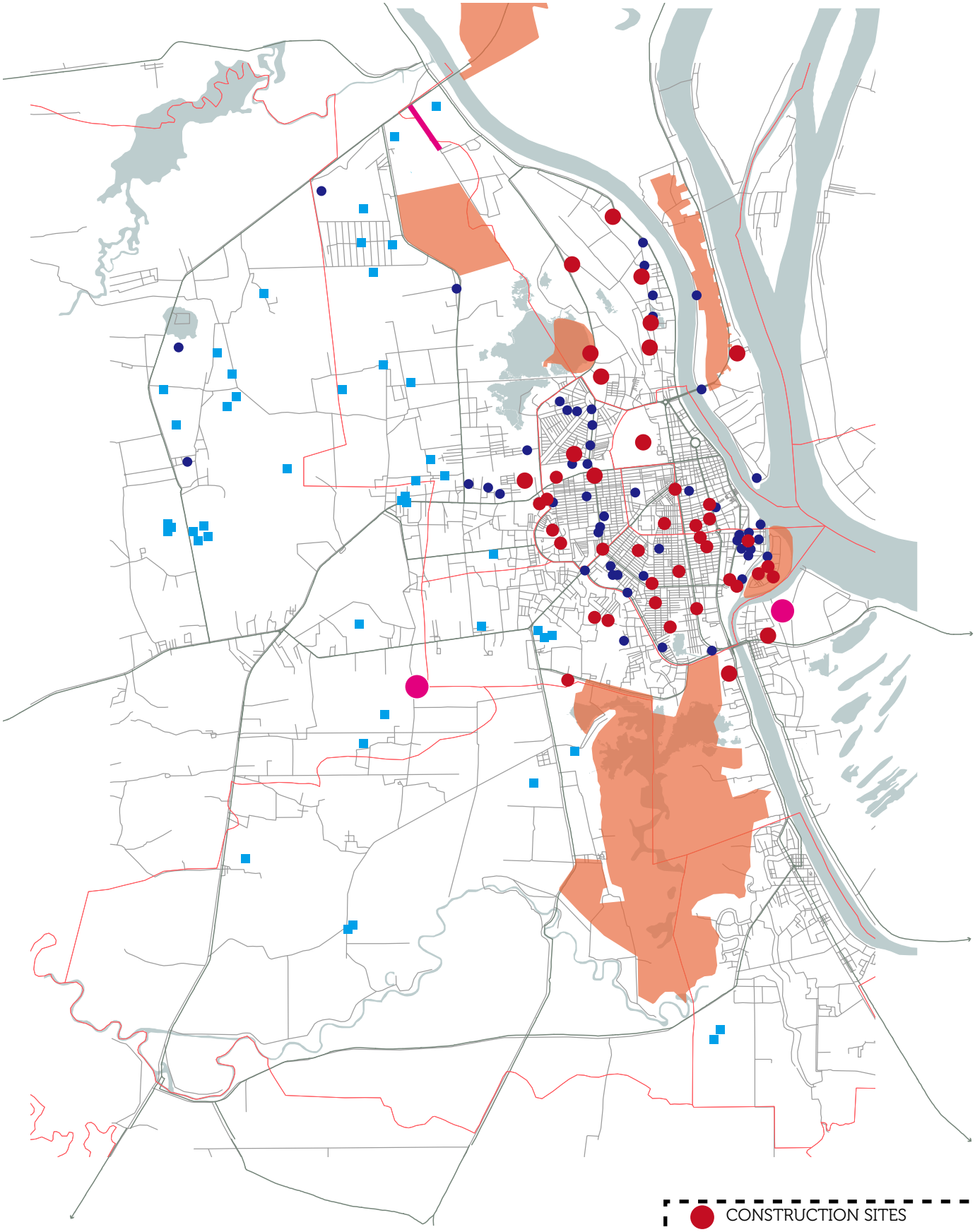


fig.14. Map Construction and urban development.

2.2 PATTERNS OF DISCOURSE, POWER AND TRANSFORMATION

Change in Phnom Penh has been continuous but also tumultuous through varying and sometimes clashing visions of transformation.

These visions are produced by four discourses (distinct and varying in power) emanating from four specific categories of actors: urban poor, the financial market, the government, and organisations with resources. The city of Phnom Penh is produced through these discourses where statements are constructed into buildings or planned environments (Hirst, 2005: 158).

Thinkers such as Henri Lefebvre (1991) and Michel Foucault (1991), exemplify the concept of space not as a mere inanimate object, but as a form of production and a dispositif of power that informs and transforms the socio-economic and political spatial fabric. Each discourse is therefore being enacted and spatialised within the production and construction of urban space in Phnom Penh, beholding a certain level power that informs and influences (or sometimes specifically not) the trajectories of urban transformation in the city.

The People's discourse is performed and enacted in the urban space of Phnom Penh through the act of self building, and settling on un-regularised land.
The Market's discourse is performed and enacted in the urban space of Phnom Penh through the numerous construction sites and creation of satellite cities, gated communities, selling a particular lifestyle.
The Government's discourse is performed and enacted in the urban space of Phnom Penh through the relocation and eviction of the Urban Poor, sparse construction of social housing, whilst providing opportunities of investment and construction for the Market.
The Organisations with Resources' discourse is performed and enacted in the urban space of Phnom Penh through a form of network that connects and influences both part of the Government's and the People's discourse.

Phnom Penh has therefore seen its urban landscape transform and shape dramatically throughout the years of varied socio-political and economic practice, performance and influence of conflicting discourses.

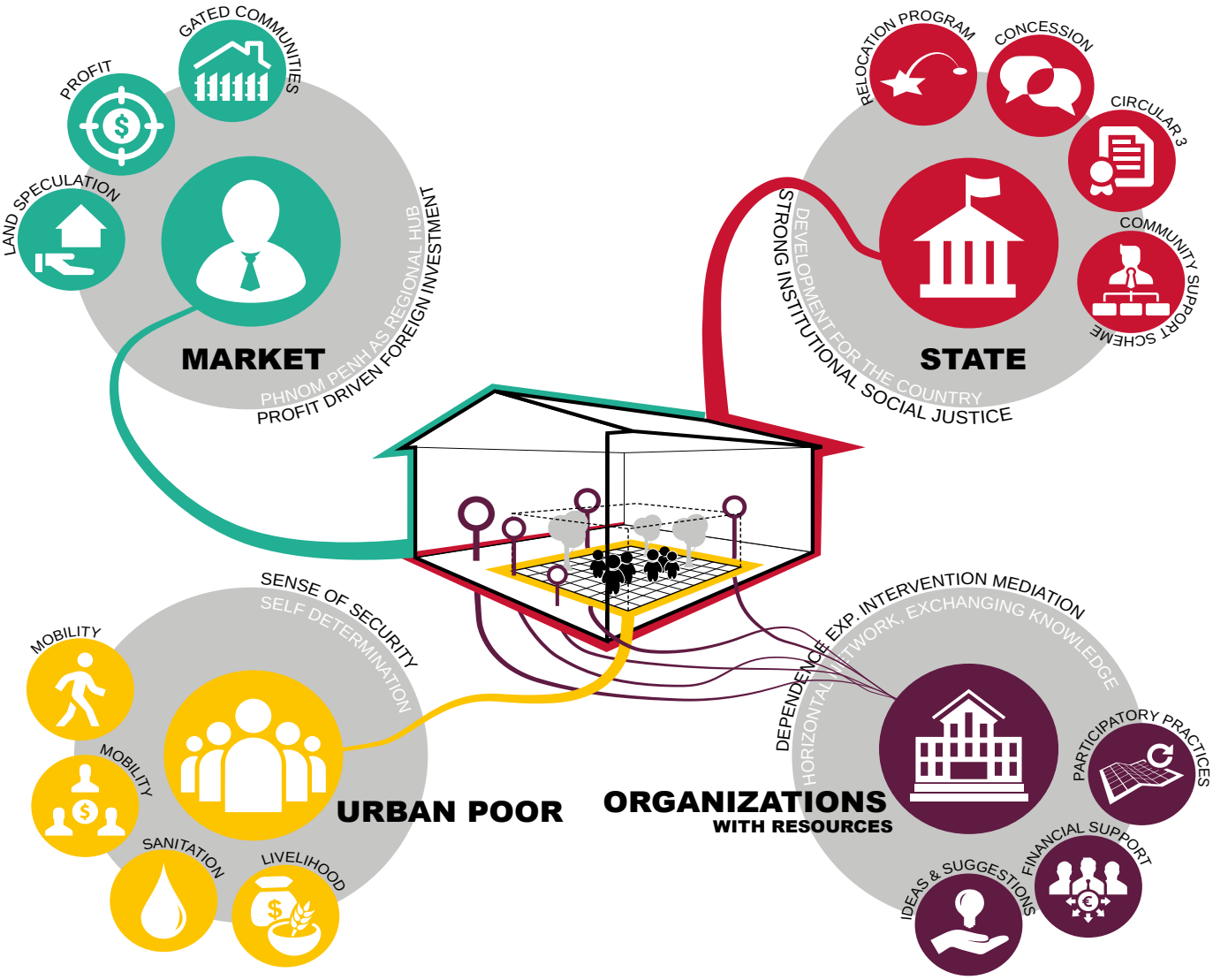


fig.15. Diagram of discourses of transformation

ACTORS INVOLVED IN THE URBAN TRANSFORMATION PROCESS

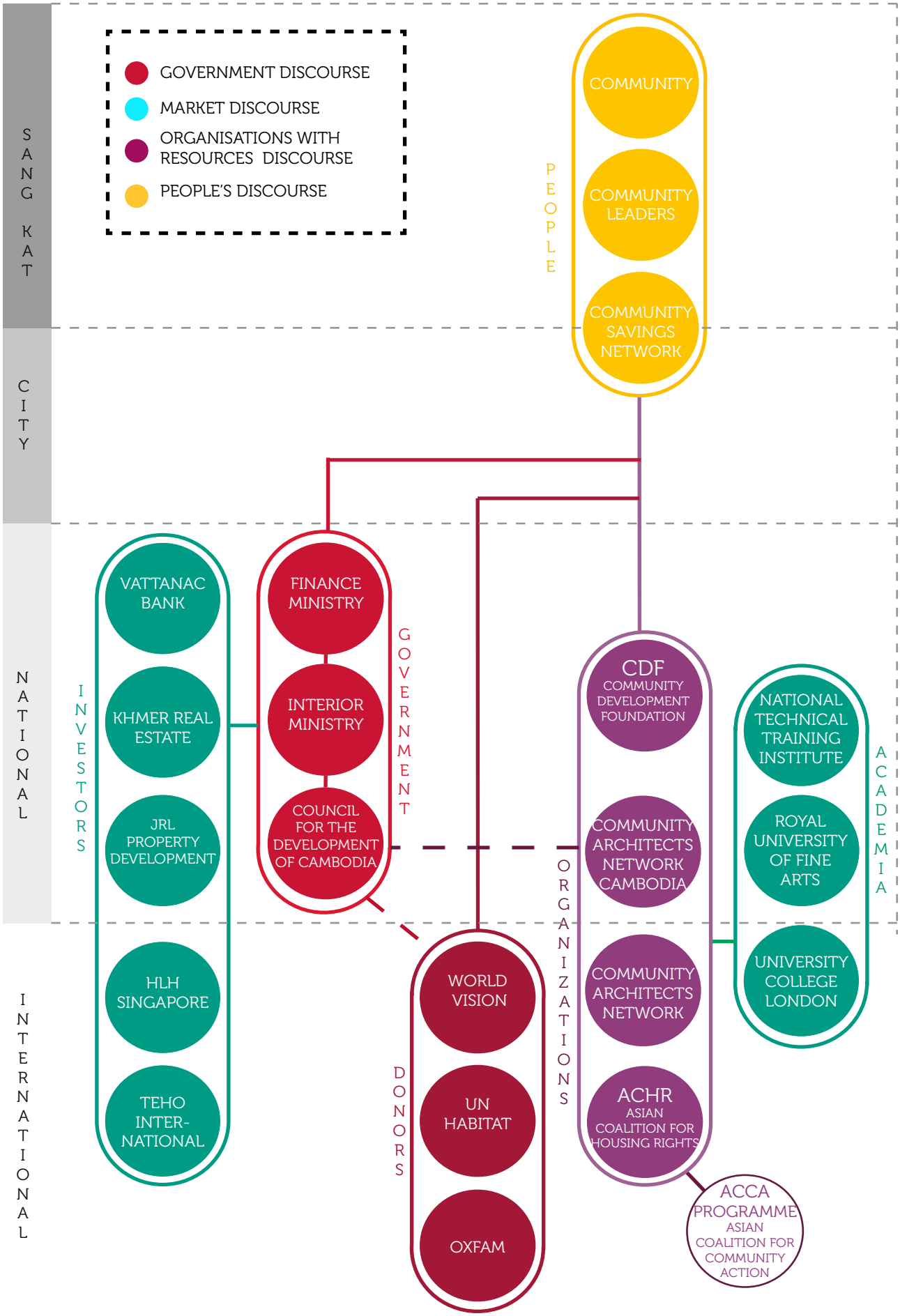


fig.16. Actors Map

2.3 FOUR DISCOURSE ANALYSIS
PRODUCTION AND PRACTICE OF THE DISCOURSES

The analysis and outcomes of the research are partially based on the discourses and practices findings related to the state, the organisations with resources, the market and the people.

STATE

A binary and sometimes contradictory discourse understood through the production of policies and programs and their implementation. On the one hand, the governments' discourse is informed by the growing recognition of urban poverty through the various policies such as Circular 3 (2010), 100 Slum Upgrade Project (2003), drafted in collaboration with UN-Habitat. Whilst in parallel, much of the dominant governmental discourse is based on a modern vision of Cambodia, with a quest for globalising Phnom Penh, towards a world city, by being able to provide a luxurious lifestyle, dependant on the market economy. The first has not yet been translated into the physical urban form, whilst the second is predominant.

We therefore are unable to visibly see the implementation of these 'pro urban poor' programs on a city scale, through the personal stories of those we have met, and from personal transit observations throughout the city. Projects based on creating social housing and affordable homes have been few and far between (such as the White Building built in 1963, Borei Keila in 2003, and the case of the "Bird's Nest" community finally resettled in Kok Roka commune's Andong village in 2015), which does not yet lead us to think of it as a trend. This puts into question the authenticity of this part of the discourse but presents hope for the future towards its translation into concrete forms of urban transformation in Phnom Penh and country wide. In contrast the second is present and visibly translated in the urban form through daily land acquisitions, the implementation of relocation sites for evicted urban poor communities, and through the consequent sale of land, encouraging and allowing the markets' discourse to shape the Phnom Penh's urban transformation.

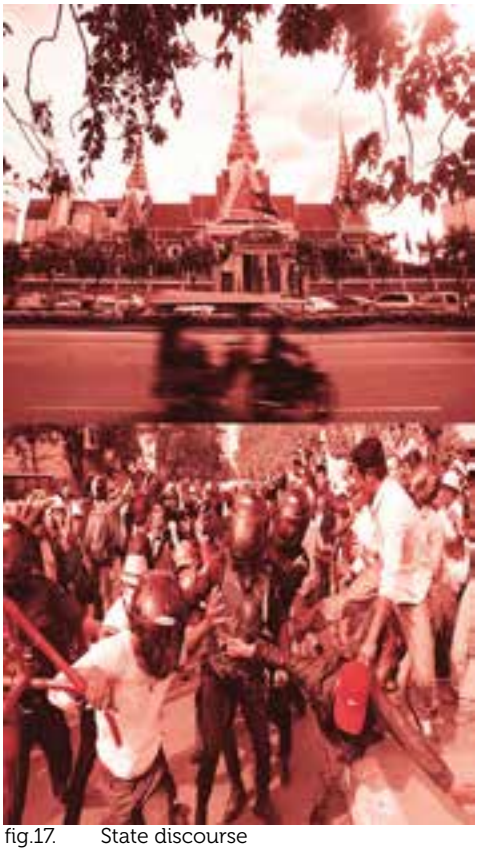


fig.17. State discourse

The People:

This discourse is notably (in)visible, localised, and based on everyday needs, with limited power to foresee the future due to their uncertain living conditions. It is enacted through self-build, and forms of encroachment. Stemming from a post-conflict situation of land ownership confusion and un-regularisation, empty land is appropriated for 'meanwhile' uses, whilst buildings are re-used and retrofitted throughout the 90's and 00's (Khemro, 2000).

Its visibility and production, stems from a socially and financially organised community, where their information is documented and archived, and where they are actively collaborating with various other actors (Organisations with resources, and sometimes the Government). This particular act of documenting their existence through statistics, numbers, and maps strengthens the discourse. Whereas their invisibility, and therefore non production of a discourse, stems from social and financial irregularities, and problems within the communities' organisation. Weakening the strength of the discourse of everyday needs. This visibility is however limited through the un-regularised land situation of the people, making their discourse wholeheartedly invisible to both the market, and the government, whilst being under strict conditions, and sometimes at the mercy of both actors.

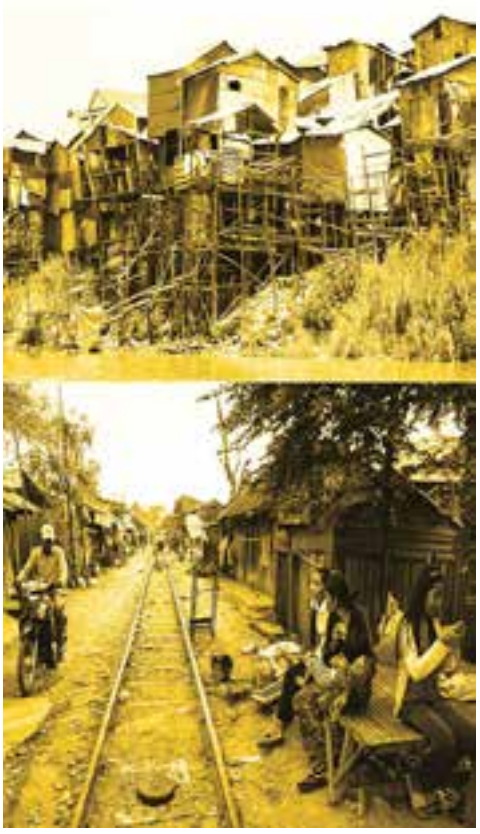


fig.18. Peoples discourse

The Market:

The most dominant discourse in the driver of urban transformation in Phnom Penh, leading the way towards an upper and middle class future, without necessarily responding to a concrete local demand. For example, the World Bank has only just stated that Cambodia reached a middle income revenue (2016), yet the construction of luxurious and unaffordable houses is unceasing.

This discourse is notibly (in)visible with multiple local, national and international actors from different political levels and influences. Its visibility stems from its abundant forms of adverts, to the discourses' physical translation of its extensive project complexes that soar over the cityscape.

In contrast, its invisibility stems from the anonymity of naming or getting information on the representatives of the companies or individuals involved, whilst the form that takes its transformation is uniform, merging into one another without distinctive features to separate the various projects from each other (skyscrapers, commercial strips, gated communities).
The market's discourse reinforces the lands function as a commodity, away from it being able to serve a social function within the city.

fig.19. Market discourse

Organisations with resources:

This discourse is intrinsic to both the government, by filling in for governmental responsabilities (leading to occasionally creating a situation of dependency), and the people, by strengthening its discourse through local co-producing urban and rurual projects.

It is made up of both local, national and international organisations, financial institutions, and Non-Governmental Organisations, that have all played a significant role in rebuilding a post-conflict Cambodia. From the United Nations Transitional Authority in Cambodia in the 90's, to the current comments surrounding issues of aid dependency.

It is therefore a non-elected international and national voice, pushing the case for integrating the urban poor in visions of Cambodian urban transformation. It is therefore very vocal, with sometimes a wide international audience. However, this discourse has also the potential of being censored by the government depending on the particular outspoken narrative.

fig.20. NGO discourse

2.4 SPATIALISATION OF THE DISCOURSE

Phnom Penh has therefore seen its urban landscape transform and shape dramatically throughout the years of varied socio-political and economic discourses.
The practice, performance and influence of conflicting discourses (People, Market, Government and Organisations with resources) are shaping the urban transformations of Phnom Penh.

Here we present an urban analysis of the impact of the discoursive practices on the city form:

The urban poor's discourse
Can be found performing and enacting in the urban space of Phnom Penh through the act of self building, and settling on un-regularised land (see fig. 14).

The market's discourse
Can be found performing and enacting in the urban space of Phnom Penh through the numerous construction sites and creation of satellite cities, gated communities, selling a particular lifestyle.

The government's discourse
Can be found performing and enacting in the urban space of Phnom Penh through the relocation and eviction of the Urban Poor, sparse construction of social housing, whilst providing opportunities of investment and construction for the Market.

The organisations with resources' discourse
Can be found performing and enacting in the urban space of Phnom Penh through a form of network that connects and influences both part of the Government's and the People's discourse.

URBAN IMPACT OF PREDOMINANT DISCOURSES

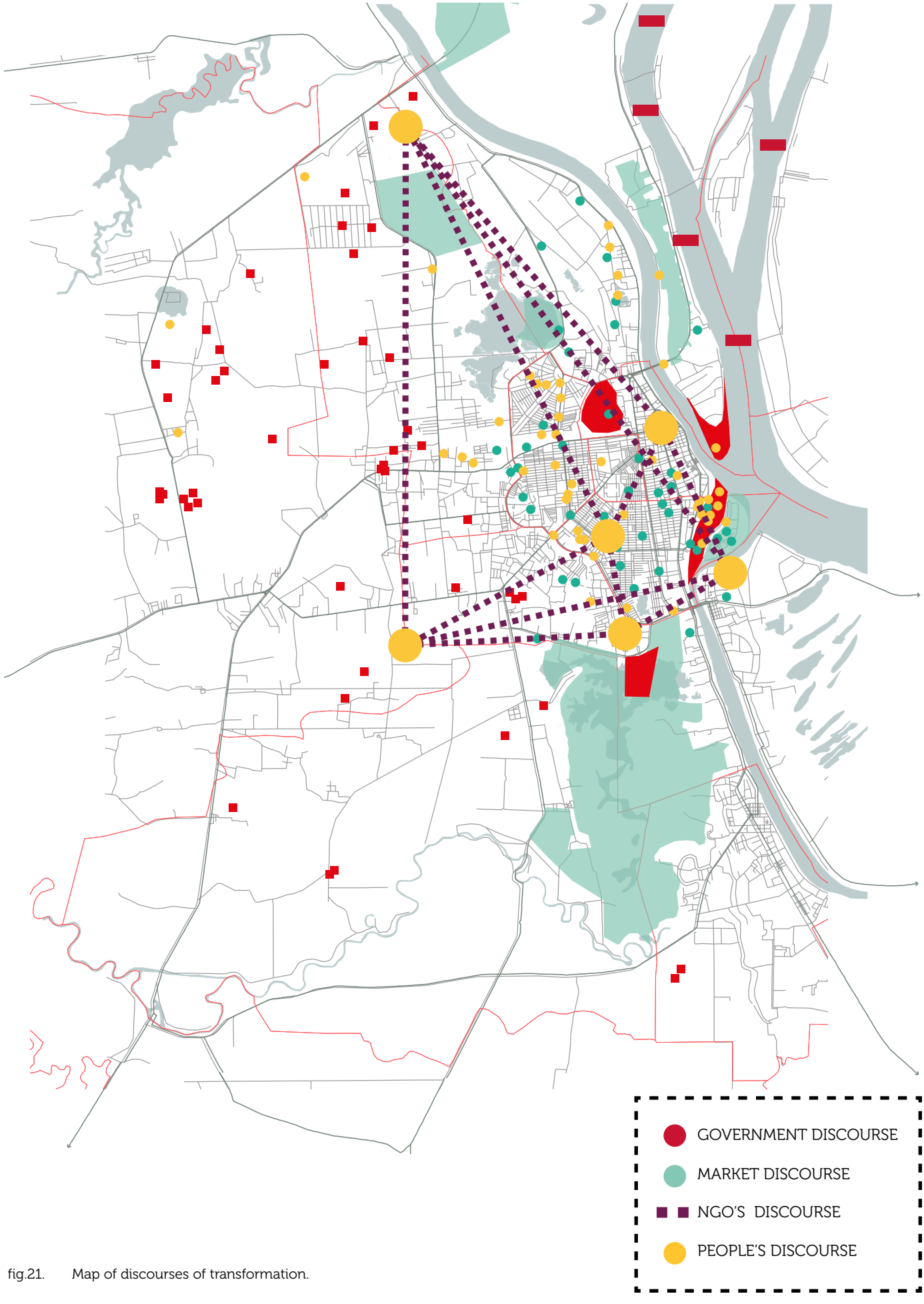


fig.21. Map of discourses of transformation.

2.5 PATTERNS OF DISCOURSE PRODUCTION

Each discourse is produced either in tandem or individually following a singular trajectory. Some are more dominant that others according to socio-economic and political situations, whilst influencing the discourses amongst themselves.

We have found that people's discourse is consistently on the lowest scale of power.

How can we provoke a change in the trajectories of discourses in order to create a situation where the people's discourse further influences the market and the government? In what way can we attain a dream situation where discourses align and are produced in tandem?

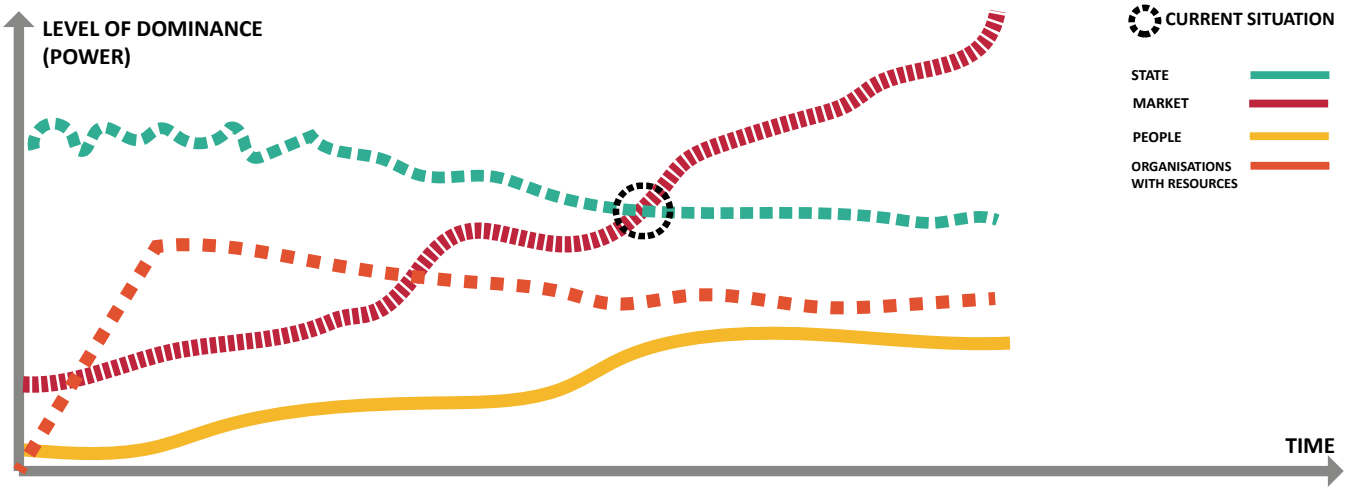


fig.22. Existing patterns of discourses, Authors.

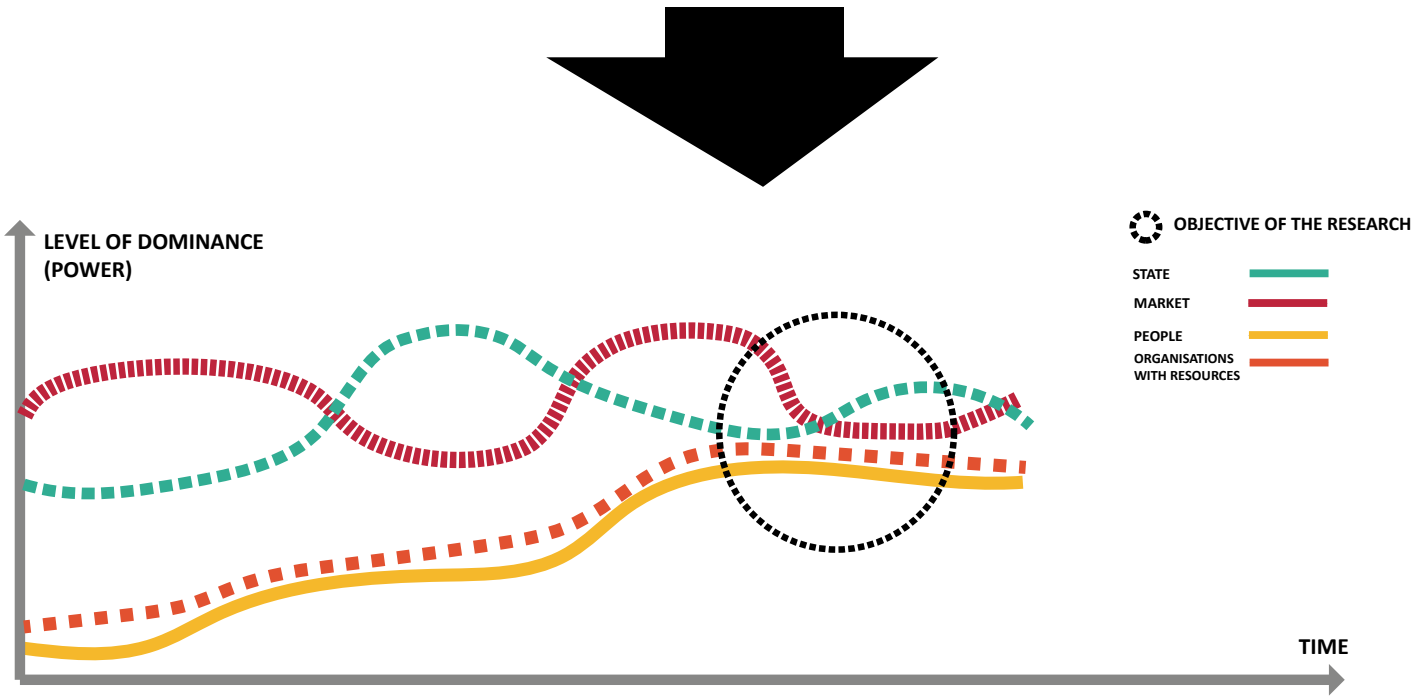


fig.23. Aim patterns of discourses

03

URBAN POOR COMMUNITIES IN PHNOM PENH

3.1 VISITED COMMUNITIES IN PHNOM PENH

These visits built our understanding in the production of the urban poor's discourse, where e were given access to visit five communities. Each site visit influenced, to varying degrees, our following strategies in order to make the people's discourse more visible and negotiable. Each had a particular voice, and context, which influenced what we learned.

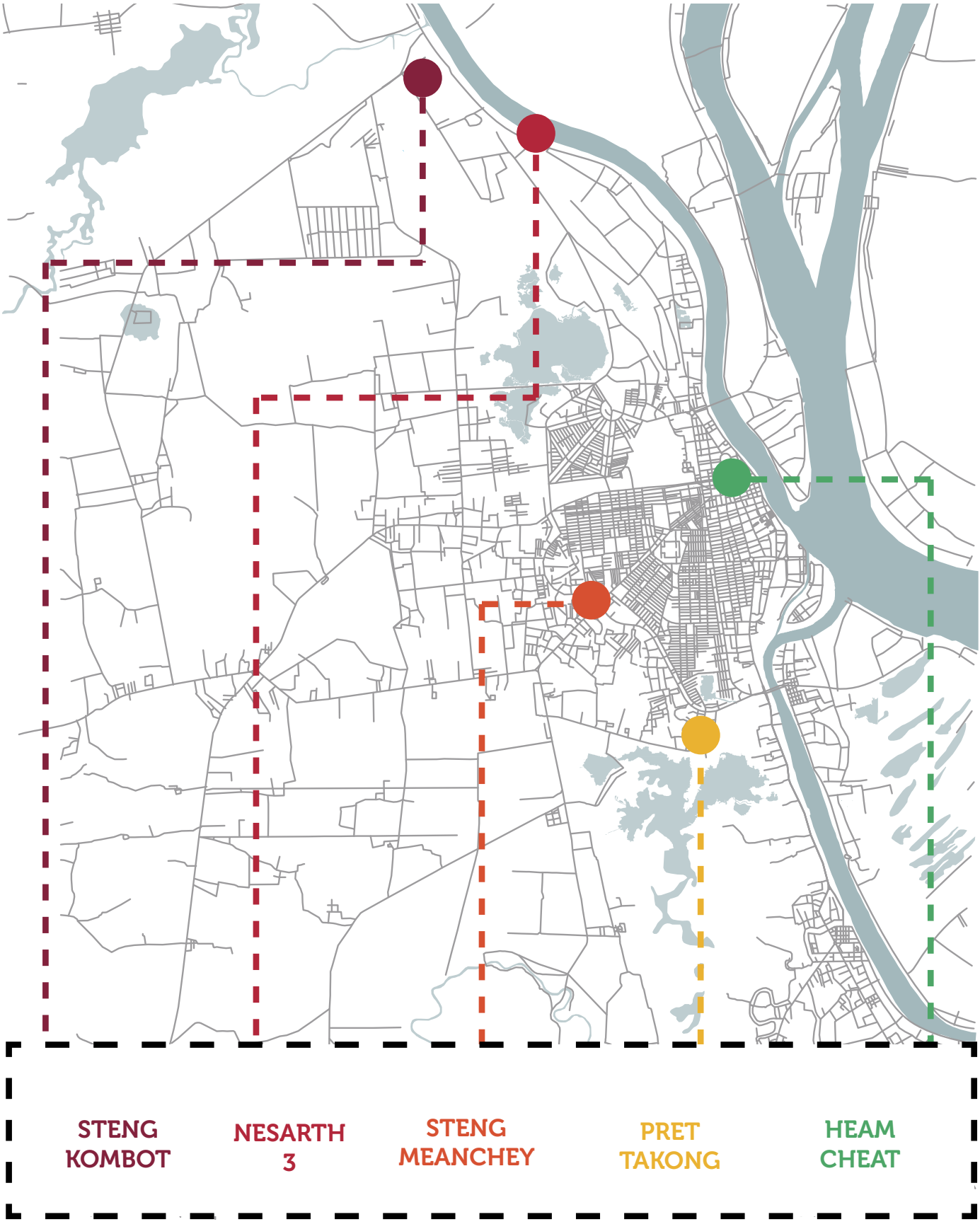


fig.24. Map of communities location

3.2 Heam Cheat

Live in a cinema since 1980s

CHALLENGE

Despite having lived at Heam Cheat for over 20 years, the problems of sanitation, garbage and services remain.

The disparity in living conditions has led to internal conflicts between community members and it prevented the community from gaining better living conditions for all of the residents and creating a situation of deadlock.

LEARNING

Although, conflict is often framed as something negative, we can also learn from it The internal conflict will force community members to address their weaknesses as a community and not as individuals. Meanwhile, the internal crisis or conflict will help people act and mobilize. Finally, from this internal conflict, community members can learn to deal with different perspectives and still negotiate and compromise solutions to the community's needs.

fig.25. Heam Cheat community outside

fig.27. Heam Cheat community inside

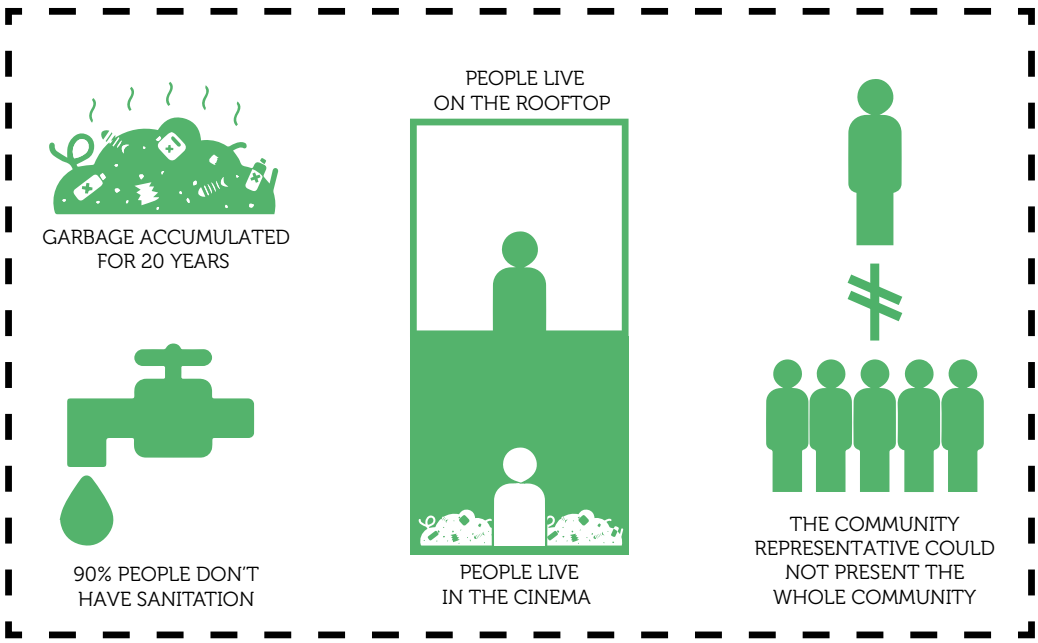


fig.26. Heam Cheat learnings

3.3 Steung Mean Chey
Living along the river

CHALLENGE
Steung Mean Chey is a community who through its strong partnerships is working towards addressing the issues of waste and flooding in the community.

LEARNING
What this community teaches is the involvement of multiple actors into the process and they have a strong partnership with several NGOs, universities and local authorities.

This has meant that they have been able to create a strong proposal of on site upgrading.

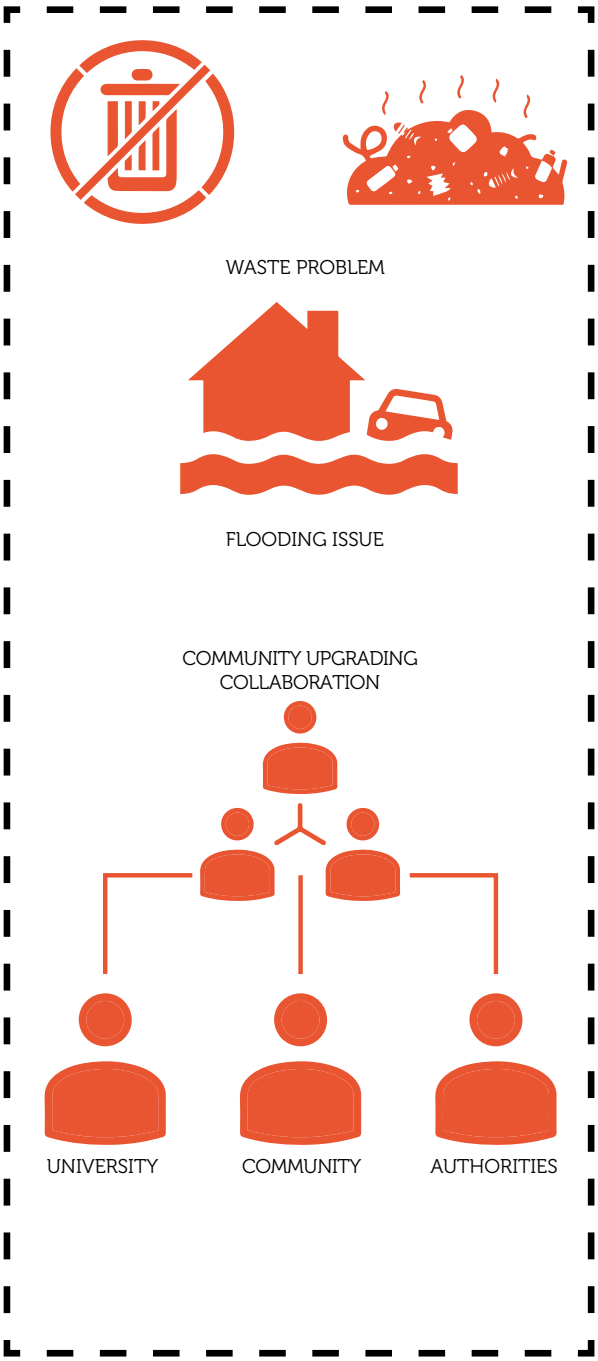


fig.30. Steung Maen Chey learnings

fig.28. Steung Men Chey community meeting

fig.29. Steung Men Chey community outside

3.4 Prek Takong
Life along a lake

CHALLENGE
Prek Takong is facing pressure from private developers who have begun to infill the nearby lake with sand.

The community unaware or misinformed about their land situation and there is a lack of collective action being taken to negotiate with the developers.

LEARNING
The lessons learned from this community are the needs and benefits of building coalitions. Through building coalitions with other communities, more expertise and resources are brought to the project or cause, helping to develop the skills of new and existing leaders. Overall, the impact of peoples' efforts will increase and these coalitions of communities are able to gain more power and influence in order to defend their interests

fig.31. Prek Takong community outside

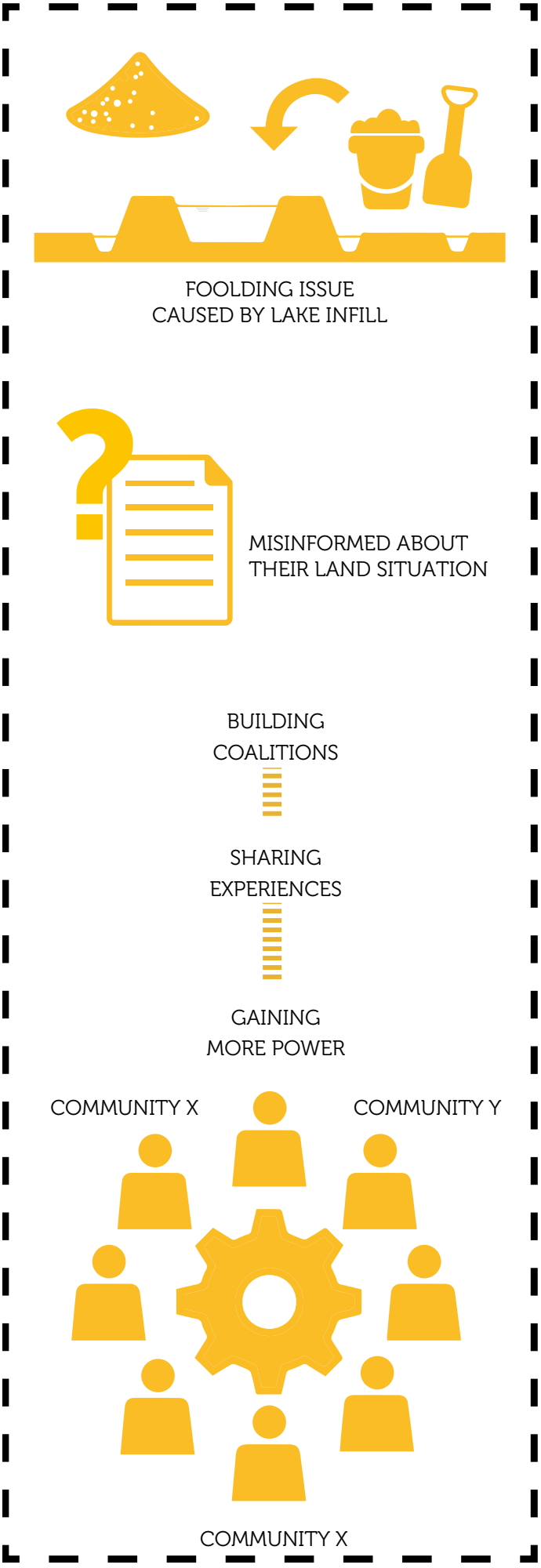


fig.32. Prek Takong Learnings

3.5 Nesarth 3

Muslim and fishing community, live along the river

LEARNING

Nesarth 3 is a well-organized community. It has active community saving groups and has a shared identity around the fishing business. This community can teach other communities the importance of identifying and defining a market with in the small business field.

Nesarth 3 has identified the need people have for dried fish as a main ingredient for cooking and as such this community understands its customers and has localized their products. Localization is the process of adapting a product or service to a specific market or locale, by customizing products we are moving away from standardization. Instead of having to go to various markets and sell the fish people come to Nesarth 3 and buy the fish. This way they can covert one-off customers into regular customers. Nesarth teaches other communities to support small business integration into the city economy, ensuring continuity and growth.

fig.33. Community learnings

fig.34. Nesarth 3 community surrondings

fig.35. Prek Takong community housing

fig.36. Prek Takong fish drying

3.6 RUSSEY KEO SAVING NETWORK

Communities learning from each other and supporting each other

The Saving Network operating in the Russey Keo Khan is organized by CDF and currently the most successful network in the city. More than 20 communities are involved in the saving networks with shared knowledge and financial support. The saving network provides in the Khan opportunities in building the linkages between the communities.

The current limitation of the network is its dependence on the saving group and mostly its involvement in financial issues. We would like to instigate the comprehensive development of the linkages, based on the CDF network, to encourage communities in cooperating with each other on the social level as well and set up a cohesive alliance

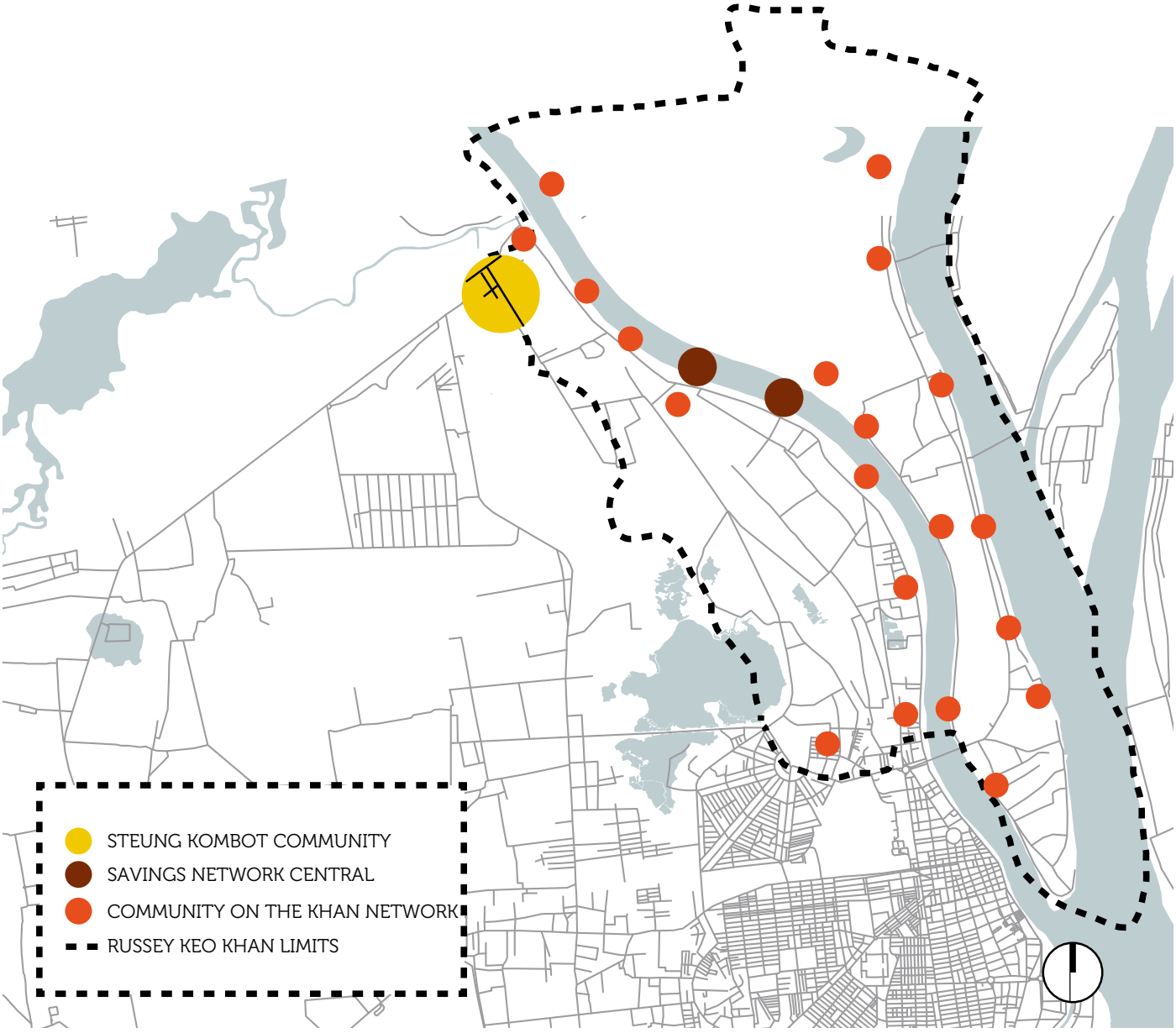


fig.37. Russey Keo saving network map

3.7 LEARNINGS FROM OTHER COMMUNITIES

Visiting some communities and learning about them was enriching for us when comparing the communities because of the different dynamics, social cohesion and visibility levels. From that perspective it becomes important for the communities to share each other's knowledge and success stories. The below is a glimpse at the potentials of each of the communities in poor-led upgrading processes and dealing with the challenges.

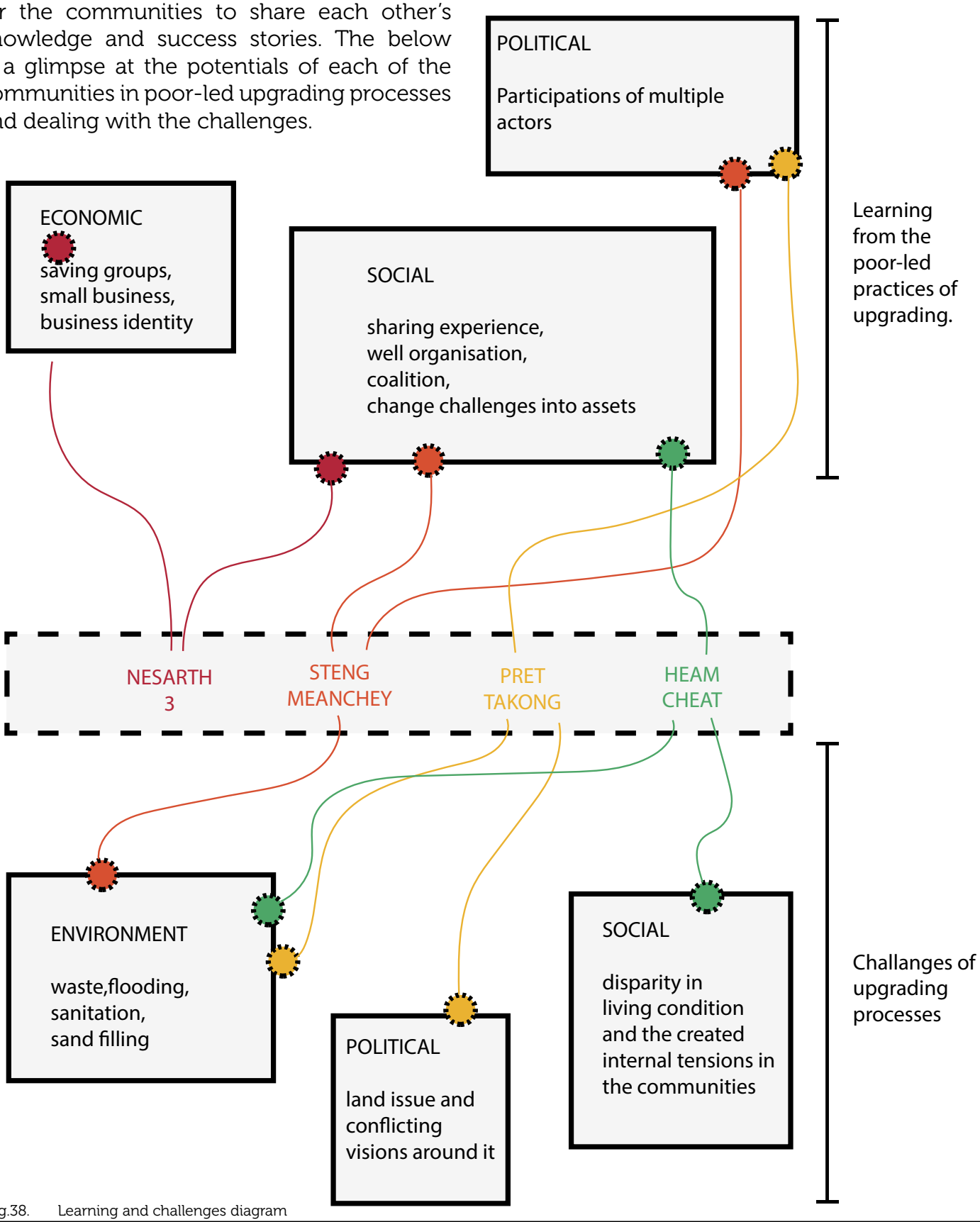


fig.38. Learning and challenges diagram

04

SITE: STEUNG KOMBOT

4.1 BACKGROUND ON STEUNG KOMBOT

Steung Kombot is part of the district of Russey Keo in the northern and northwestern outskirts of the main city of Phnom Penh, located near the National Road N°5 (se fig.47).
Some of the families moved there as early the 1980's. Currently, there is around 475 families living in the community. Steung Kombot spreads 1,650m lengthwise along the canal which was once the source of an irrigation system for the surrounding rice fields. As the city grew, buildings and infrastructure started to replace the rice fields, and without proper waste management the canal became polluted.
Flooding is one of the main problem during rainy season because the community ground level is few meters below the level of the surrounding areas.
The lack of sanitation is also a problem, many families have septic tank, and others throw their waste water in the pond nearby.
Domestic services like potable water and electricity are provided by state suppliers. In some parts of the community, special arrangements were done with the neighbour factory for the drainage.
The main source of income for the families is from men working in construction or drivers of motodop (tuktuk) and even from some of the women working in the factories.
The land tenure is one of the major issues the community is facing. Some of the residents, have family books guarantees.
50 homes are located on newly claimed private land where the families are currently facing threats of eviction. The rest of Steung Kombot reside on State Public land.

The majority of the houses are in bad conditions, some are built on the canal that is now is covered with waste.

The construction materials of the houses varies between wood panels, bamboo, dried palm leaves, corrugated sheets, and very few have some parts made of brick, specially the base.
Some houses are elevated on wooden pillars to avoid flooding damages and few could be seen with concrete ground floor where the family moves to the upper part of the house in the flooding season.
Some of the elevated houses use the space below the house during the dry season for recreational and relaxing activities in the shade.

fig.39. Steung Kombot community entrance

4.2 MAIN ACTORS WORKING ON STEUNG KOMBOT

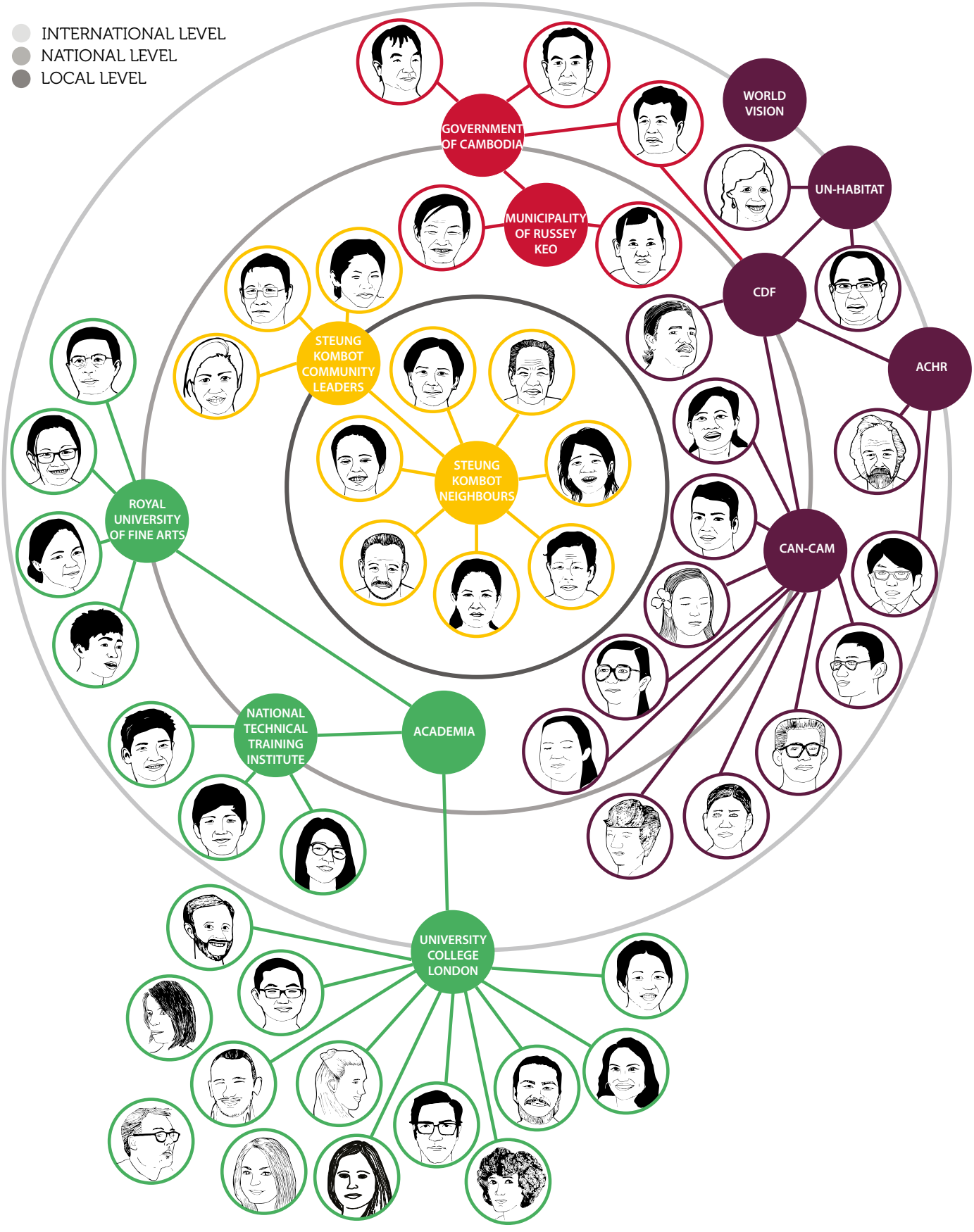


fig.40. Main actors working on Steung Kombot

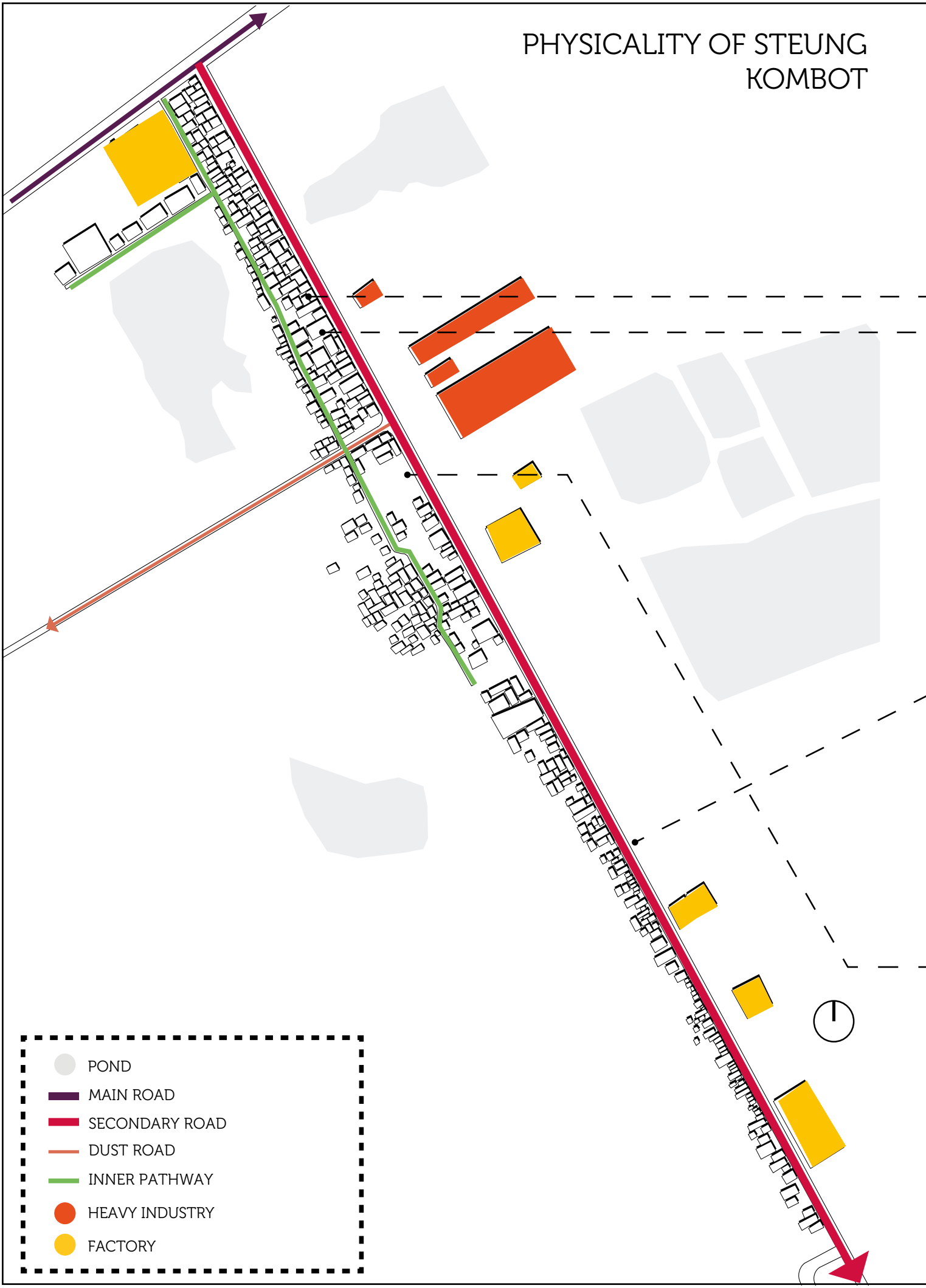


fig.41. Steung Kombot community map

fig.42. Steung Kombot community 1

fig.43. Steung Kombot community 2

fig.44. Steung Kombot community 3

fig.45. Steung Kombot community 4

4.3 THE PEOPLES VOICES

INDIVIDUAL INFORMAL INTERVIEWS

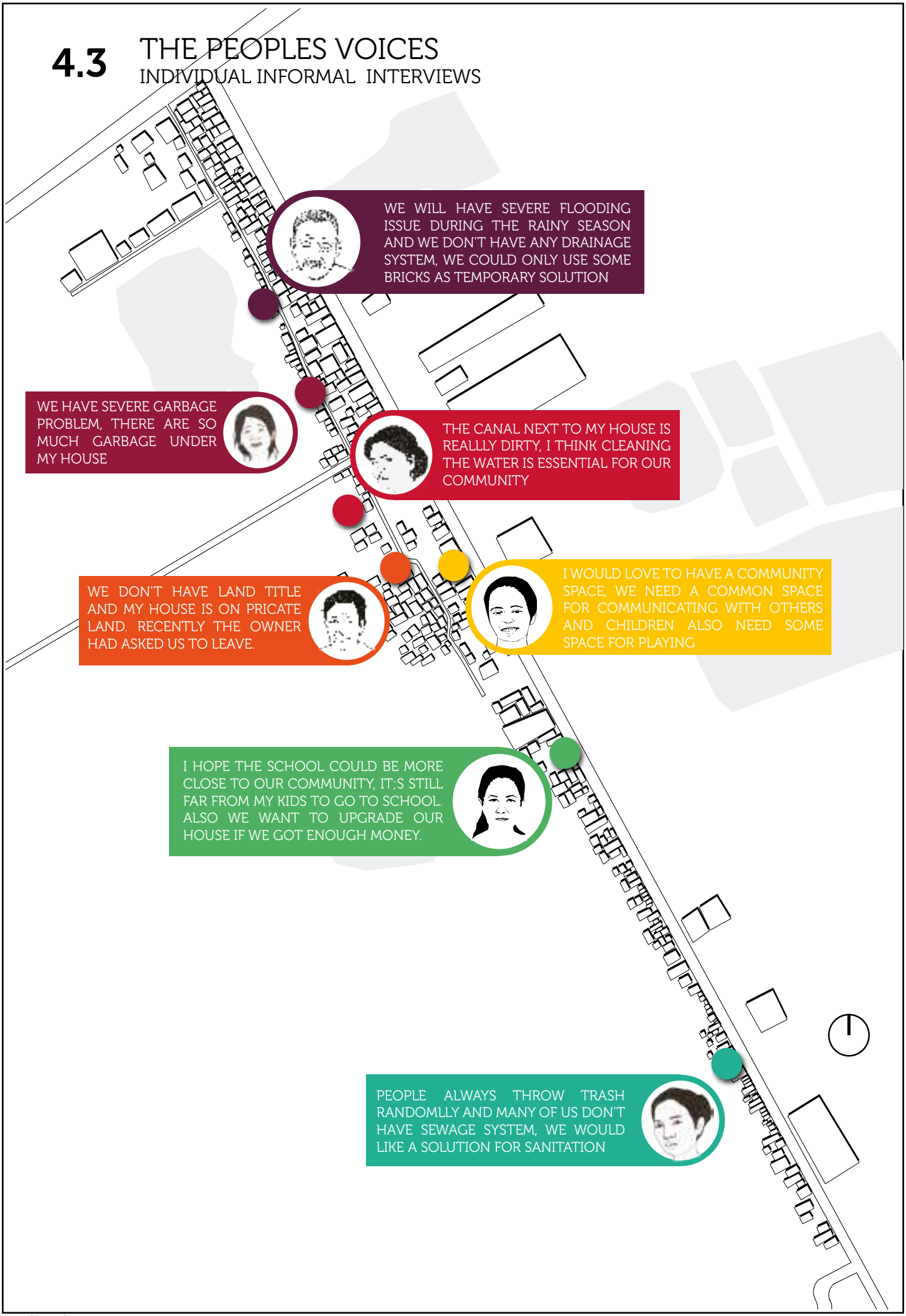


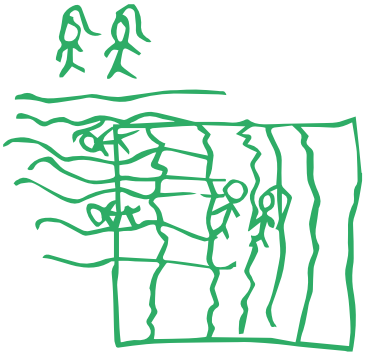
fig.46. Steung Kombot community voices map

4.4 THE CHILDREN'S VOICES

"I LIKE TO GO TO SCHOOL, I LOVE READING AND DRAWING WITH COLOURFUL PENS."

"I ENJOY LIVING WITH MY FRIENDS."

"WE NEED A CLEAN ENVIRONMRNT WITH TREES, FLOWERS, BUTTERFLIES AND BEES."



"I WISH WE CAN HAVE CLEAN WATER, SO WE COULD HAVE CLEAN PONDS AND CANAL TO SWIM IN."

"I WISH MY DAD HAD A CAR, AND WE CAN GO TRIPS ON A NICE ROAD."

I WANT A NICE HOUSE WHERE I CAN FEEL SAFE.

fig.47. Steung Kombot community children voices map

4.5 VOTING WORKSHOP ANALYSIS

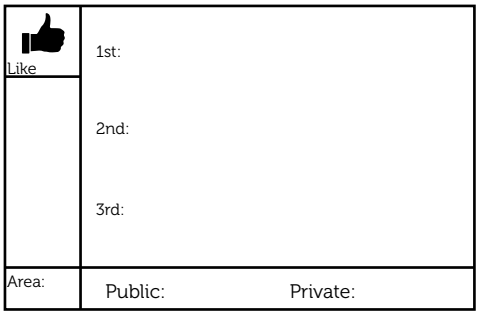
Our community workshop was devised around a voting system to gather anonymous information about how the community generally felt about Steung Kombt.

The selection of topics was informed by our informal individual interviews produced in the previous two days in the field throughout the community.

We divided the site into 5 areas of interest, as it became clear that there were differences in individual experiences according to where you lived in the community. Living in the centtre (A + B) vs on the outskirts (C), on private land vs public land. On land with drainage (B + C) vs no drainage (A).
There was a big trun out of participants from all areas (A, B, C, public and private). Mostly from area A and B, with a significant number of private land tenants out of 50 actual houses considered to be on private land vs the vast majority of people in Steung Kombot are living on public land.

Questions on what they Liked, Dislikde, and Wished, aimed to directly feed into our strategies for the site, as a form of co-production.

* For a full description of the methodology used , please see the Appendix section



On each ballot paper, we aimed to collect information on which area they came from A, B or C, private of public land, and a selection of 1st 2nd and 3rd choice of like, dislike and wish.

fig.48. Ballot paper

The crowd had a selection of 10 subjects to chose from, with one left blank to give space to other more personal opinions. These subjects were represented throught both hand drawn images, and Khmer and English text to cater for each participant and levels of literacy.

fig.49. Community voting

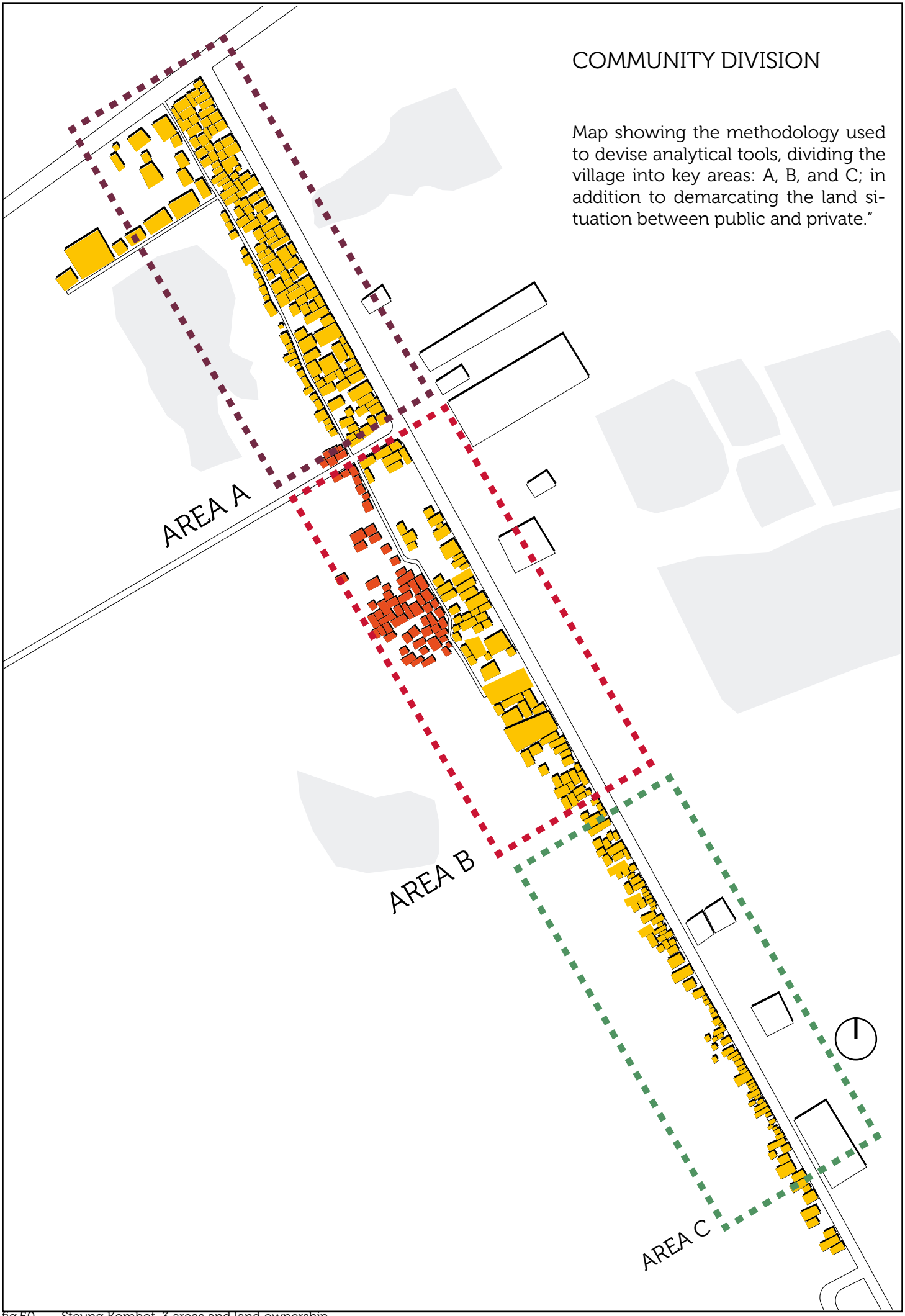
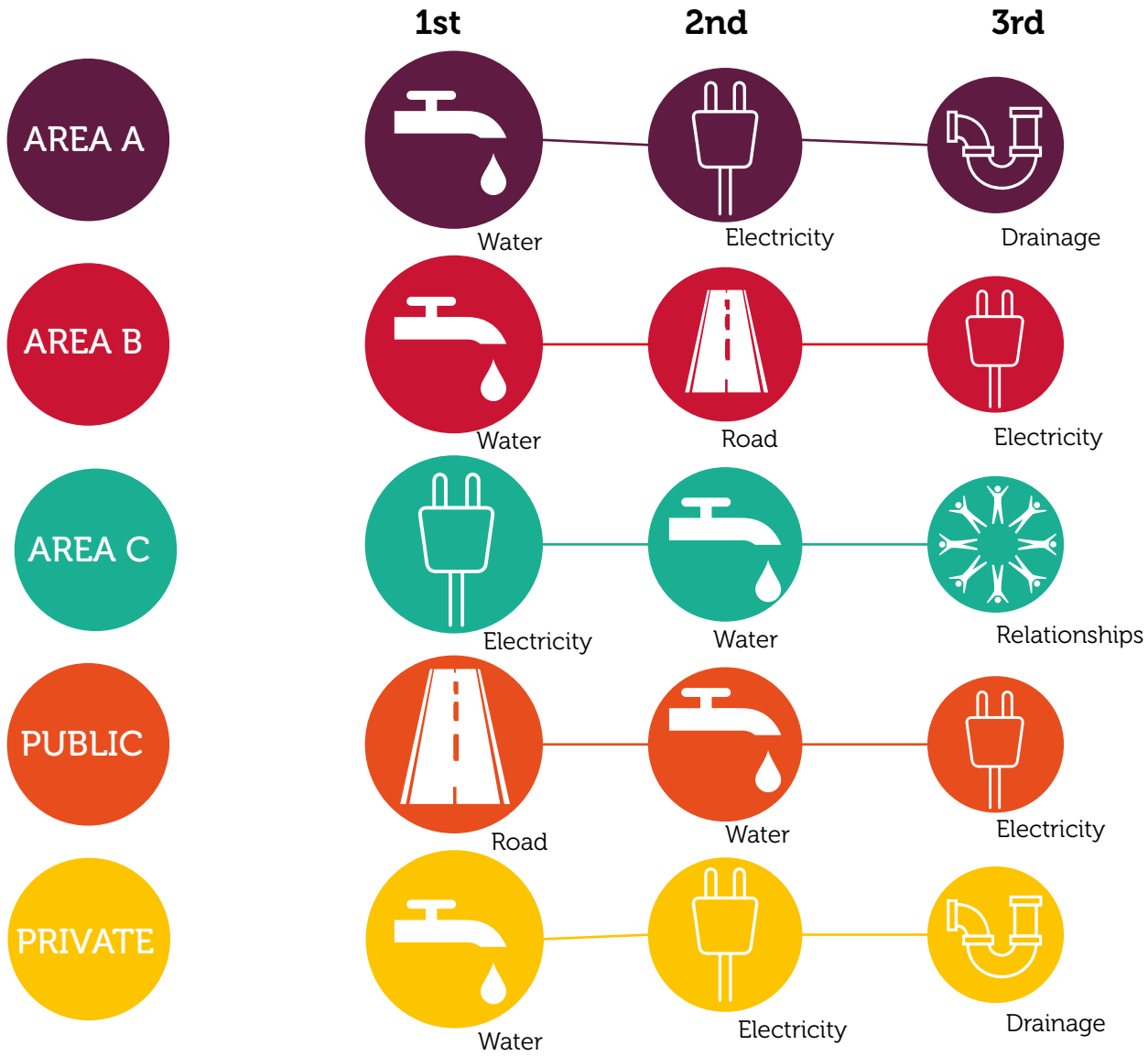


fig.50. Steung Kombot, 3 areas and land ownership

OUTCOME OF THE "LIKES"

Overview:
Total Votes: 78 - 44 from public land - 24 from private land - 10 N/A



Many voted on likes as it was the first subject to be voted on. We found that people were particularly happy about the public services of water and electiricty. provided by the local authority set up in the last 5 years, making their everyday lives more managable and cheaper. Area C was unusual in voting as their 3rd 'like' being the relationships in the community. In contrast areas A and B did never selected relationships as something that they liked.
As an overview we found that electricity, water and drainage was the most voted for throughout the whole likes voting process.

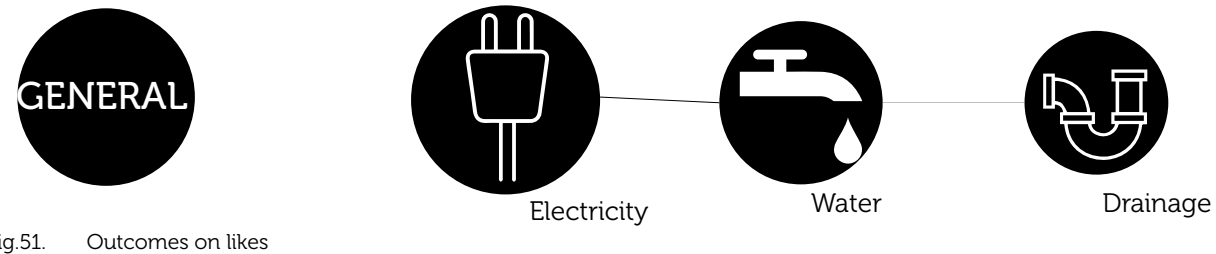
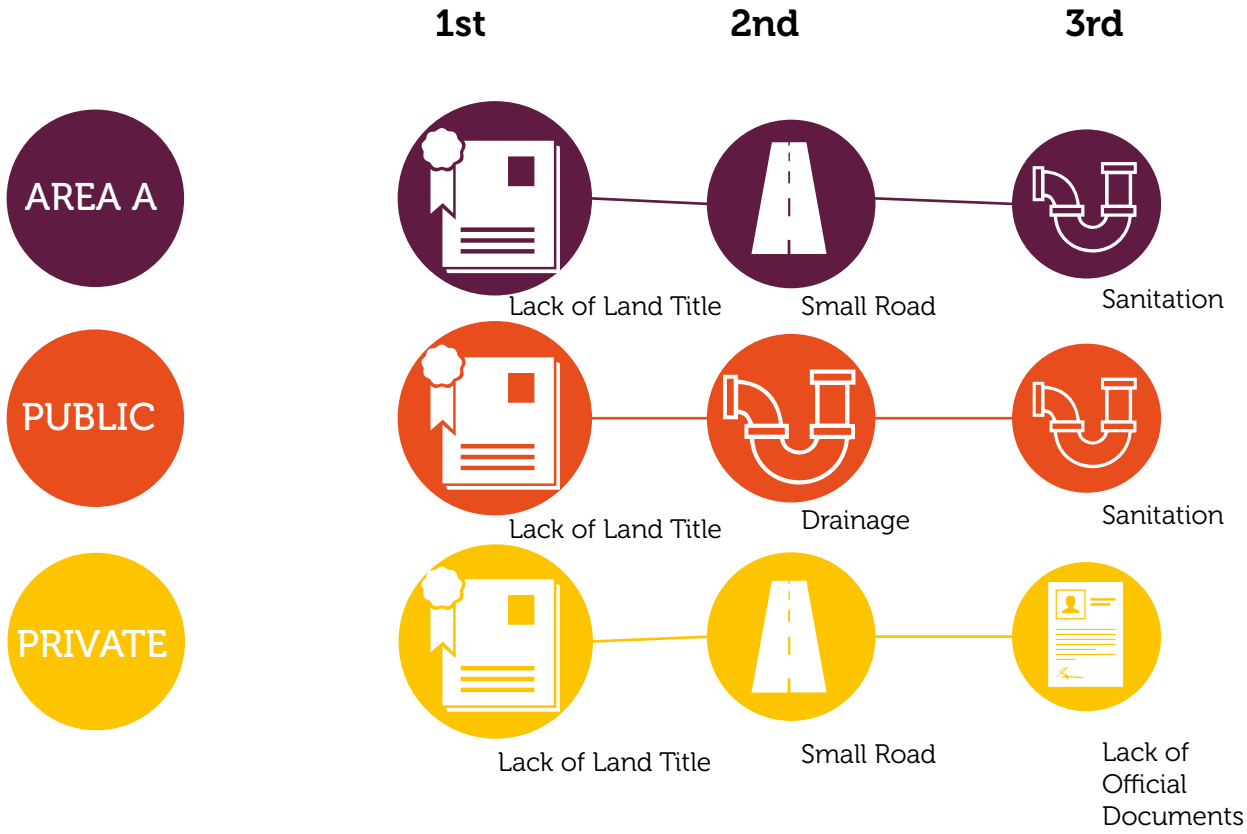


fig.51. Outcomes on likes

OUTCOME OF THE "DISLIKES"

Overview:
Total votes: 49 - 23 on public land- 10 on private land - 16 N/A



The dislikes voting was more problematic, reflecting in the total of votes. We found that less people felt comfortable in voting for something negative, relfecting a cultural practice of not letting people know what they are unhappy about. We did manage to get some information which is particularly inteeresting.

Unsurprisingly, the lack of land tite was a go to dislike unanimously felt throughout the community.

Although drainage was selceted as one of the most liked topic, it represented also a problem. Through converstions over the dislike we found out that the drainage system was not properly serviced, with it becoming regularly blocked. The small road was also a problem as only one part of the internal road was upgraded, leaving a section in a problematic condition prone to flooding, narrow, muddy and dusty.

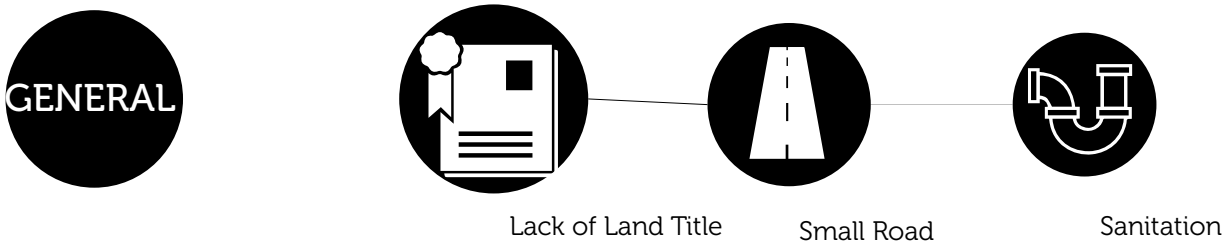
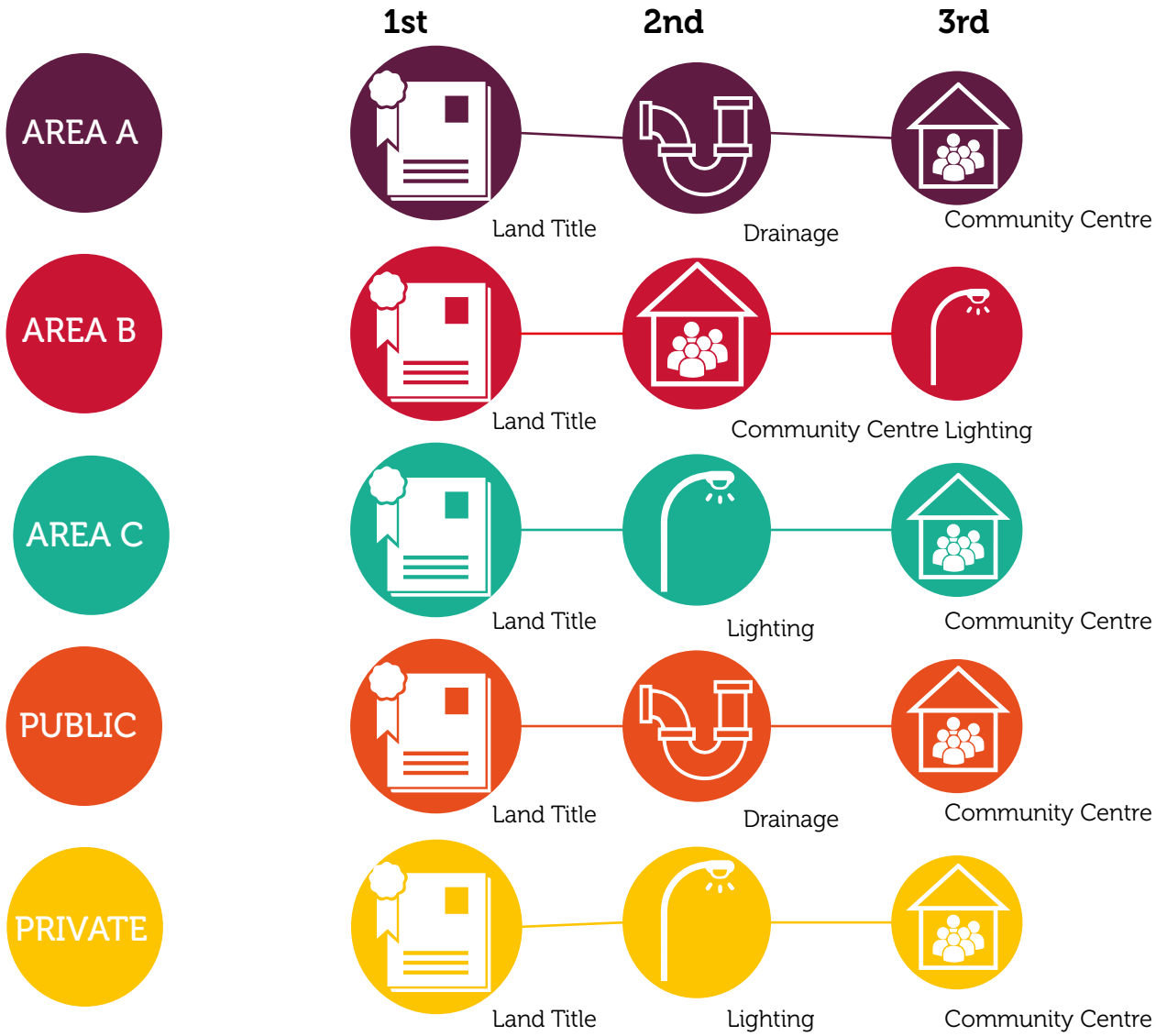


fig.52. Outcomes on dislikes

OUTCOME OF "WISHES"

Overview:
Total of Votes: 71 - 31 from public land - 24 from private land - 16 N/A



Once more, land titles were the most voted for as a wish for the future, coming 1st as their main priority. Drainage, community centre and lighting were generally voted for throughout the whole of the designated areas.
Knowing the obvious wish for LT, we decided to analyse the 2nd, 3rd, and 4th most wished for, which were the folowing. A better serviced drainage system and connecting the wholf of Steung Kombot's households. Alighting system along the paths and roads to create a sense of security but also to use outdoor space past 6pm. Finally they voted for a community centre, as a space to get together as a group and discuss community problems, where community information could also be gathered.

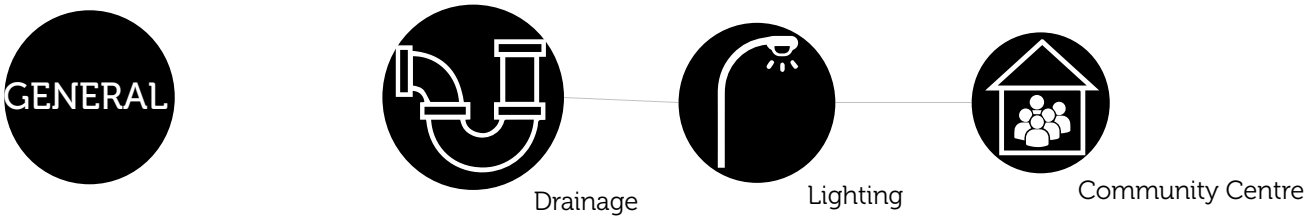


fig.53. Outcomes on "Wishes"

4.6 DIAGNOSTIC OF COMMUNITY CONCERNS

The diagnostic map shows the areas of concerns of the residents of the community.
It shows the houses that are located on private land whose families are in constant pressure from the landlords and who are at risk of being evicted.
The health of the residents is at risk form the danger of the waste accumulation.
In addition to the flooding issue during the rainy season in addition to the lack of drainage system and potable water.
On the social level, the map indicates the part of the community where the residents living in that area have the feeling of being excluded from the community organization.

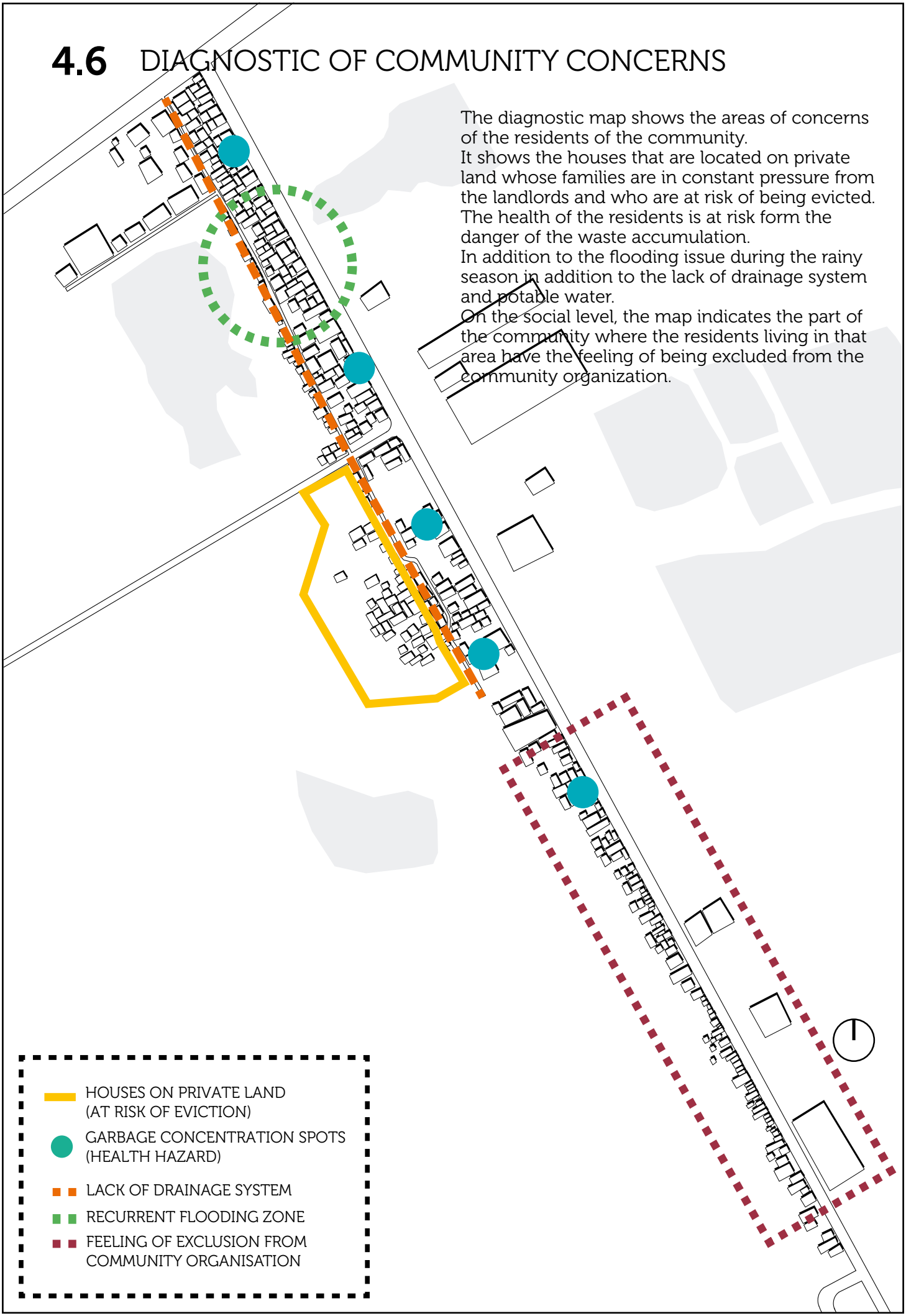


fig.54. Diagnostic map, concerns of the community

4.7 ASSETS FOUND IN THE COMMUNITY

During the site visits, based on the observations made and the residents' narratives, the community reveals assets crucial as bases considered to build upon.
Some of these assets are the community individual savings group, community members' skills in construction, community book records families' information, community members' working at the local brick factory.

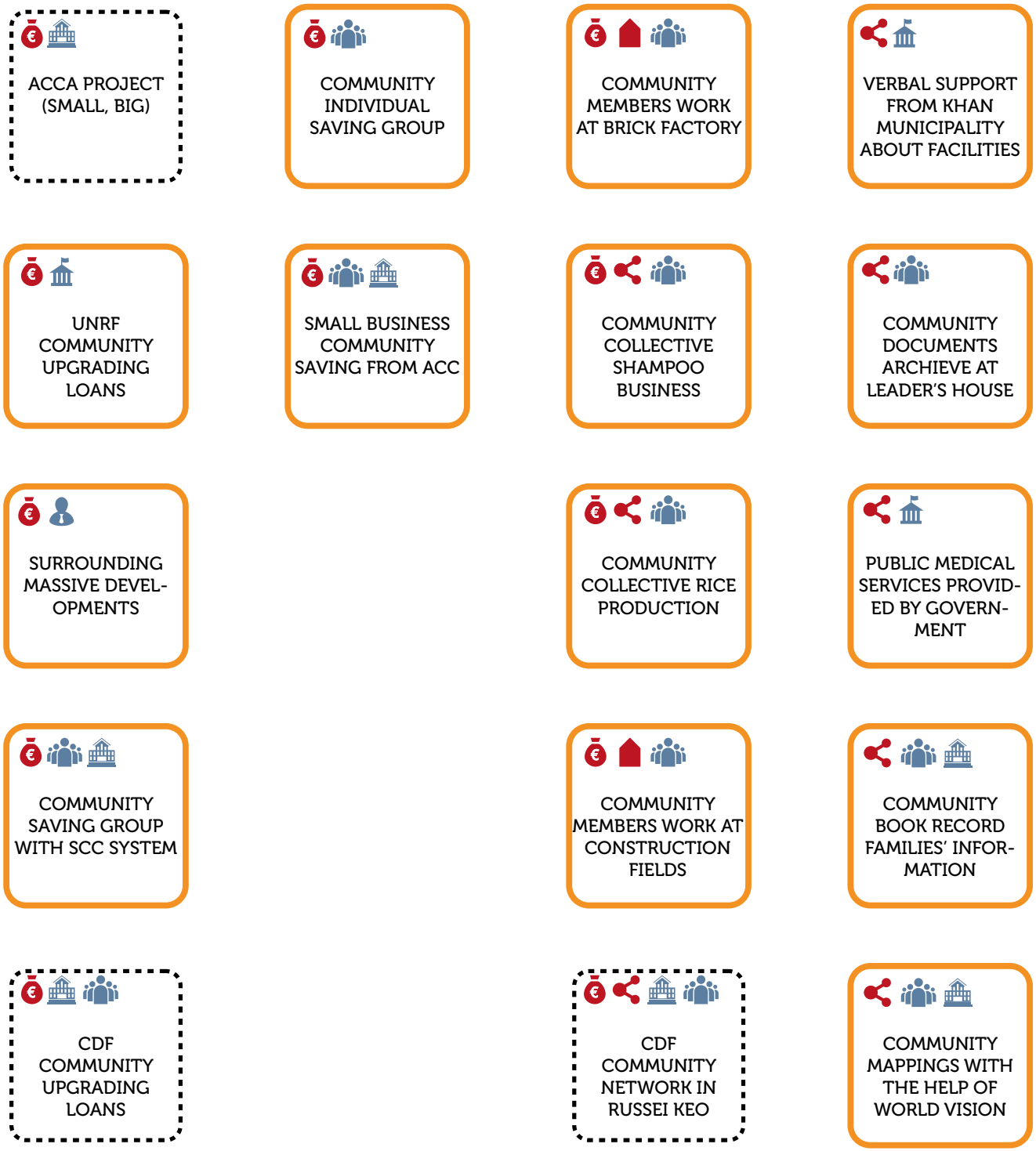
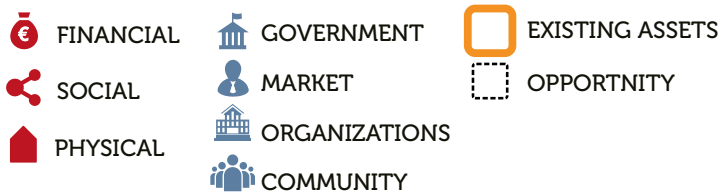


fig.55. Community assets mapping



COMMUNITY ARCHITECTS FORM CAN-CAM

VERBAL ADMIS-SION FOR LIVING ON PUBLIC LAND FROM KHAN MUNICIPALITY

ACCESS TO NEARBY SCHOOLS

KINDERGARTEN LOCATED AT THE NORTH PART OF COMMUNITY

EXISTING VOLUN-TEER WORK IN KINDERGARTEN

COMMUNITY NOTICEBORAD AND BROADCAST

CANAL AND SURROUNDING PONDS

EMPTY PLOTS IN THE SOUTHERN PART AND AROUND PONDS

SOME HOUSES LOCATED ON PRIVATE LAND FACING EVICTION

WATER SUPPLY FROM PUBLIC SECTORS SINCE 2014

DRAINAGE SYSTEM NEGOTIATED WITH NEARBY COMPANY

ELECTRICITY SUPPLY FROM PUBLIC SECTORS SINCE 2012

INSIDE ROAD BUILT BY COMMU-NITY COLLABORA-TION IN 2010

05

PRINCIPLES AND STRATEGIES

5.1 COMMUNITY PRIORITIES

The result of our participatory exercises with the community –including the one to one interviews and the 'voting' exercise- showed clearly the top wishes of the community that are a community centre, drainage system, lighting the road and most importantly the land title that came number one. The failure of implementing policies that meant to tackles the issue of land (circular three and other policies) was certainly one of the driver to this situation. However, people on public land sounded to feel a bit less anxious than the ones on private land when it came to Stung Kombot community due to the non-official promises from the municipality that they can stay on the land.

Calming and gaining a land title in the context of Phnom Penh is a very challenging process especially with the failure to implement many of the policies that are designed for this purpose. However, it was very important for us to understand what land title meant for people. It was mainly about feeling secure and stable in the land they are occupying to live without a feel of threat of eviction.

By looking across different communities and despite of the common problem they had of not having a land title, it was clear that some the communities that were more organized, visible to, and recognized –even if not officially- by the authority felt more secure in their land and as well felt stronger to negotiate solutions when threat happen.
From the opposite point of view, lacking the feel of security discouraged the poor in the informal settlement to invest any time or money on upgrading their houses and settlement.

With the above being said, we considered our strategies processes as important to the results they are aiming at.

The strategies we are proposing are an exercise to practice by doing for the community to gain a stronger feeling security and power which will open negotiation channels with other actors involved and eventually we hope that they will help the people upgrade their lives.

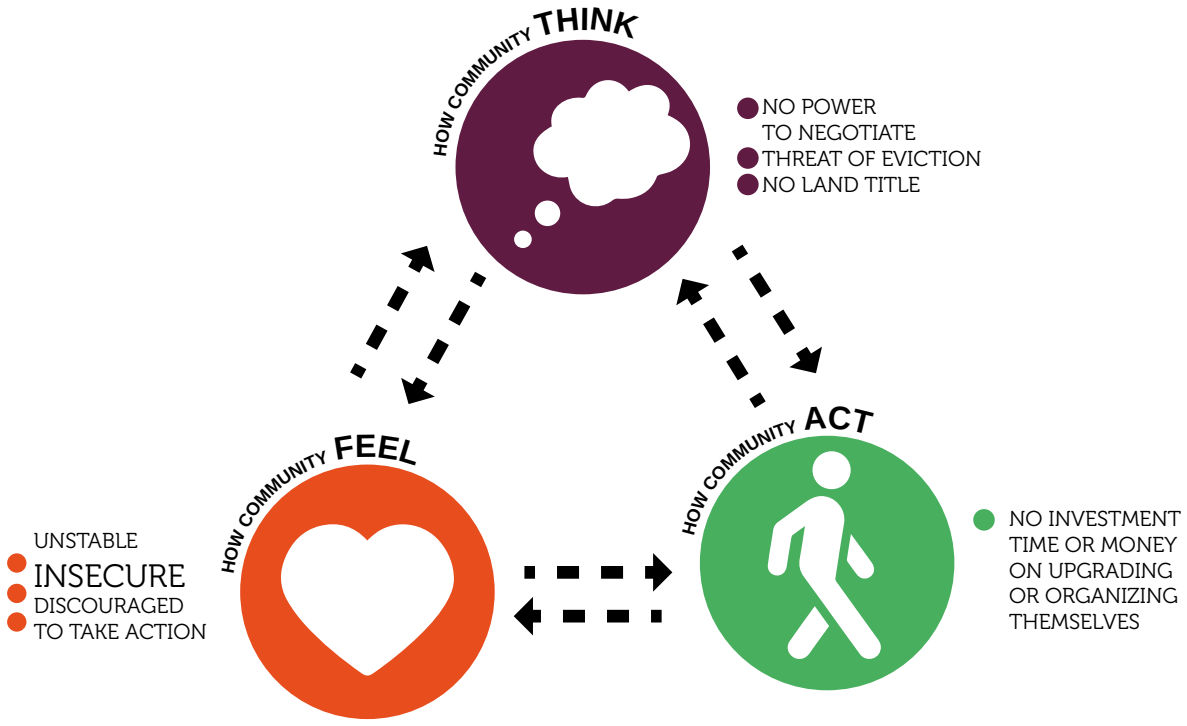


fig.56. People's priorities diagram

INTERPRETING THE PRIORITIES

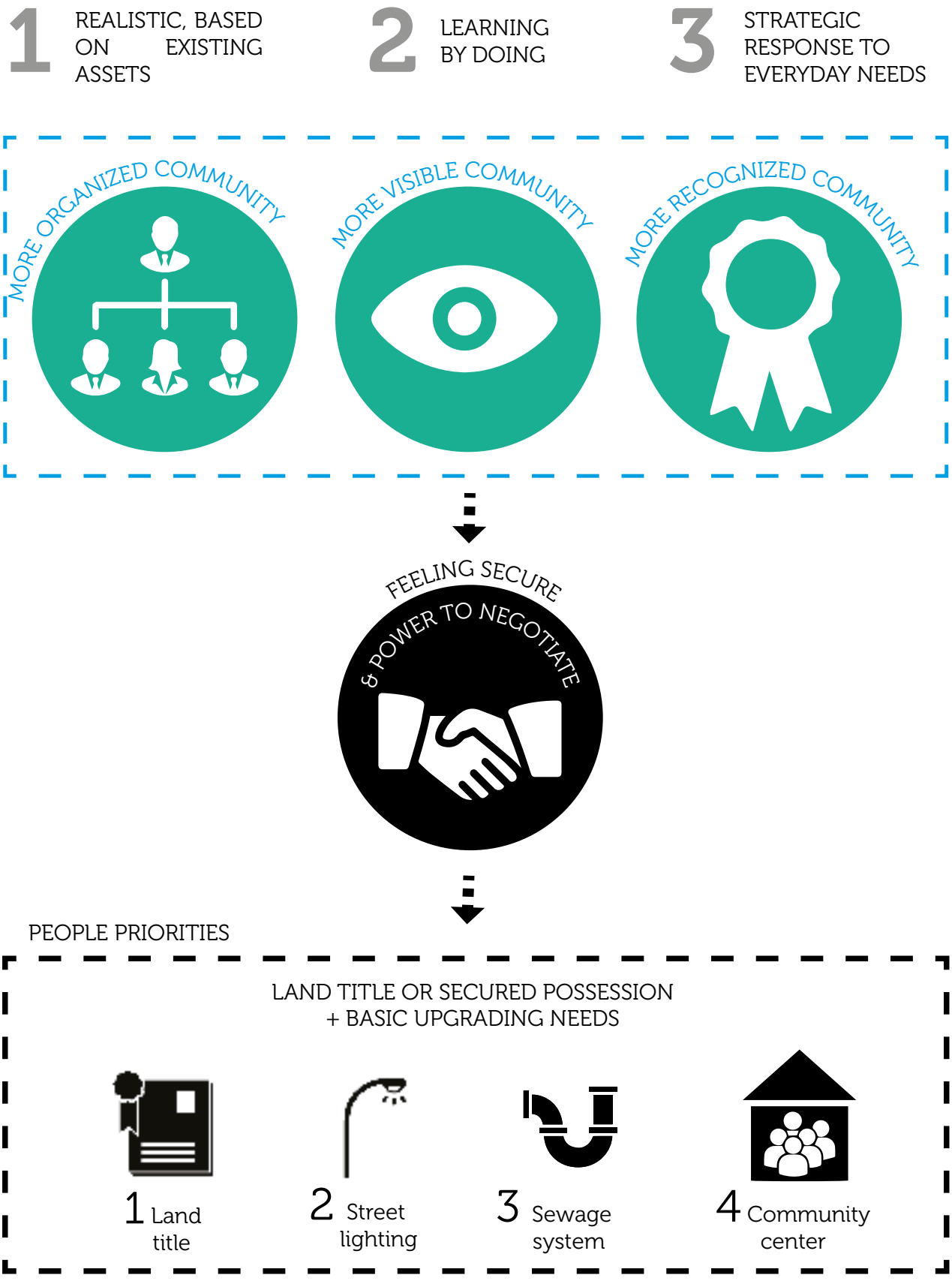
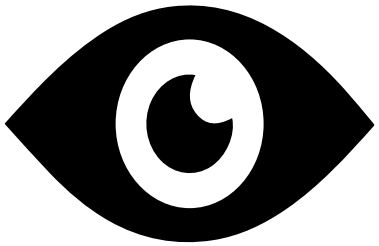


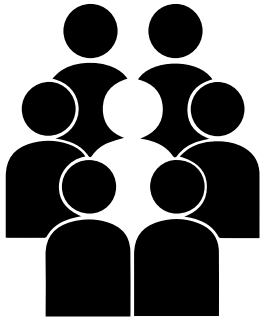
fig.57. How strategies work diagram

5.2 PRINCIPLES

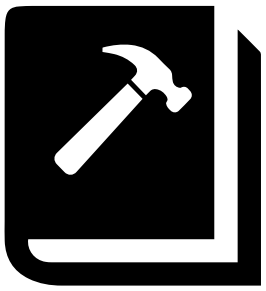
Visibility:
The strategies build upon making urban poor communities more visible. We believe there is a strong argument in creating a situation where the sense of security and negotiation powers is produced through community organisation, visibility, and being recognised by a wider public as a financial, trade, and/or cultural asset.



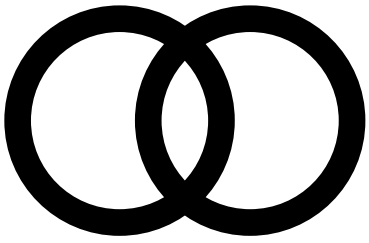
Inclusivity and organisation:
The strategies recognise the importance in strengthening internal relations within urban settlements and propose actions that can contribute in making communities more organised and provide an opportunity to practice collective work.



Learning by doing:
The strategies are based on a strong understanding that both the process and its result are as important as each other. Not only do they act as an educational tool to enhance individual community skills, but they also recognise the need for an incremental process, starting from a small idea, built into a wider picture, for a more realistic goal.



Based on common interests:
The strategies aim to tackle everyday community needs as a way to mobilise and motivate the community members to join and work in collaboration.



Realistic aims:
The strategies are based on people's assets and qualities, which makes them concretely realisable and in reach for the wider community member to invest their skills and/or time to implement the strategies.

fig.58. Principles

5.3 URBAN DESIGN STRATEGIES FOR STEUNG KOMBOT

The strategies developed for Steung Kombot work concurrently on two objectives. In the short term, they deal with the communities' pressing needs in the form of waste management and the construction of a drainage system. In the long term, the strategies build towards visibility and recognition as a way to enhance the sense of security in order to plan ahead.

The individual actions and processes that form the strategies enhance the already existing community assets and skills. Building partnerships and encouraging more effective forms of community mobilisation, by enhancing the community's leverage to negotiate solutions with bigger actors.

Let's clean our village!

A strategy for waste collecting by the resients, gain in mobilisation while eliminating health hazards

Let's get together!

A strategy to attending to the lack of cohesion in the community by creating a fisical space of reunion while solidifying an inclusive diaogue whithin the community

Let's talk about our water:

A strategy for sorting the lack of a drainage system and the following floodings it causes. Mobilise the community and attend everyday needs

Let's organize our community!

A strategy to tackle the uncertain land situaton of part of the community, promote cohesion and solidarity whithin and gain leverage to negotiate

fig.59. Urban design strategies for Steung Kombot

PRINCIPLES INTO SRATEGIES

The principles 'visibility', 'inclusivity and organisation', 'learning by doing', 'based on common interests' and 'realistic aims' will be developed through the implementation of the strategies; 'community led garbage cleaning', 'inclusive community space', 'community drainage system' and 'internal relocation of contested properties'. The synergies between different principles and strategies at varying levels and across time frames play a crucial role in the desired outcomes.

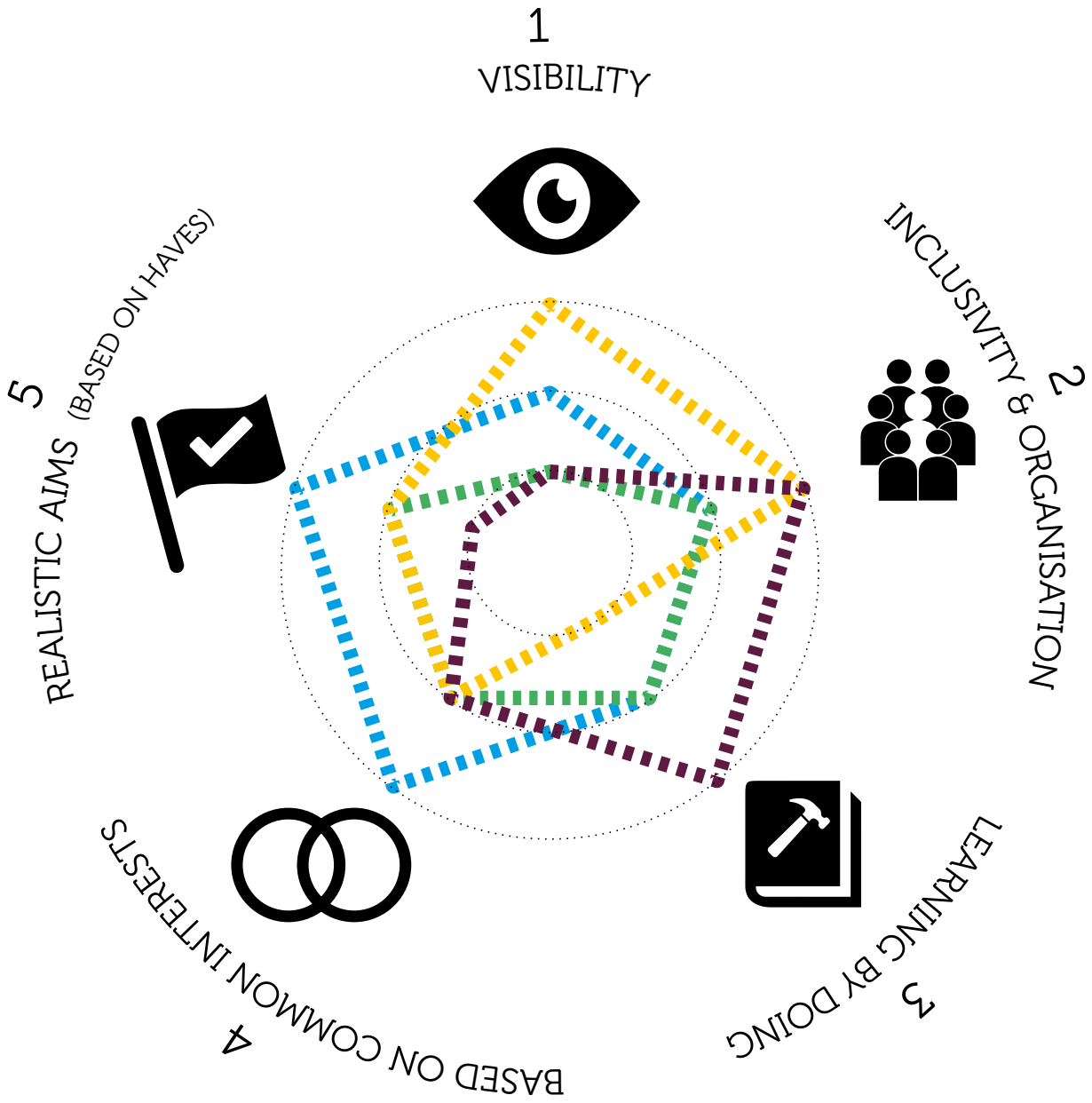


fig.60. Principles relevance in each strategy diagram

5.4 KEY MAP OF THE FOUR SITE STRATEGIES

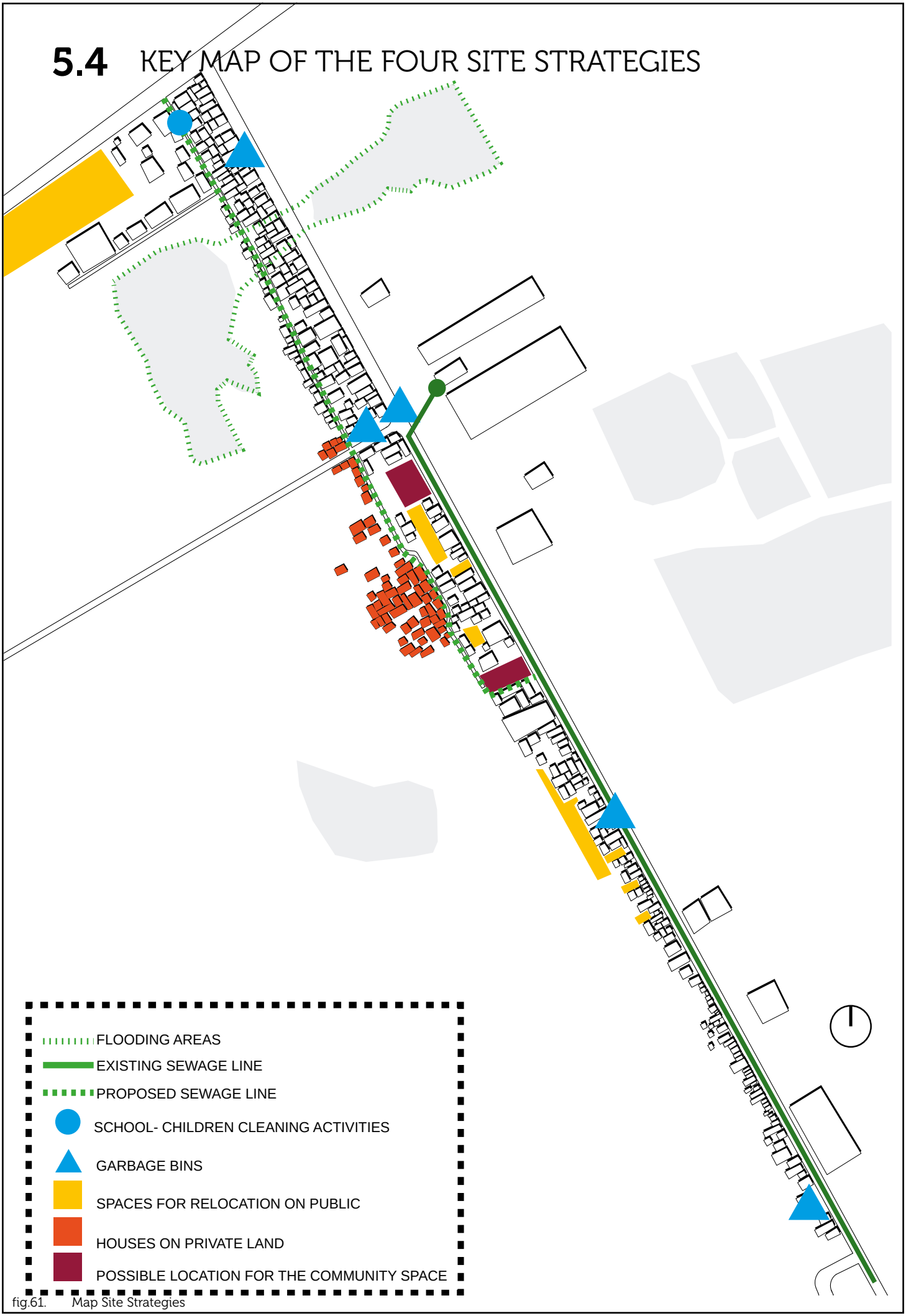


fig.61. Map Site Strategies

5.5 LOCAL ASSETS AS A BASIS FOR THE CITYWIDE STRATEGIES

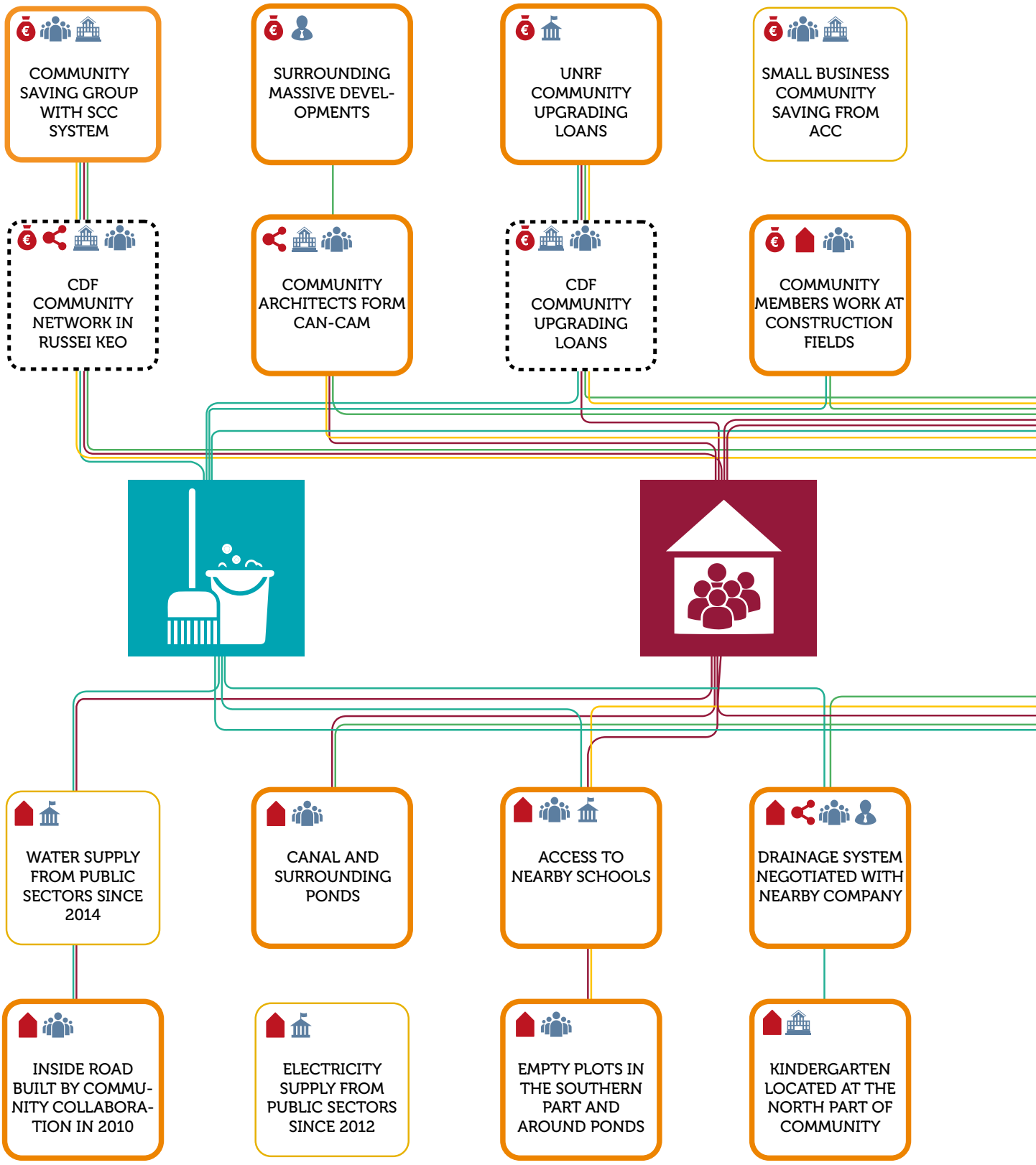
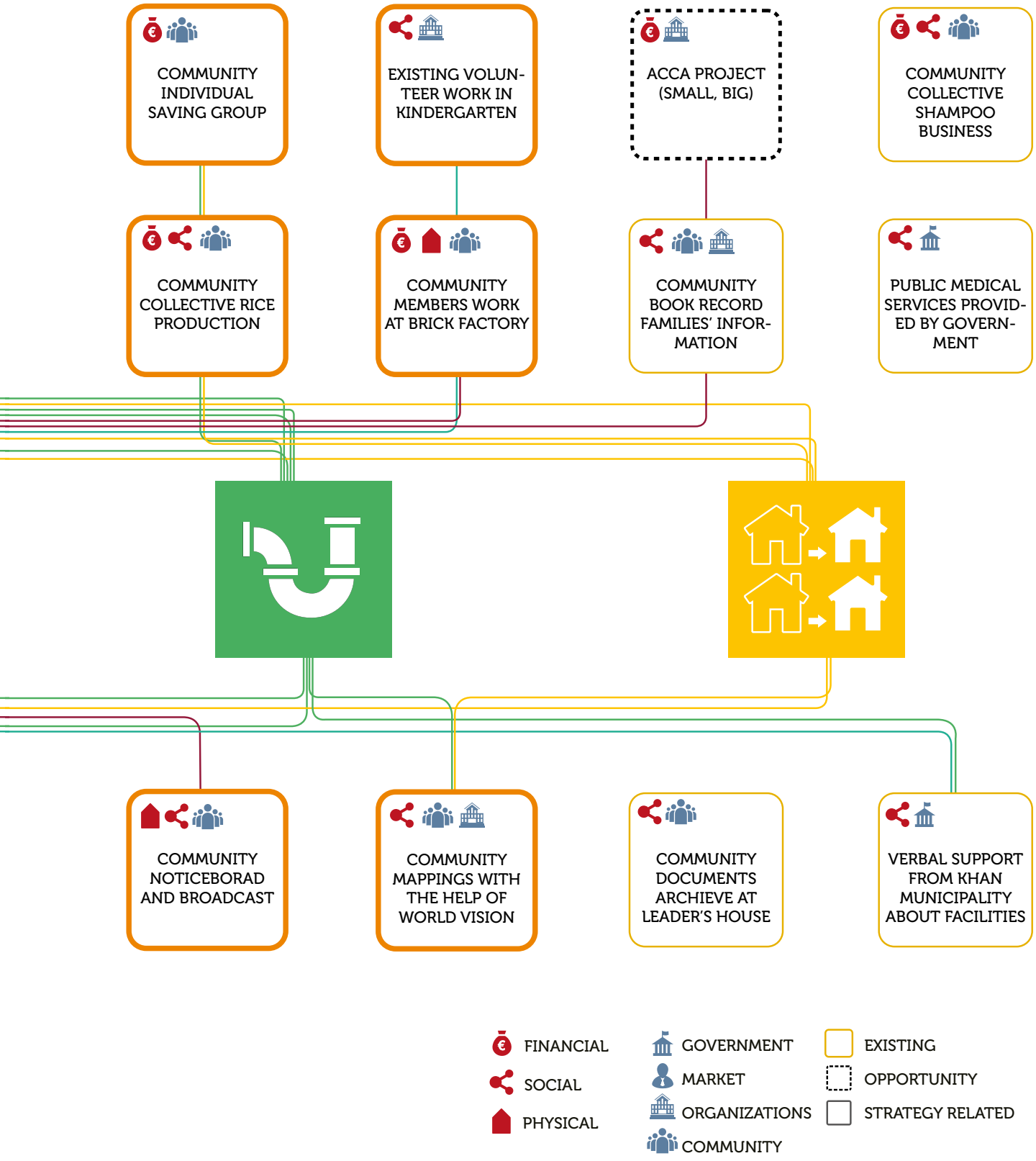


fig.62. Community assets relation to strategies diagram


COMMUNITY INDIVIDUAL SAVING GROUP
EXISTING VOLUN-TEER WORK IN KINDERGARTEN
ACCA PROJECT (SMALL, BIG)
COMMUNITY COLLECTIVE SHAMPOO BUSINESS
COMMUNITY COLLECTIVE RICE PRODUCTION
COMMUNITY MEMBERS WORK AT BRICK FACTORY
COMMUNITY BOOK RECORD FAMILIES' INFOR-MATION
PUBLIC MEDICAL SERVICES PROVID-ED BY GOVERN-MENT
COMMUNITY NOTICEBORAD AND BROADCAST
COMMUNITY MAPPINGS WITH THE HELP OF WORLD VISION
COMMUNITY DOCUMENTS ARCHIEVE AT LEADER'S HOUSE
VERBAL SUPPORT FROM KHAN MUNICIPALITY ABOUT FACILITIES
FINANCIAL
SOCIAL
PHYSICAL
GOVERNMENT
MARKET
ORGANIZATIONS
COMMUNITY
EXISTING
OPPORTUNITY
STRATEGY RELATED

5.6 Let's clean our village!

Community led garbage cleaning

Objectives:
By addressing the pressing situation of waste management on a local scale within Steung Kombot, the process of this strategy aims at building both a stronger sense of self within the community, and stronger ties through the creation of an annual cleanup event.

Process:
An incremental process of small achievable activities that build up towards a solution of the waste in the settlement:

Advocacy step:
Students from local schools join the national annual event of cleaning the city: "let's do it" to motivate the community.
Meeting organised by the leaders of the community to discuss a involvement of families to clean the space next to their own homes.
Prepare for negotiation with the municipality of Russey Keo by creating subgroups for monthly shift cleaning and creating a saving group.
Invite the media and local authority to the event as a tool to document their involvement and initiate contact with the authorities.
Negotiate with the municipality enforce the implementation of the public-private cleaning scheme run by CINTRI Company.
Negotiate the provision of cleaning equipment including garbage bins, and the service of garbage transfer and disposal; in return of contributing manpower for the job.
Existing recycling local businesses can benefit economically from the cleaning events.

Impact:
Provide a clean environment and a sense of community.
Gain visibility and recognition through the involvement of the media, environmental NGOs, and the municipality.
Start negotiating approvals for collective plans and building partnerships.

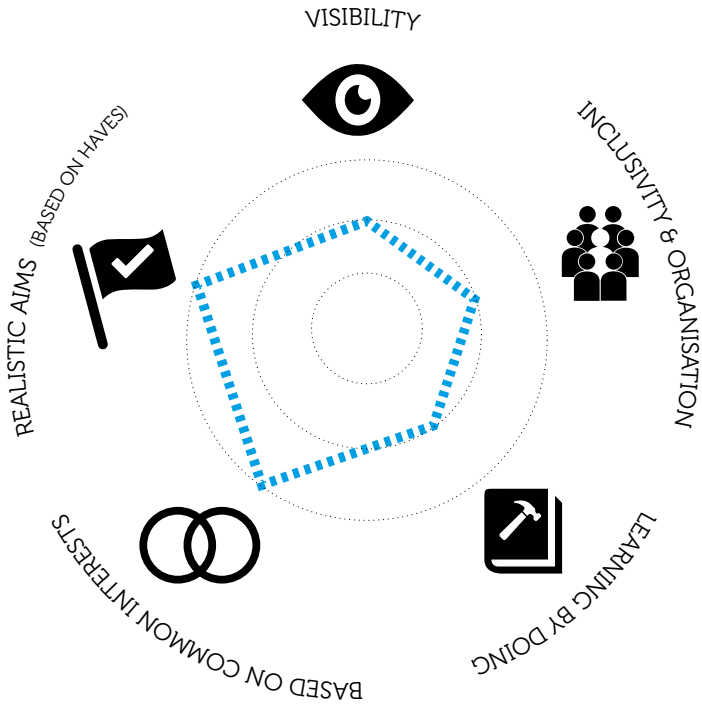


fig.63. Site strategy 1 Principles

SITE STRATEGY 2: PROCESS DIAGRAM

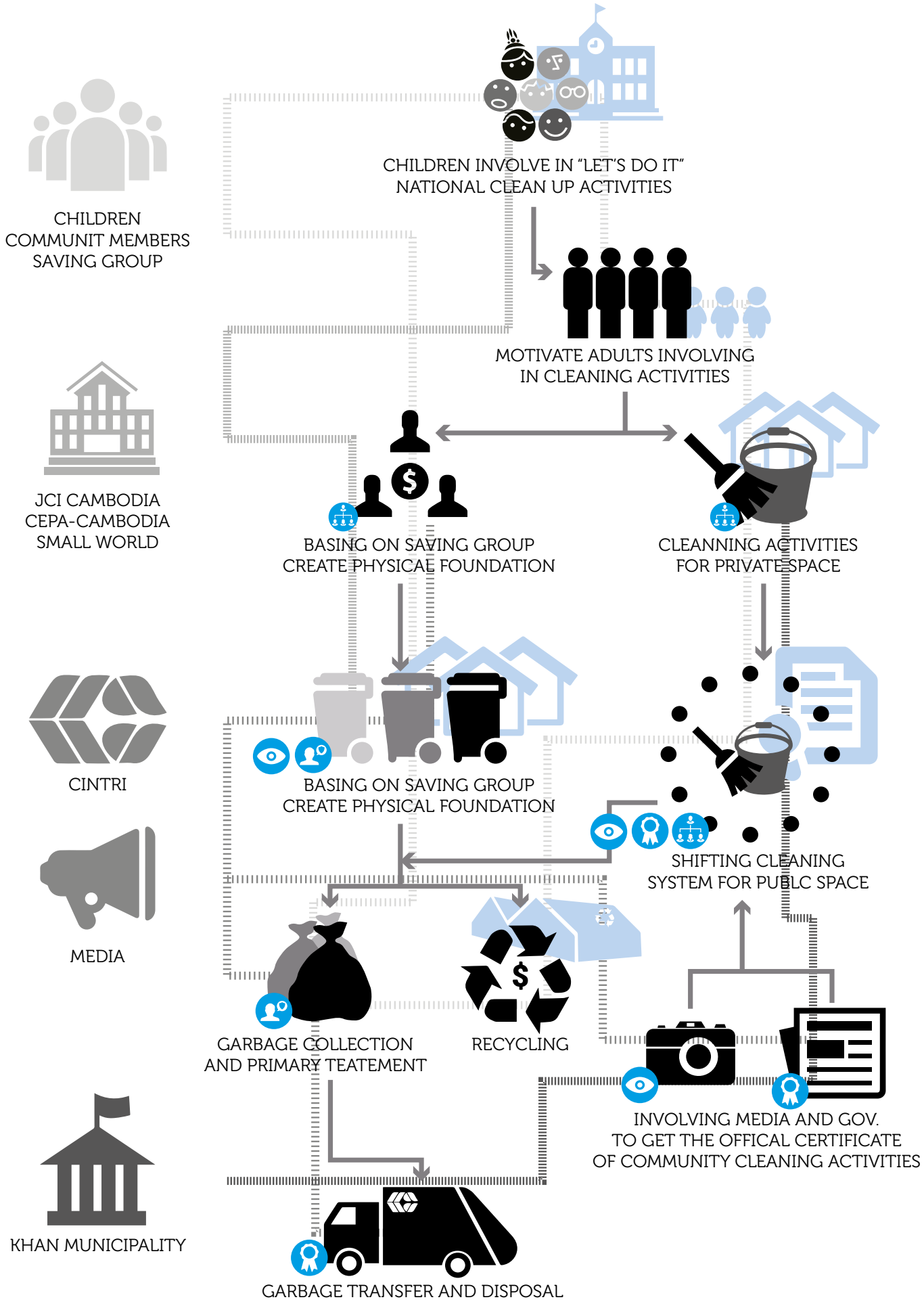


fig.64. Waste Management Process diagram

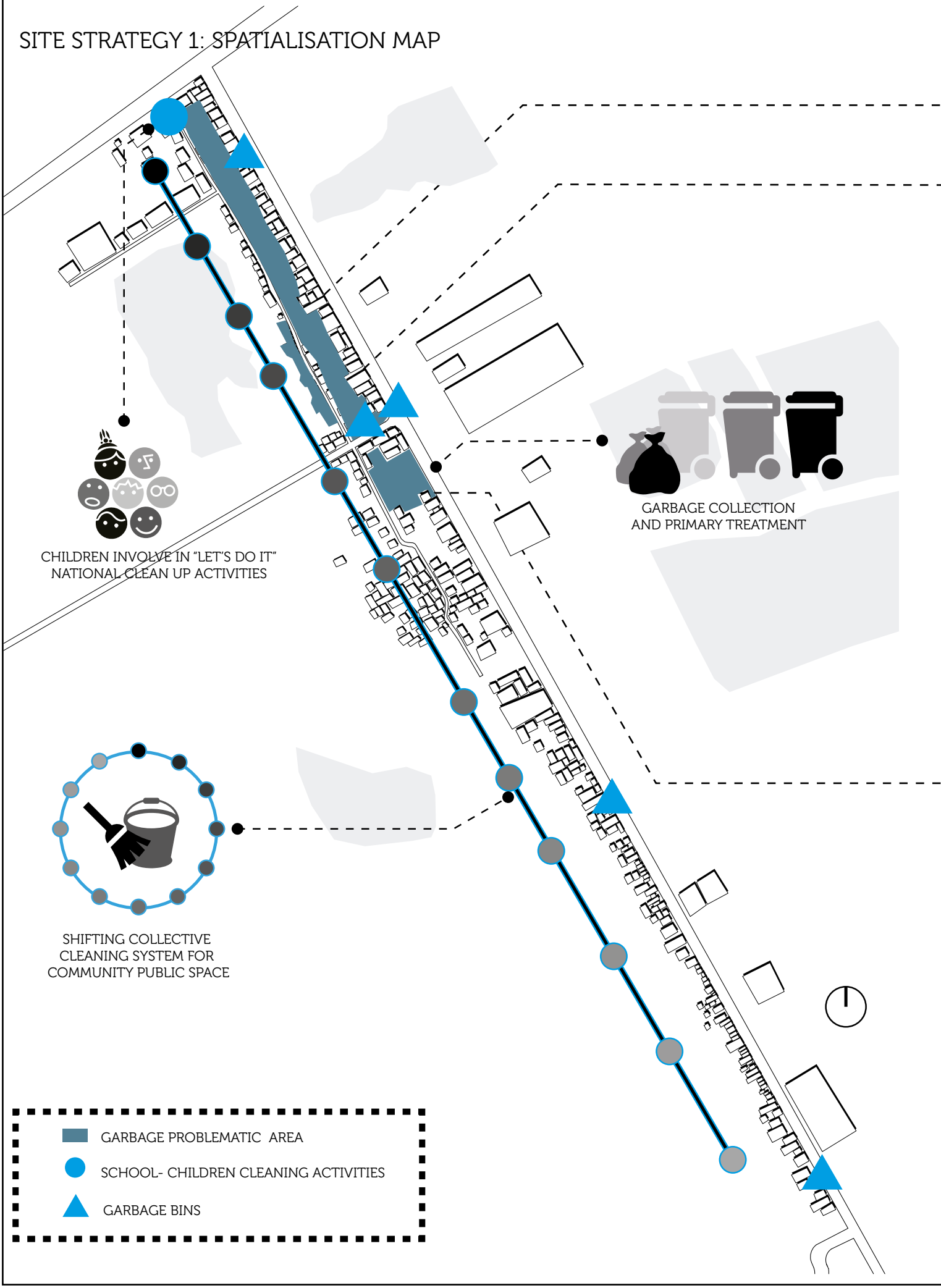


fig.65. Site Strategy 1 Map

fig.69. Steung Kombot without waste 3

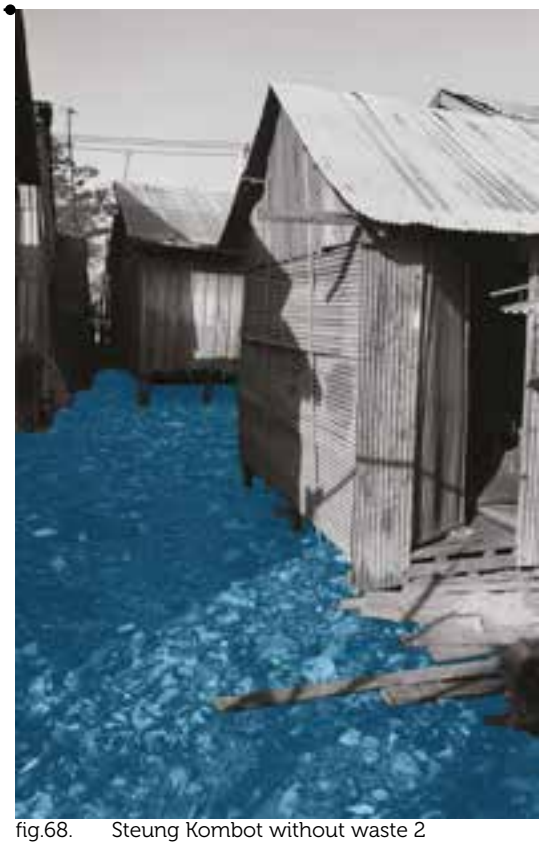


fig.68. Steung Kombot without waste 2

fig.67. Steung Kombot without waste 1

Building negotiation power in local urban transformations through waste management:

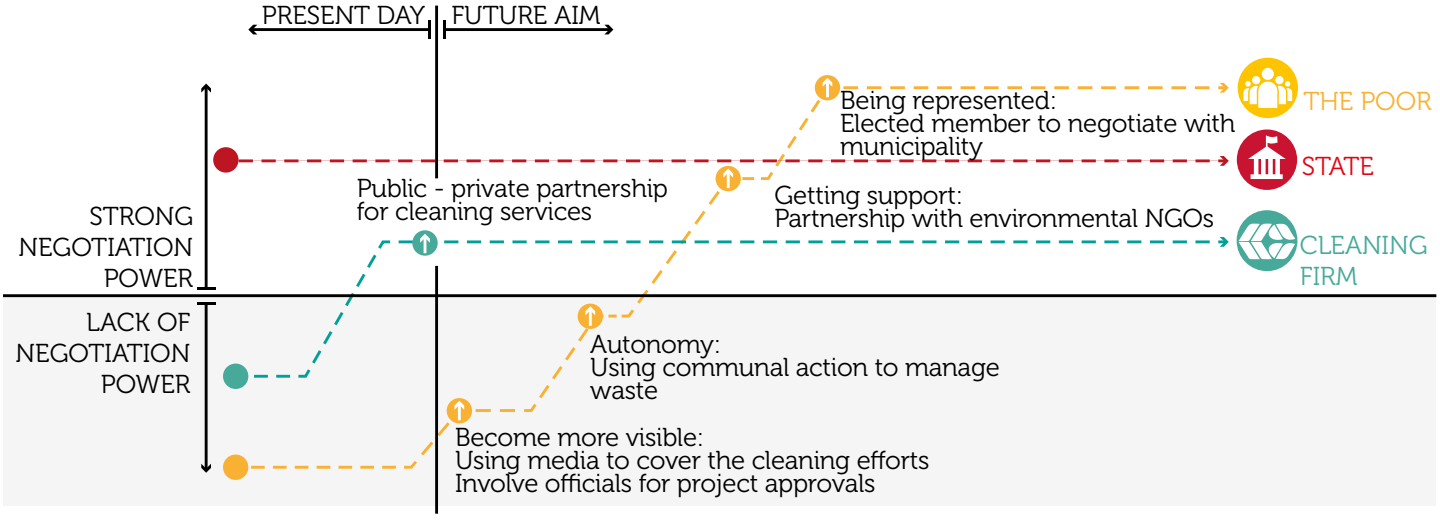


fig.66. Waste management strategy Actors Discourse diagram

5.7 Let's get together!
Incusive Community Space

Objectives:
The results from our fieldwork research in Steung Kombot highlighted their wish to have a space to meet and discuss community concerns.

Process:
Set of strategic consecutive events that are based on maximizing their assets to eventually create a community space that is currently missing.
Clean and instal lighting at the open space along the canal where families are already using as a makeshift public space during the day, to facilitate the space at night when people are back from work.
Create a savings group to initiated the support the community space
Collaborate with CAN-Cam to create a collaborative increment design and construction of the community centre.
Start the construction of a shading roof with recycled materials from existing leftover materials.
Construct platform by repaving the surface with cheap materials purchased with the savings.
Start negotiating a loan and support from the municipality to design and plan for a permanent space, in return of construction skills, financial contributions through the savings group and the expertise in brick and construction work.
Celebrate the opening of the centre by inviting both the media and the local authorities for a photo opportunity, as a way to reinforce their visibility and recognition of the community.

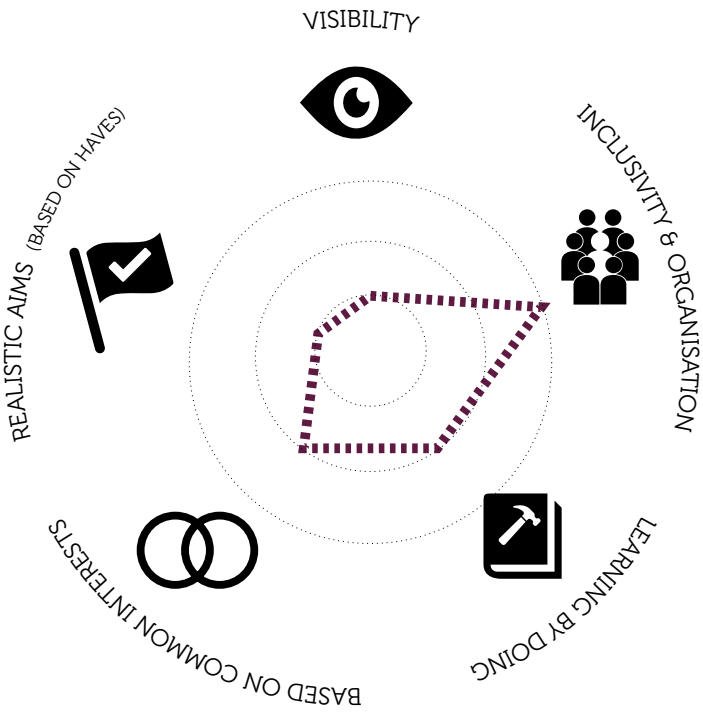


fig.70. Site strategy 2 Principles

SITE STRATEGY 2: PROCESS DIAGRAM

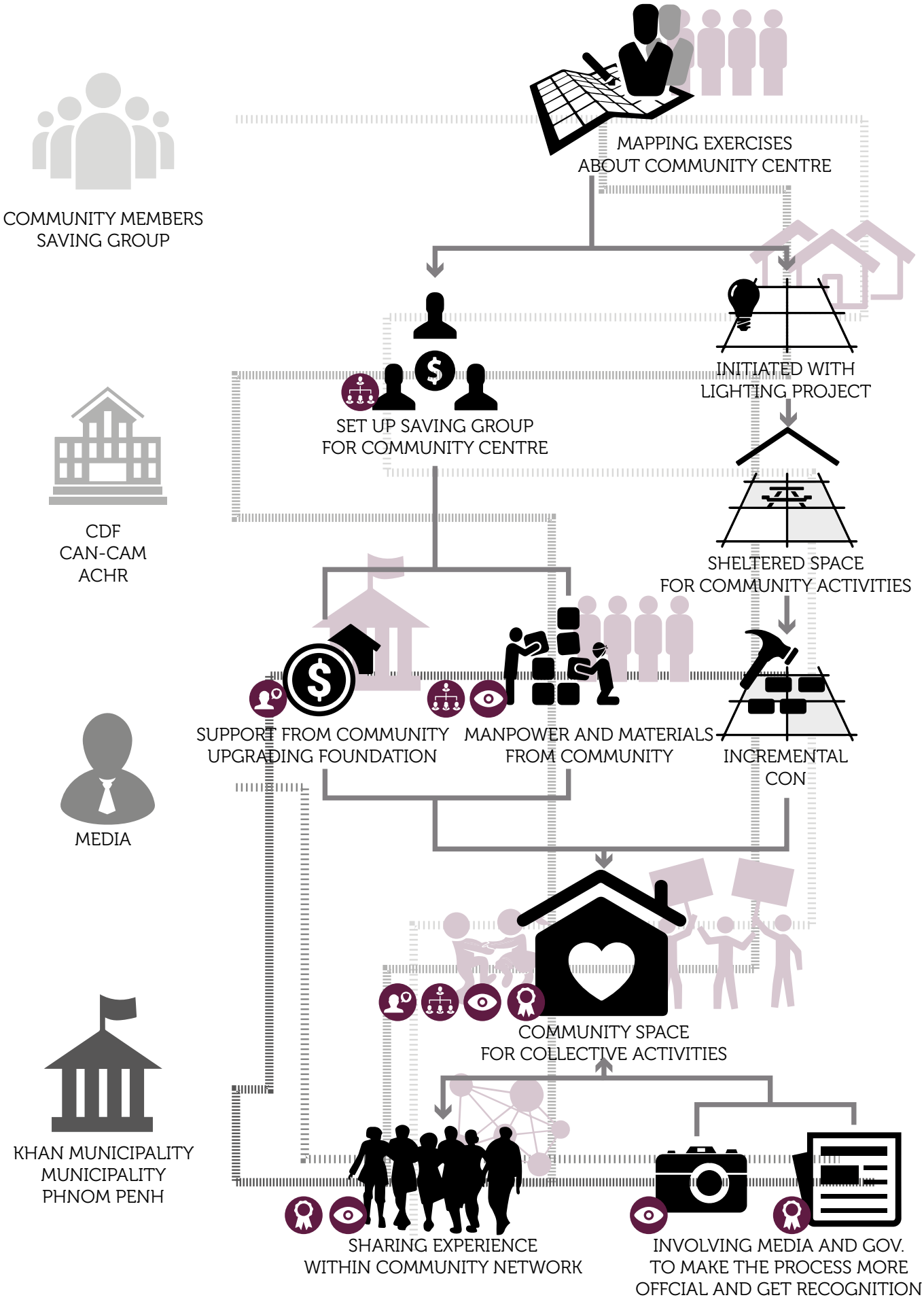


fig.71. Community center strategy Actors-Discourse diagram

SITE STRATEGY 2: SPATIALISATION MAP

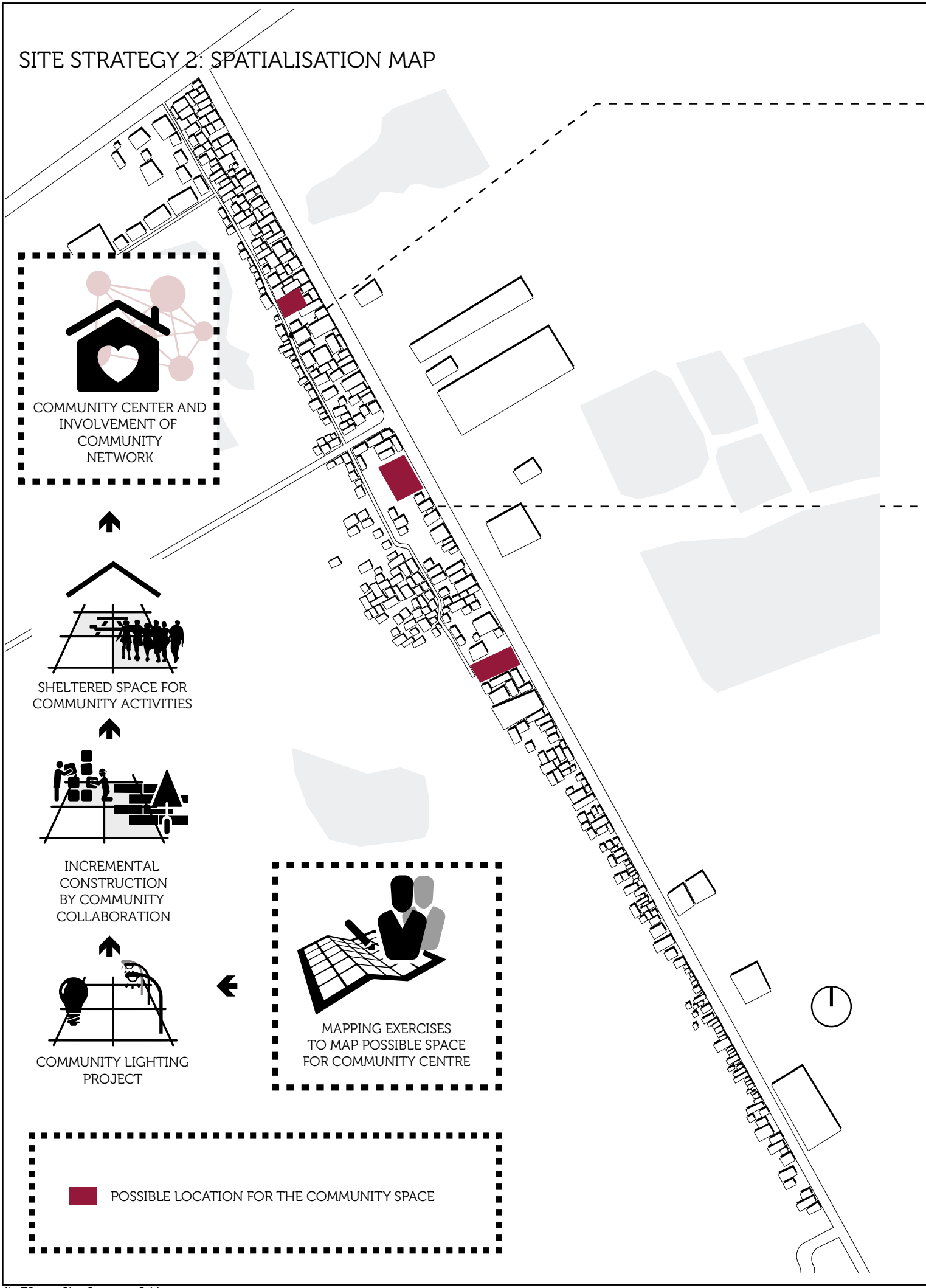


fig.72. Site Strategy 2 Map

fig.74. Possible location for Community center 1

fig.75. Possible location for Community center 2

Building negotiation power in local urban transformations through building community spaces:
Community center

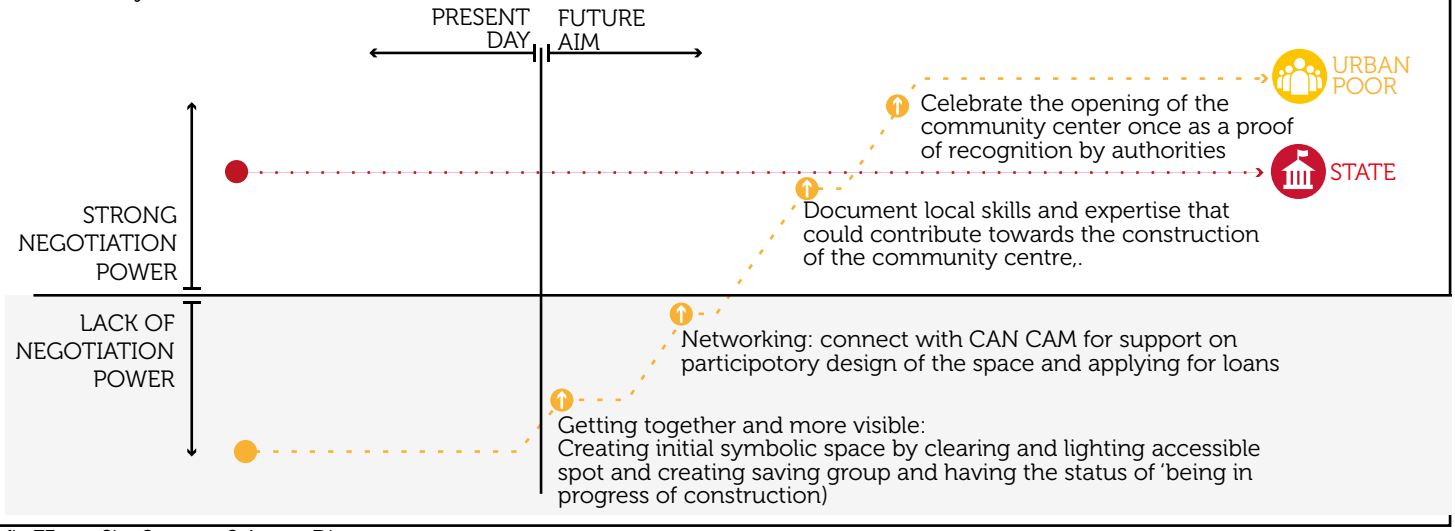


fig.73. Site Strategy 2 Actors Diagram

5.8 Let's talk about our water!

Commynity Drainage System

Objectives:

The aim is expand the sewage and drainage system to cover the parts of the settlement still missing it, and reduce the flooding risks.

Process:

Negotiate technical and financial support through a personal contribution to manpower and savings, in addition to their previous knowledge and experience in connecting to the factory's drainage line.

Exchange knowledge: 'horizontal exchange' through CDF Ressy Keo network to learn from Pongro Senchey about their success in finding financial resources to build their sewage and drainage system.

Map existing and needed sewage and drainage lines with the support of World Vision.

Create savings group and apply for loan through CDF

Negotiate with the municipality for technical and financial support in return of partly funding the construction, providing manpower, and knowledge in connecting previous drainage system to the factory.

Impact:

All connections with CDF, world vision and funding organisations are steps that helps the community in becoming more visible and have a stronger agency to negotiate with the municipality.

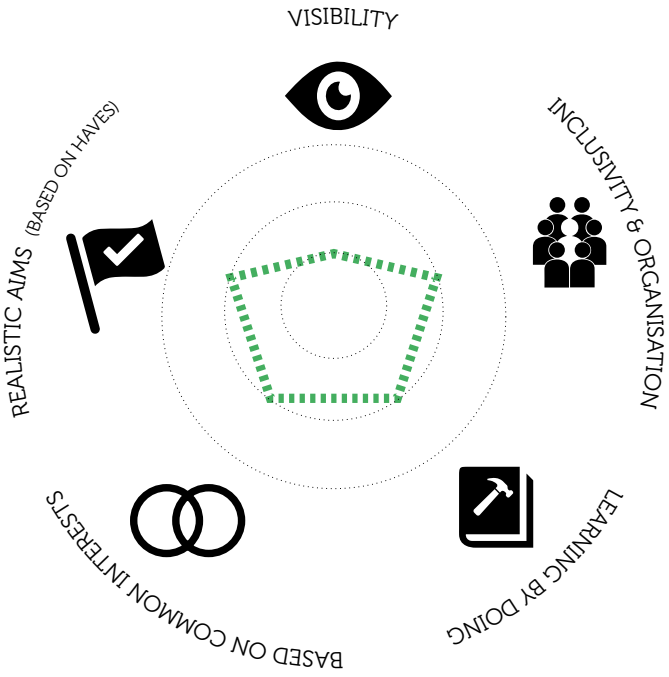


fig.76. Site strategy 3 Principles

SITE STRATEGY 3: PROCESS DIAGRAM

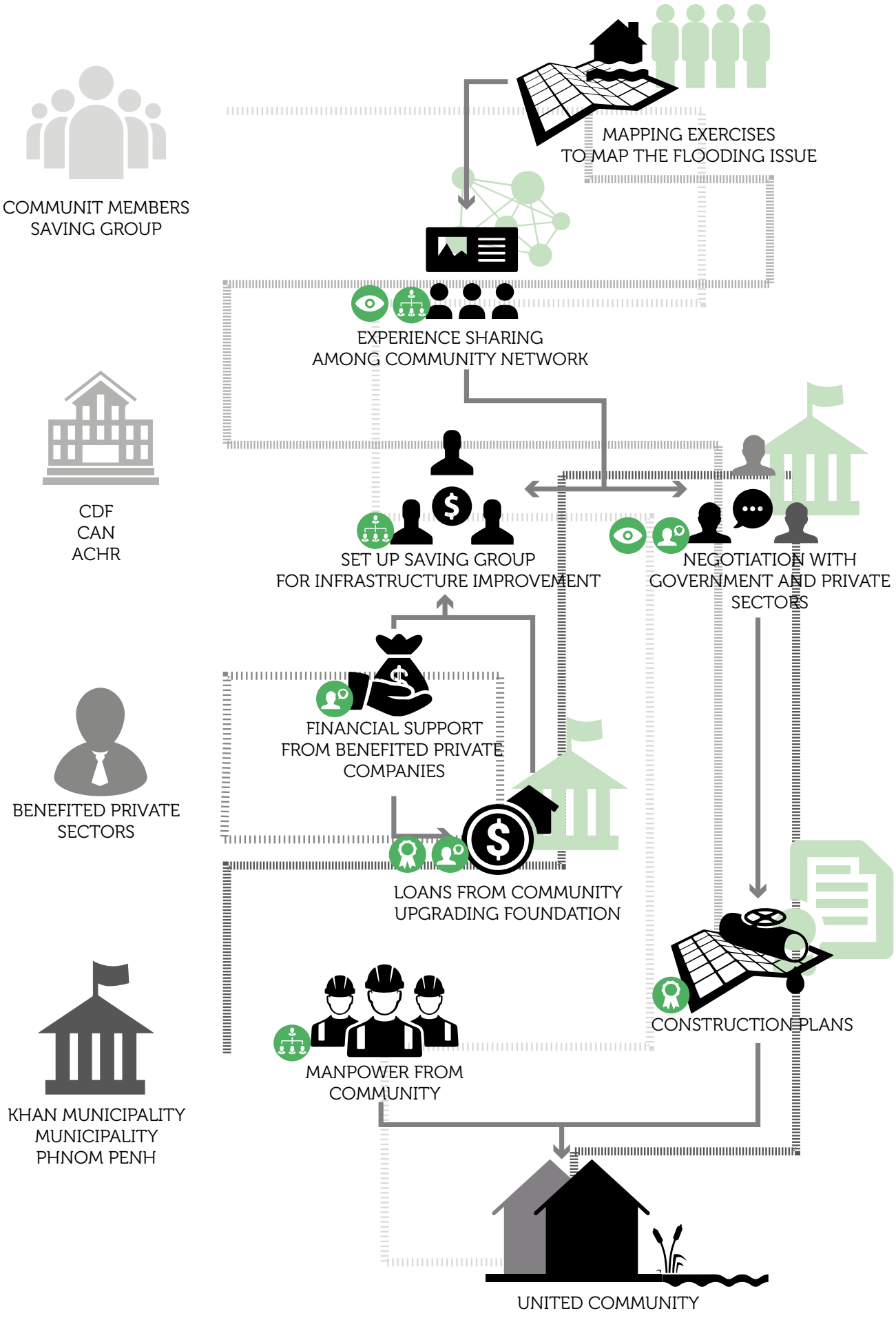


fig.77. Site Strategy 3 Process

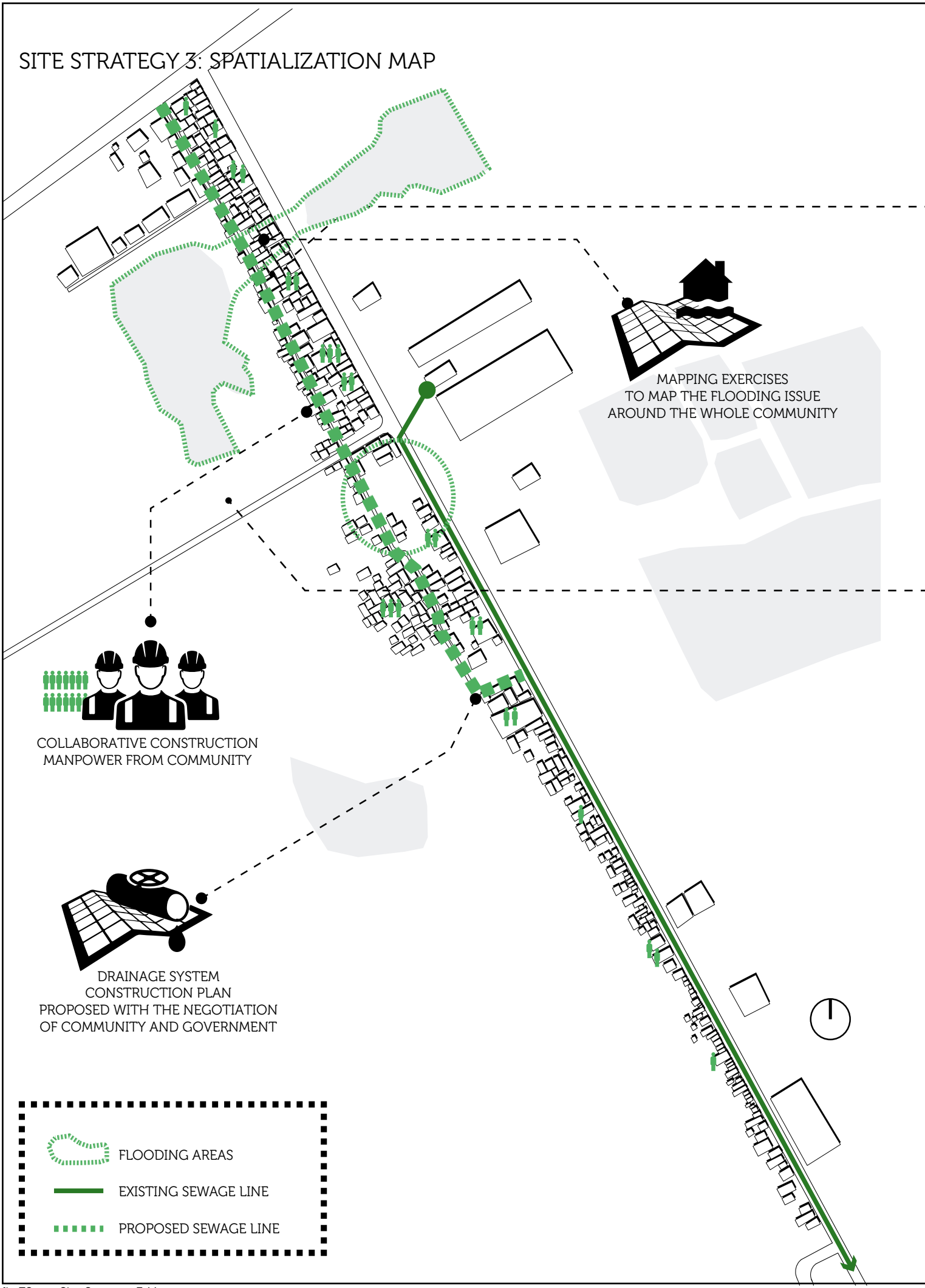


fig.78. Site Strategy 3 Map

fig.80. Recurrent flooding zones

fig.81. Existing piped system,

Building negotiation power in local urban transformations through drainage improvement and extention:

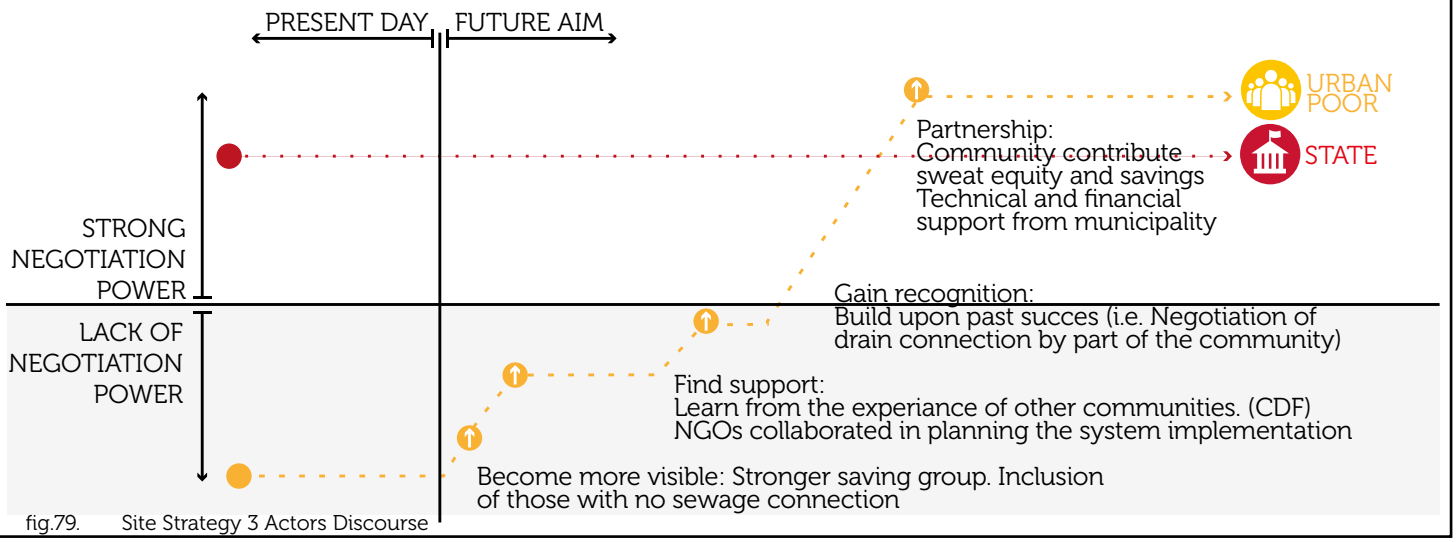


fig.79. Site Strategy 3 Actors Discourse

5.9 Let's organize our community!

Internal Relocation of contested property

Objectives:

Steung Kombot is divided land statuses, whilst the majority of Steung Kombot live on public land, a much smaller group of 50 houses have built on land that has been subject to a land status change: from state public to fully private land. Whilst the public land residents seem to enjoy a stronger feeling of security, thanks to the unofficial promises of the authority for onsite upgrading, the adjacent private land residents are significantly feeling more insecure due to a new and recurrent threat of eviction by 'landlord representatives'. The aim of this strategy is therefore to internally re-settle the private land residents onto available leftover public land within the boundaries of Steung Kombot.

Process:

Mapping houses on private land, and highlighting potential spaces for resettlement. As a tool of negotiation.

Sensitise the community towards the potential threats and consequences across the whole of the community from the eviction of the private land residents, to build support and cohesion in this plight.

Create savings group with CDF and apply for a loan from housing upgrading organisations such as UPRF.

Prepare a blueprint for the internal resettlement with the help of CAN-Cam.

Negotiate the relocation plan with the landlord and the local authorities, in return of local construction skills, manpower, community financial contributions, and the proposed plan.

Strategy Impact

The equilibrium gained from having all residents sharing and facing the same issues will make them a stronger unit in working at finding solutions together that will make their lives better.

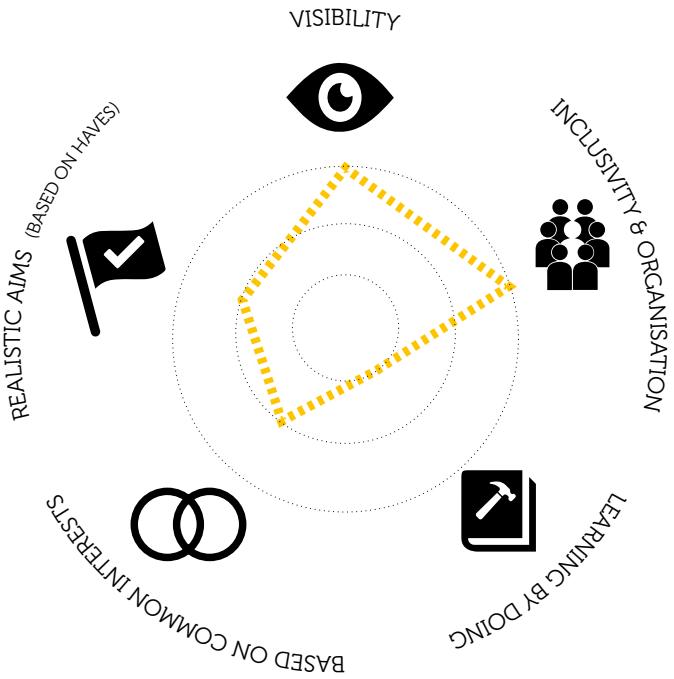


fig.82. Site strategy 4 Principles

SITE STRATEGY 4: PROCESS DIAGRAM

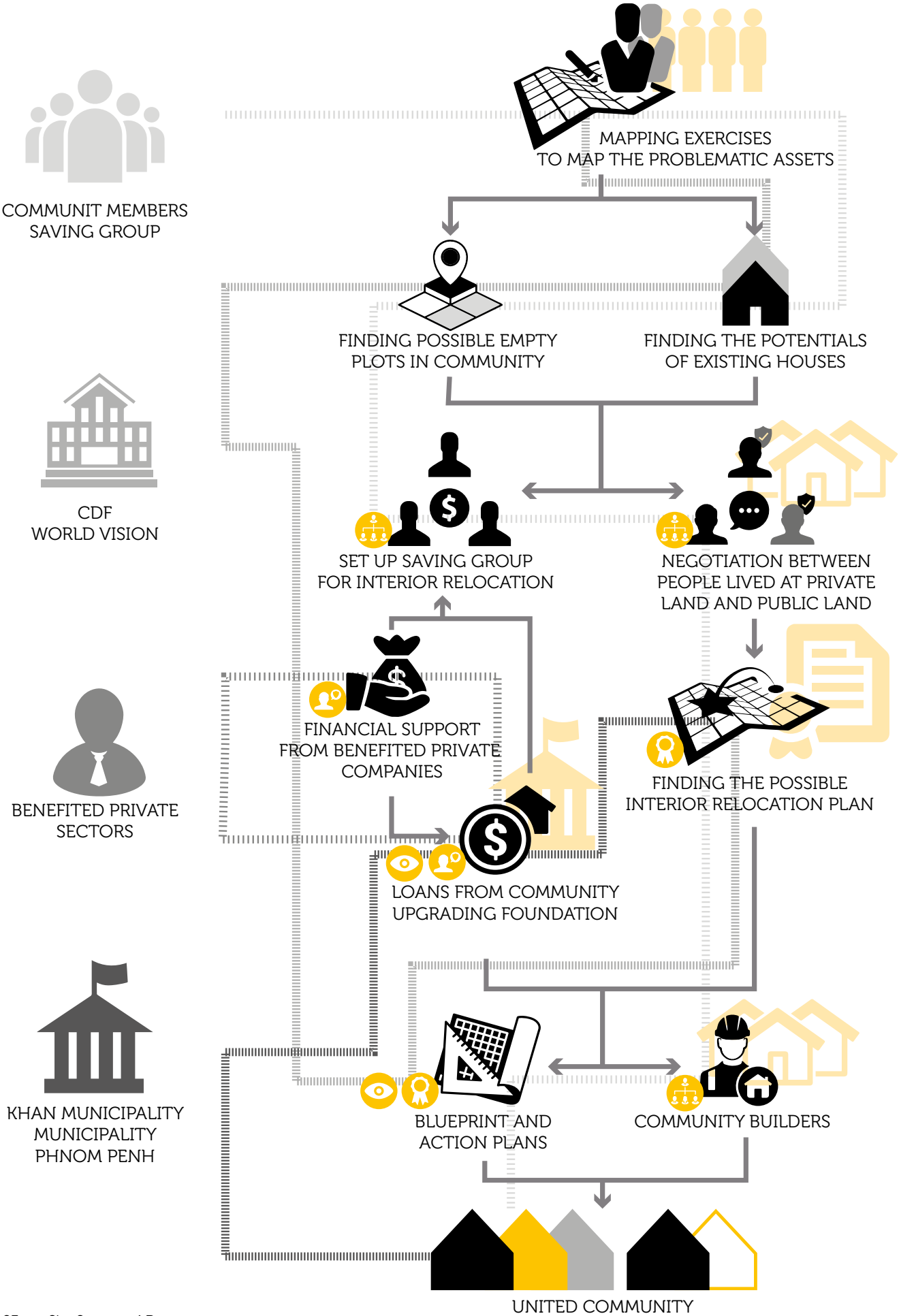


fig.83. Site Strategy 4 Process

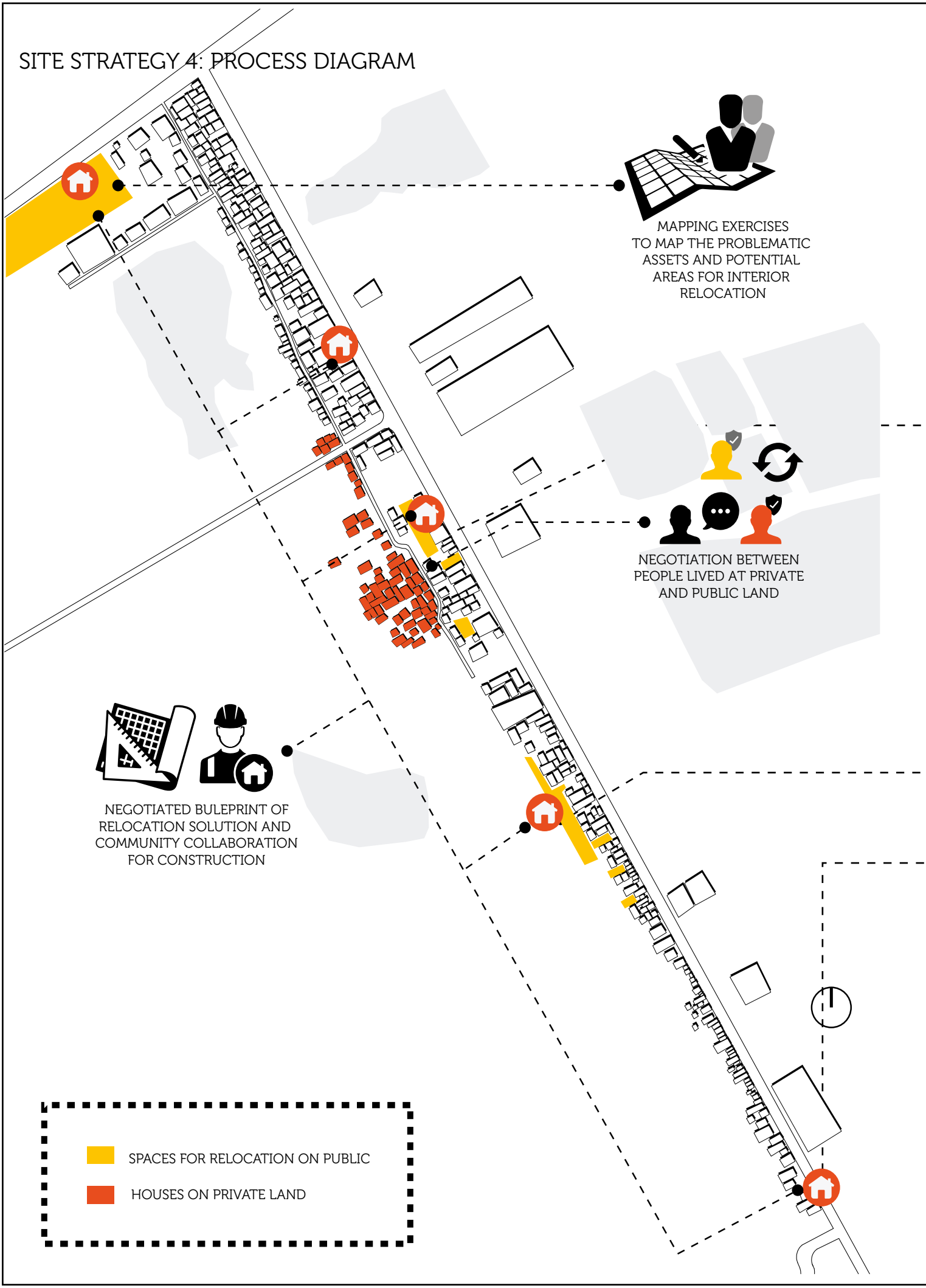


fig.84. Site Strategy 4 Map

fig.85. Ownership Documentation

fig.86. House located in Private Land

fig.87. Empty Plot Between Houses

fig.88. Empty Plots Section C

Building negotiation power in local urban transformations through internal reblocking:

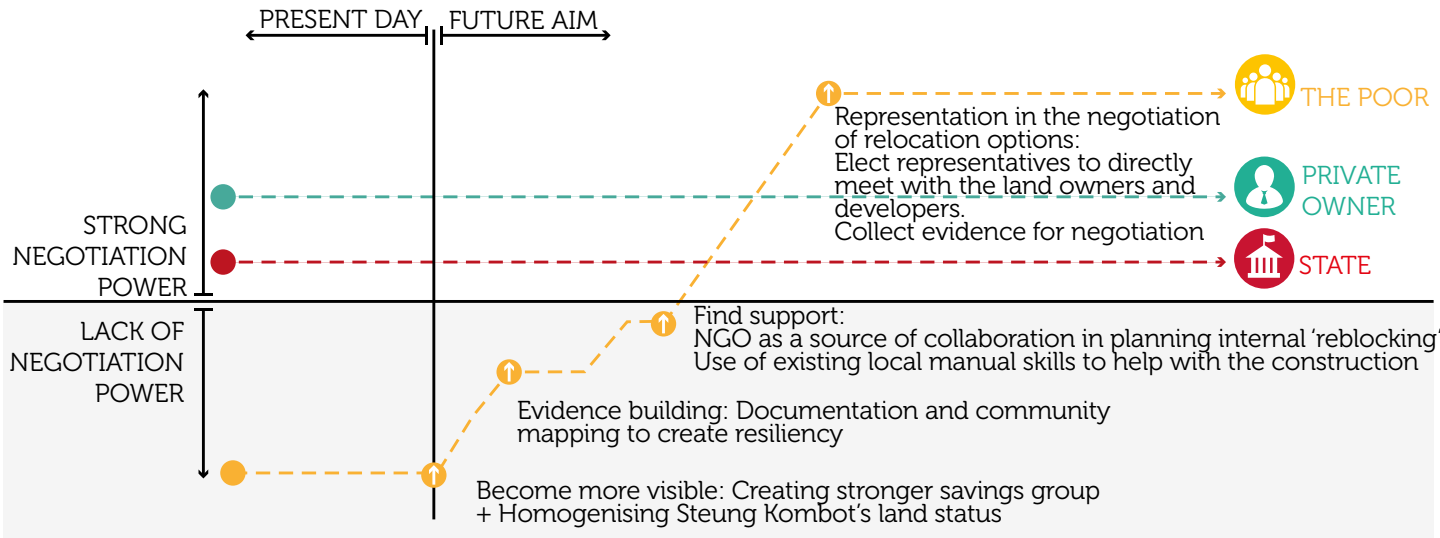


fig.89. Site Strategy 4 Actors Discourse

06

SCALE-UP! CITY-WIDE UPGRADING

6.1 HOW TO SCALE-UP?

The scaling up of citywide upgrading process' are informed through successful strategies at the local scale to unlock new potentials for the urban poor. They are first produced in order to create an exchange platform for successful strategies to be shared across a wide range of communities, enabling cross community action, providing tools to reach new levels of accessibility to resources. Finally they are set up to find ways in which we can involve dominant city scale actors in the process of urban upgrading, through the implementation and/or creation of land and housing policies, and by safeguarding the demands of the urban poor within the Market's discourse.

fig.90. City-Wide Strategies and Site Strategies Relation

6.2 SCALE-UP PRINCIPLES

Aiming to design city-wide strategies, we developed our five principles from the local community scale to correspond with the wider scale of the city. In our scaling up strategies, we celebrate the idea of bottom up change, therefore the first city-wide principle ' scaling up success' is based on the Idea of scaling up what people successfully learnt through their communal development experience on local scale. Hence, it is a scaling up the principles of 'organization' and learning by doing. The second city-wide principle is 'grow on partnership' is inspired form the principle of 'visibility' aim to make the individual communities more connected and visible on higher scale and networks across the city. Finally, the last city-wide principle of 'negotiating with assets' is based on the principles of 'realistic aim (based on people's assets)' and 'based on people interests', it is mainly to build upon not only the assets they each community had already but as well the skills of getting organized, negotiation, and becoming visible that they gained form our local strategies and benefit from them on the wider scale

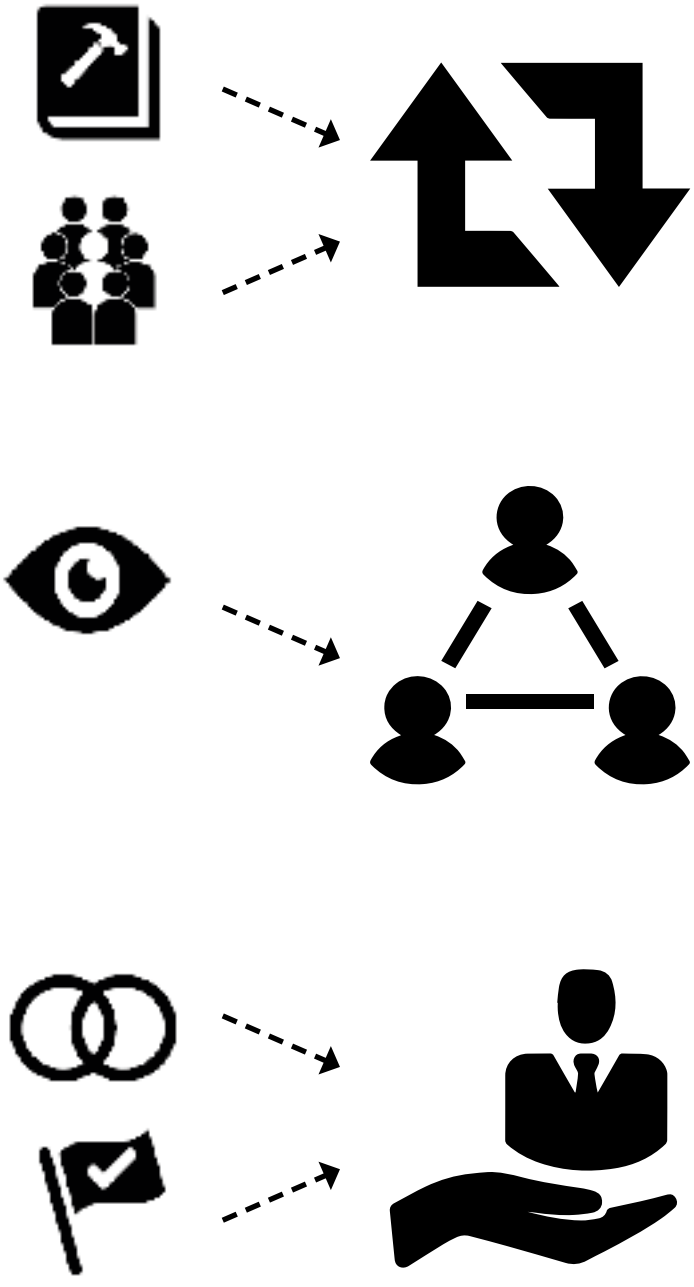


fig.91. Scale Up Principles

1) SCALING UP SUCCESSES: From settlement scale to city scale.

The way city-wide upgrading relates to the local site strategies is concurrent and reciprocal.
We understand citywide upgrading as the process of scaling up from settlement scale strategies to city wide strategies. Therefore, the strategies on city wide scale are grounded in the reality of the various communities (Steung Kombot and the other other communities we've worked on during the workshop) and based on the evolution and scaling up of the strategies proposed at site level, not only in size but also in scope. The horizontal exchange of experience is a key concept is this matter.

2) GROW ON PARTNERSHIPS:

Networking to gain access to wider range of opportunities.

Once communities are mobilized by working on community scale, the next step is to connect to the wider networks and create partnerships with powerful official and market actors. Acting as a more visible network of communities, the aim is to gain access to a wider range of city opportunities and resources that were previously unaccessible to single communities..

3) NEGOTIATE WITH EXISTING ASSETS

Making the voice of the urban poor heard into the urban transformation

Ground each strategy and proposal into existing assets found in the network of communities, in order to have a say in the negotiation processes.

6.3 Partnerships for a livable environment

Public health and social well being

From our observations, interviews and site visits we found that waste management is a common issue. Waste accumulation leads to blockage in the drainage systems which will worsen flooding during the rainy season. Large piles of waste create breeding environments for insects and rodents to multiple and carry diseases. Also, since waste burning produces bad gases and pollutes the air by minimizing the amount of waste burnt we can have cleaner air in the environment.

Objective

The waste management strategy is a two part program which includes an educational and a public-private partnership component. The educational component uses a school wide approach designed to create awareness on the impacts of waste. The public-private partnerships will facilitate recycling activities into daily life and improve efficient waste collection.

How

The waste management strategy is grounded in the principle of a healthy environment for healthy people. The educational component involves the creation of educational lessons that will take place throughout the school year covering topics about recycling, composting and the waste management processes. It will also include educational recycling campaigns, exhibitions and competitions.
The public-private partnership component will build networks between government, private contractors, residents and other recycling agencies to sort, store, collect, transport and dispose of waste and recycling.

Impacts

The environmental and public health impacts build upon the Act on Environmental Protection and Natural Resource Management that was established and implemented in 1996 with the purpose to protect and improve the environment to prevent environmental and public health risks.

The environmental impacts:

reducing the amount of waste sent to landfills and burnt on site, preventing pollution in lakes, canals and open space, limiting waste in the drainage systems by using resources efficiently through recycling.

The public health impacts:

reducing air pollution through the reduction in burning waste cleaner soil through of the decrease of landfill usage.

Through educational awareness and public-private partnerships we can address the environmental and administrative challenges to ensure sanitation throughout the city.

Building negotiation power in city-wide urban transformations through public-private partnership:

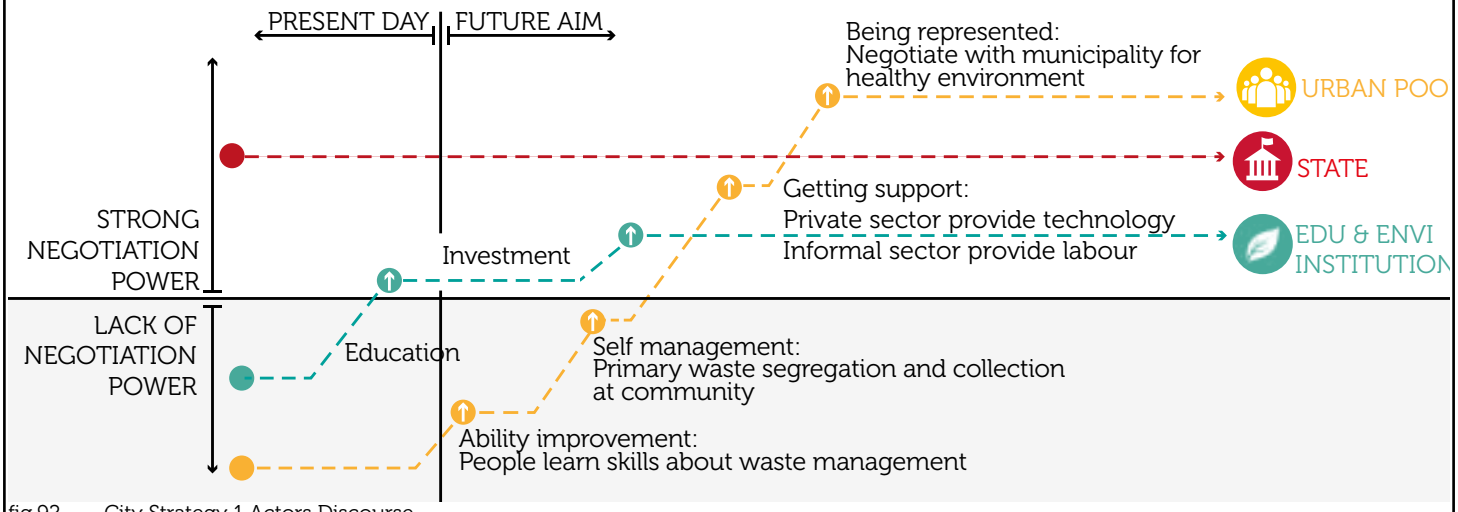


fig.92. City Strategy 1 Actors Discourse

CITY-WIDE STRATEGY 1:
PROCESS DIAGRAM

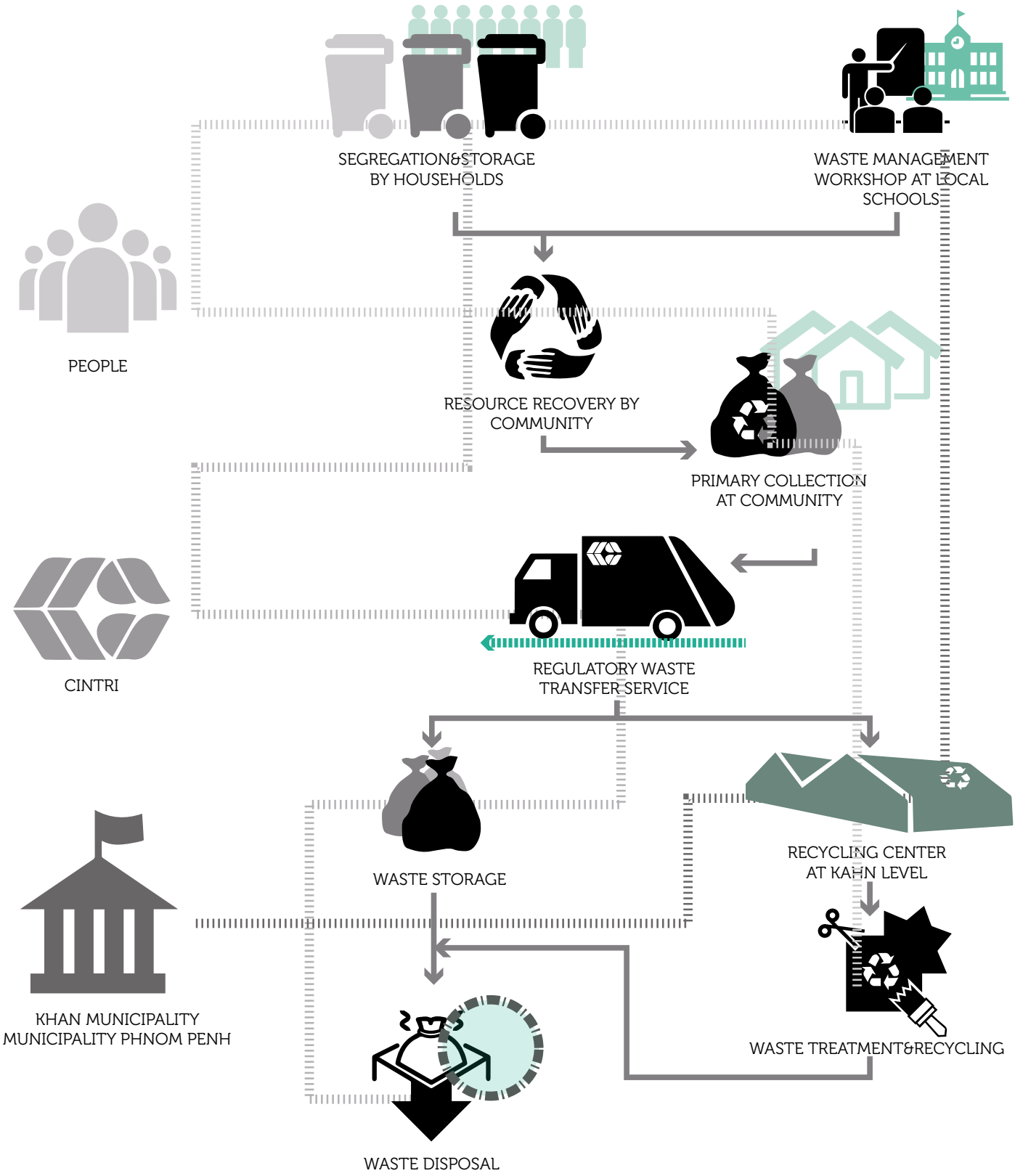


fig.93. City Strategy 1 Process

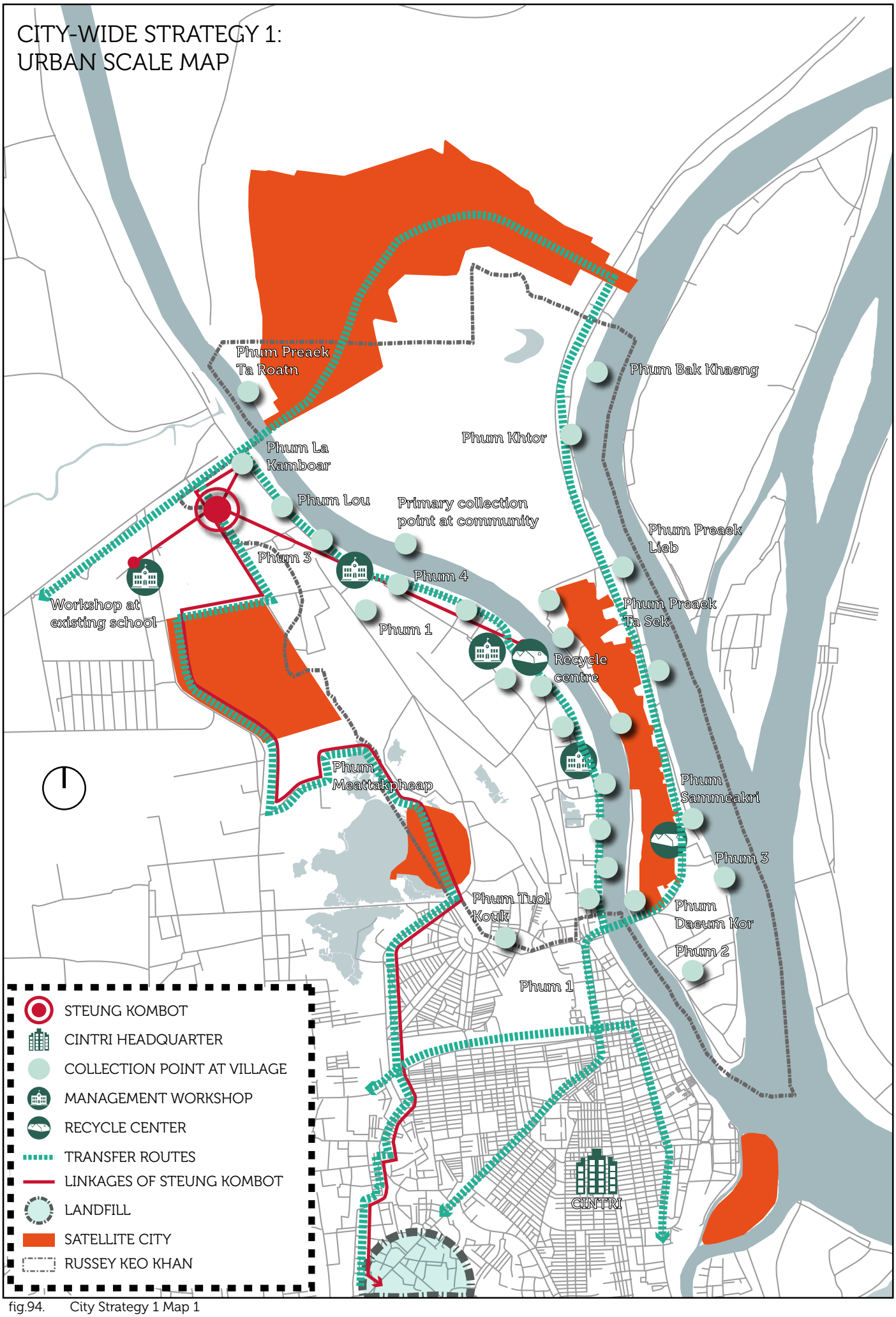


fig.94. City Strategy 1 Map 1

CITY-WIDE STRATEGY 1:
LOCAL SCALE MAP

WASTE COLLECTION POINTS FOR TRANSFER
RECYVLING MATERIAL COLLECTION POINT
FOR TRANSFER

SEGREGATION & STORAGE BY HOUSEHOLD
TRAINING PROGRAM IN RECYCLING AWARNESS
WASTE HAZARDS AWARENESS & BENEFITS OF CLEANLINESS

fig.95. City Strategy 1 Map 2

6.4 REDISTRIBUTION OF BENEFITS.

Leverage new financial resources and directly link communities, private sector and government.

Description
Redistribution of benefits, refers to the making of a legally binding contract between developers and communities as a result of a negotiation process that guarantees certain benefits for communities that are impacted by the development projects.

Objectives:
Implement systematic community participation in the planning process
Provide economic opportunities, such as jobs and training opportunities for communities affected by the new developments
Ensure actors accountability in the redistribution of benefits through the contract.

How
Redistribution of benefits varies depending on the scope and impact of each project:Environmental provisions: developers can plant native plants in the area to minimize environmental damage, provide green public spaces, clean up brownfields, and distribute funds for community based medical research studies on air quality and community health.
Financial provisions: monetary compensation for relocation, funds for research and impact studies, financial contributions towards participatory budgeting.
Labor provisions: implementation of workforce quotas of those who work on the should also be able to maintain their jobs after completion of the project.
Public infrastructure provisions: to provide roads, drainage, lighting, and public toilets. Housing provision: provide affordable housing units where 10-15% of the all new units constructed are affordable units for low income.

Example of redistribution:
Steung kombot community negotiated the installation of a drainage system with the neighbouring brick factory. Small scale examples of redistribution of benefits gives precedent for future larger scale development projects.

Impact
The impacts of implementing redistribution of benefits are grounded in the principles of inclusiveness, accountability and enforcement, giving communities more power to negotiate tangible benefits that meet their needs and wants. It disrupts the existing power structures where communities and developers are not engaging with one another. Communities partners with developers to change the urban environment.

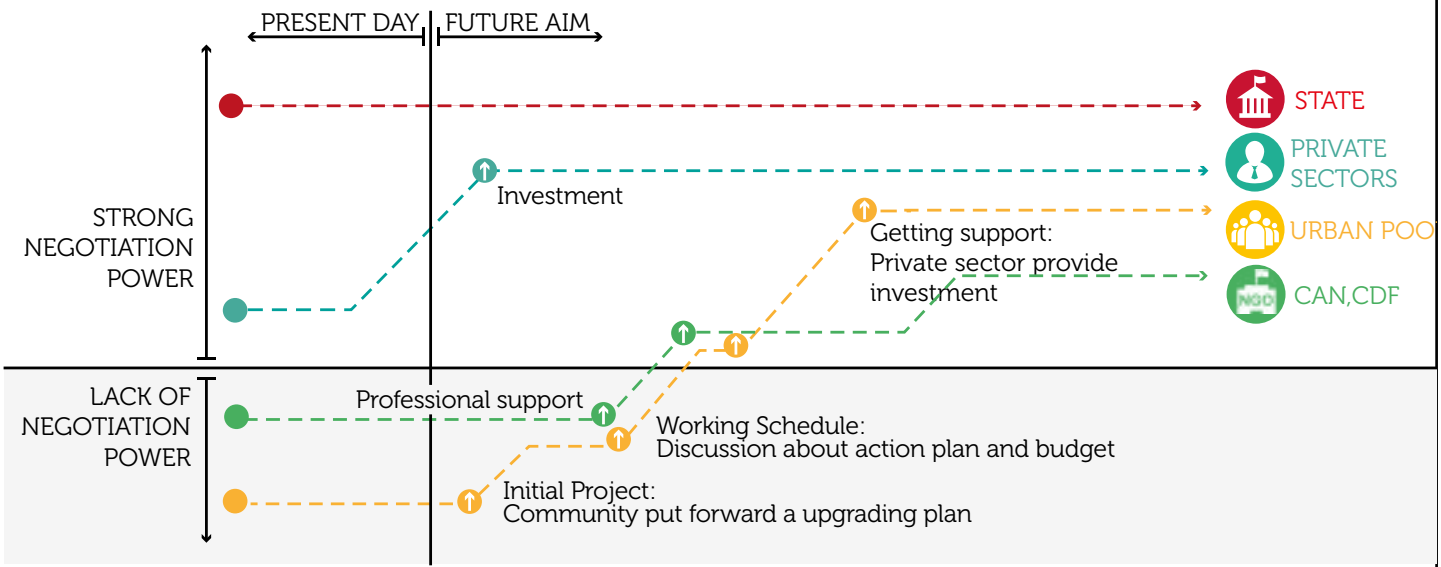


fig.96. City Strategy 2 Actors Discourse

CITY-WIDE STRATEGY 2:
PROCESS DIAGRAM

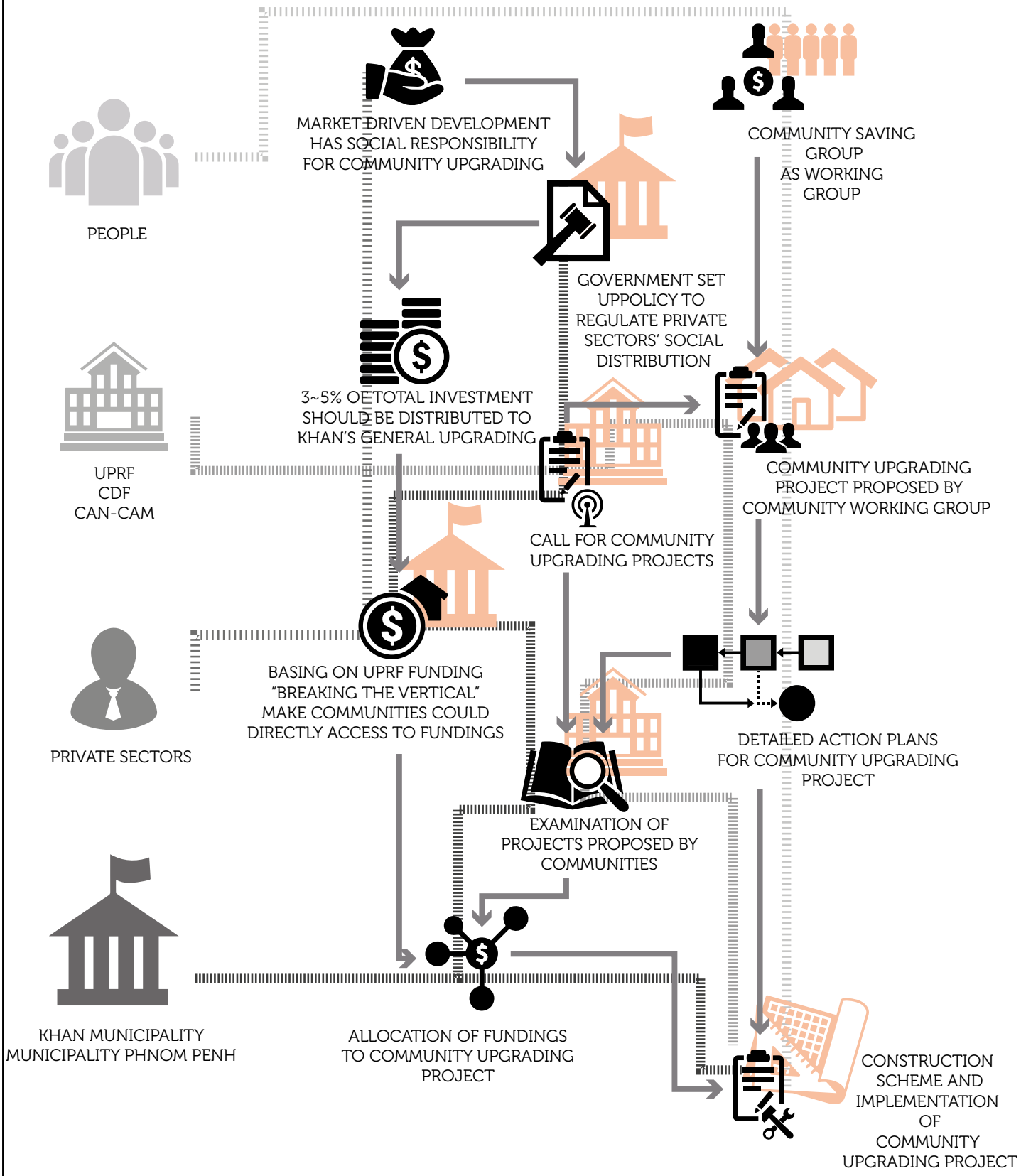


fig.97. City Strategy 2 Process

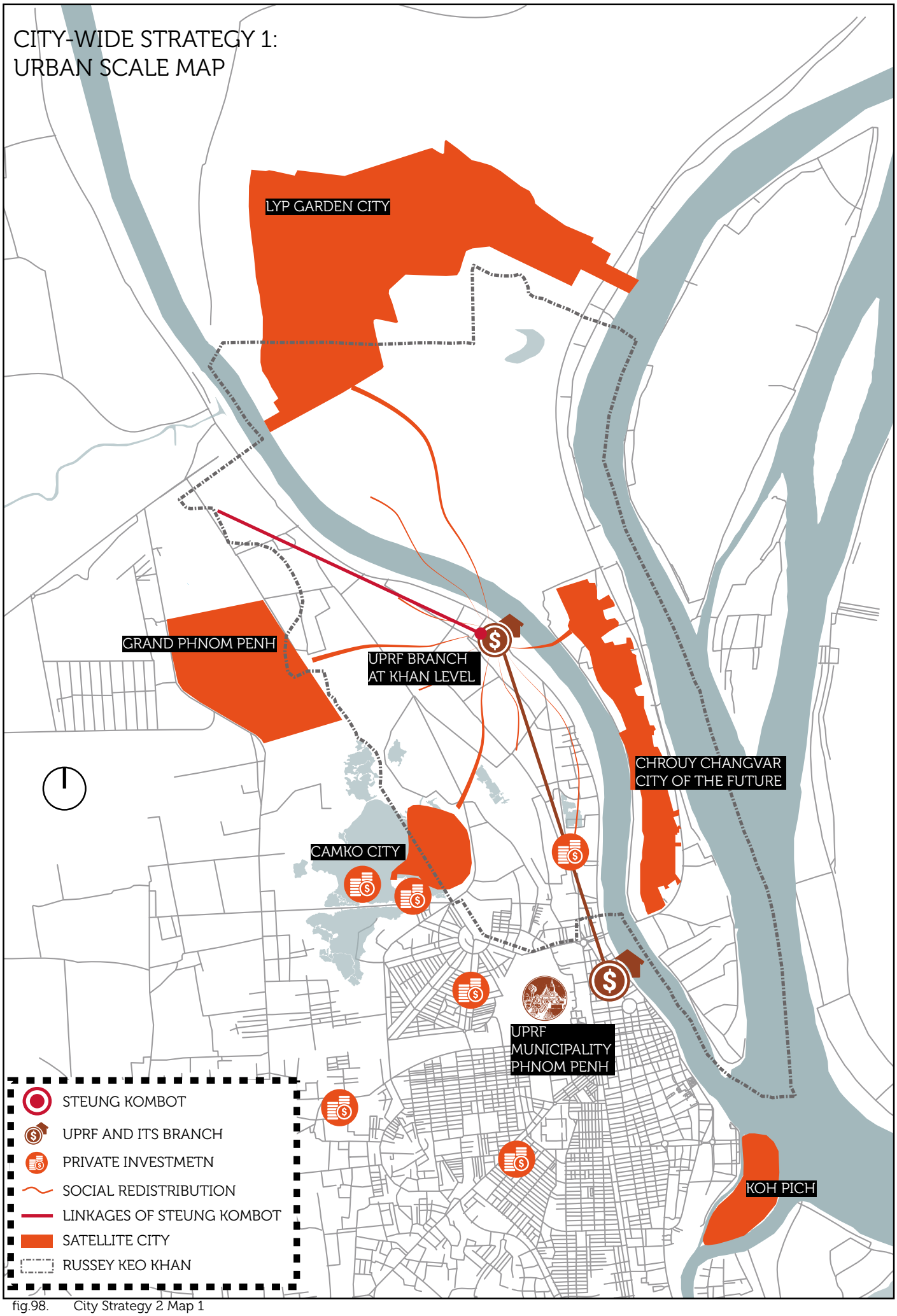


fig.98. City Strategy 2 Map 1

CITY-WIDE STRATEGY 1:
LOCAL SCALE MAP

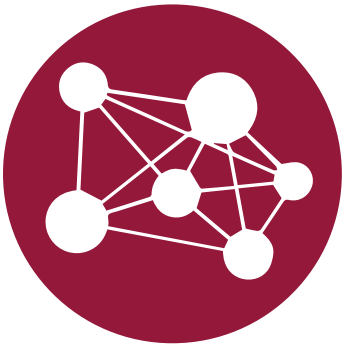
MAPPING HOUSING & AREA NEEDS FOR UPGRADING
MAPING EXISTING SITUATIONS
MAKING PROPOSALS AND ACTION PLAN

LEARNING FROM OTHER COMMUNITIES SUCCESSES
CLEAR AND UNITED ABOUT COMMUNITY NEEDS
COMMUNITY SPACE / PLATFORM
LOCATING RESIDENTS ASSETS & NEEDS

fig.99. City Strategy 2 Map 2

6.5 NETWORKING ACROSS COMMUNITIES

Fostering social and business networks among communities



Throughout the urban poor communities' settlements of Phnom Penh, our research observations showed variations in how people coped with challenges in securing land tenure or ownership, and services provision. Some communities were better organized and had stronger negotiating abilities which reflected positively on their upgrading progress and life conditions.

This city wide strategy enables horizontal exchange of knowledge, experience and successes across different communities. This network builds solidarity between communities and strengthens these communities' visibility from the community scale to the city scale. Eventually, the creation of the network could be used for other purposes such as for business purposes.

How?

Initiating the network:

Use CDF's existing savings contacts to initiate a new communicative network starting by building a connection between two organized communities, and gradually expand the outreach of the web of communication. Each new joining community will gain knowledge and contribute towards the communal saving group.

Advocate for the network by offering support in the short term:

With the support from CDF and CAN-CAM, community workshops on successful upgrading stories, facilitated by network members to other communities who are interested in joining. These communities will receive information, eventually spread the word. This will trigger more communities to join the network.

Digitalising the network:

Digitalise the network and putting it online for a wider audience makes it more transparent, visible, and credible. Conduct a workshop to collect, digitize and publish existing community documents and maps to create a GIS data base online, with the support of IT support organizations (Urban Voice Cambodia, Mapping Phnom Pen). This will later translate into a downloadable online app for smartphones. Hold community workshops on how to use the apps and contribute to the online platform.

Maximise the use of the network and platform:

Contact the local authorities, and NGOs to introduce the online platform, in order to widen its coverage, and usage.

Impacts

The act of scaling up the networking process through technological means, will contribute and strengthen the communities' resilience, through processes of horizontal learning and sharing of the information. Through the web of networks, the urban poor's discourse will become more visible and stronger in facing and negotiating with the Government and the Market.

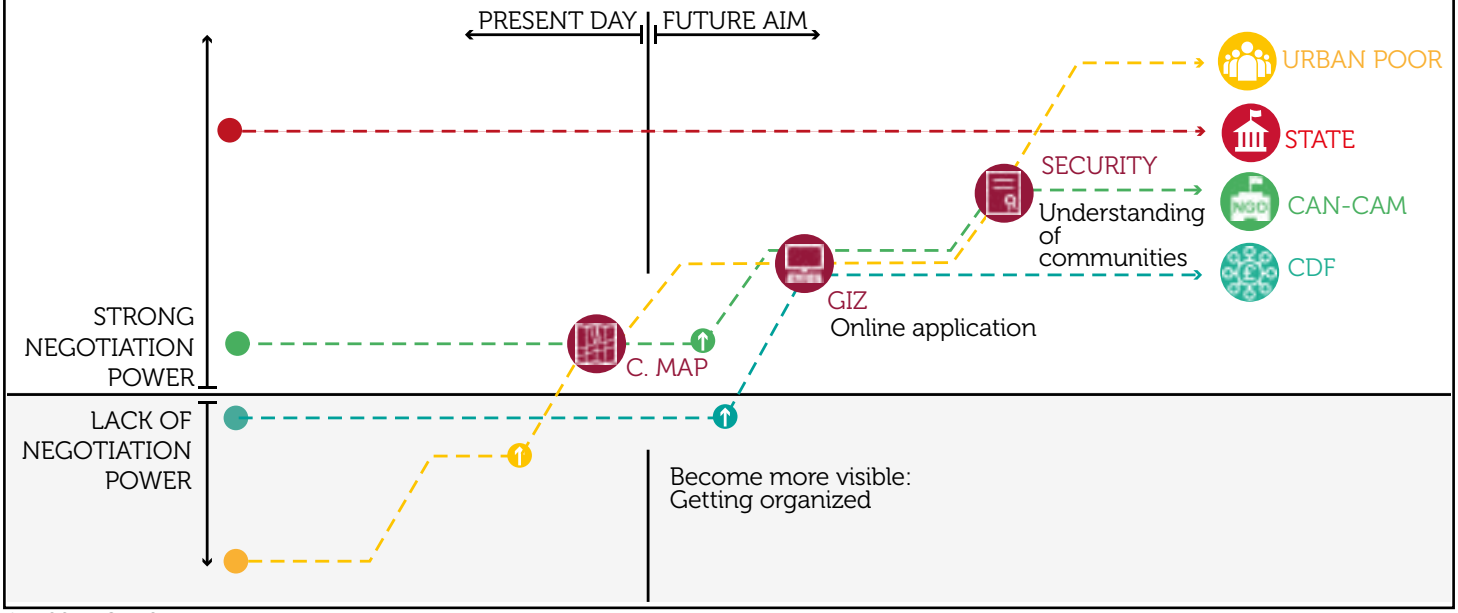


fig.100. City Strategy 3 Actors Discourse

CITY-WIDE STRATEGY 3:
PROCESS DIAGRAM

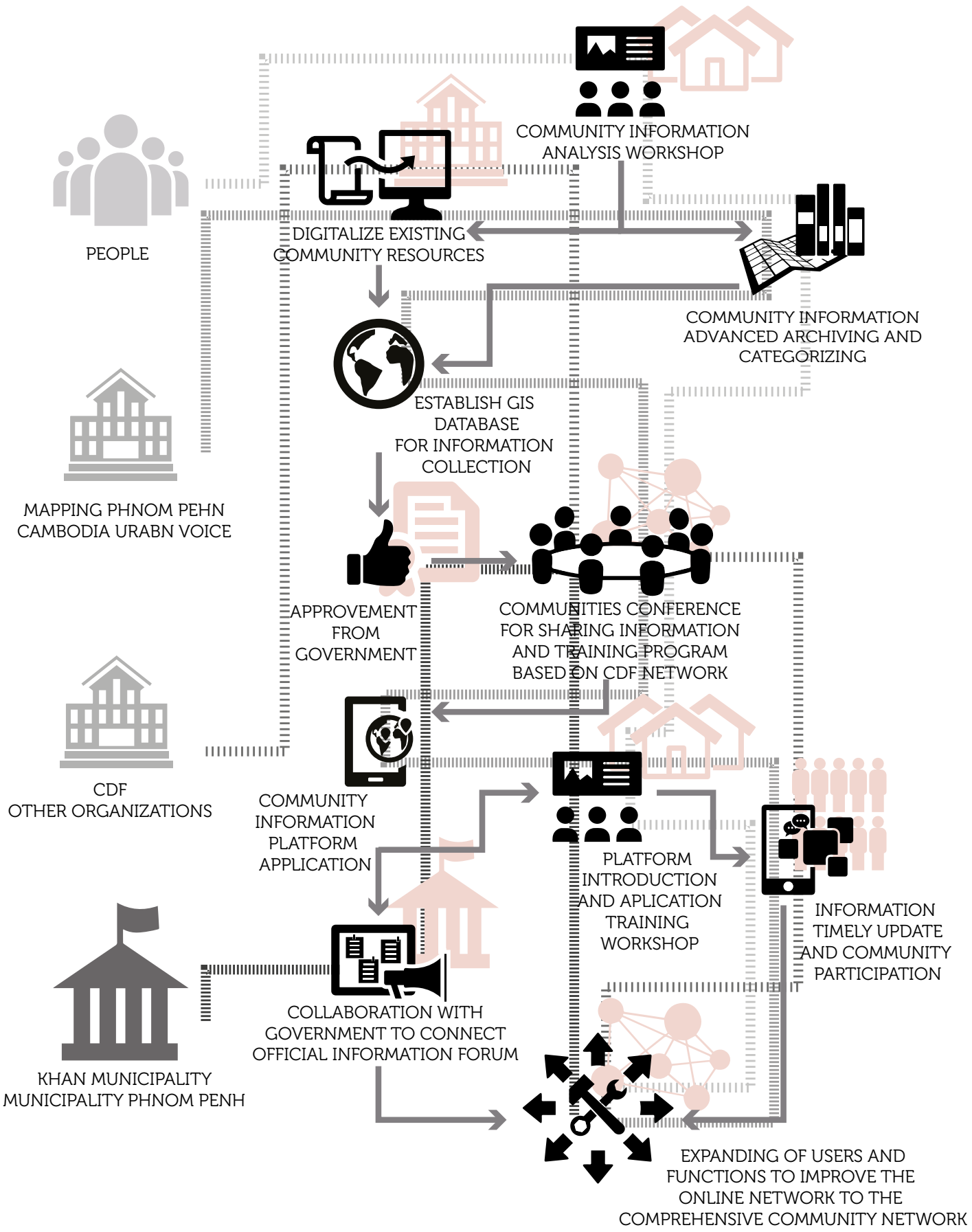


fig.101. City Strategy 3 Process

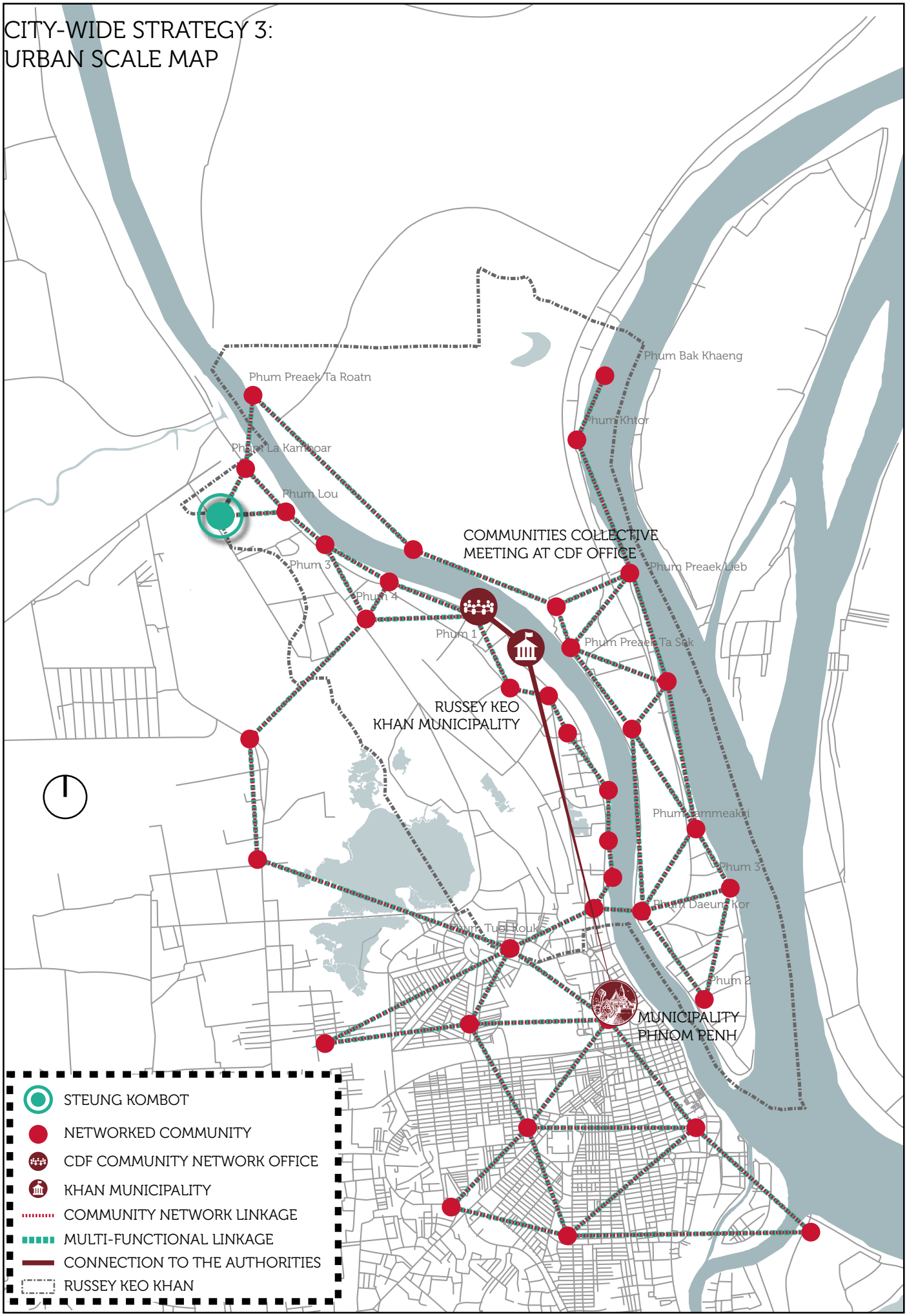


fig.102. City Strategy 3 Map 1

CITY-WIDE STRATEGY 3:
LOCAL SCALE MAP

COMMUNITY COLLECTIVE IMFORMATION
COMMUNITY VOICE
ARCHIVING AND CATEGORISING EXERCISE

TRAINING PROGRAM IN NETWORKING
BENEFITS & WORKSHOPS

COMMUNITY SPACE / PLATFORM

fig.103. City Strategy 3 Map 2

07

CONCLUSION

CONCLUSIONS

This report developed alternative processes of people centered urban design. When people are at the center of design and involved in the various steps of the design process the final product, service or physical spaces created address the peoples' needs rather than having people accommodate to that product, service or physical space. Inequalities within the levels of power in the discourses and practices of the market, the state, the people and organizations with resources are present in the current processes of urban development of Phnom Penh. The shift towards people centered urban design represents a type of transformation in how we shape cities of the future.

People centered urban design is incorporated in both the site specific and citywide strategies. A reflection of these strategies presented in this report acknowledge land tenure as the main unresolved issue, however, these strategies tackle the hidden root of the problem by using various techniques to gain recognition as being an important part of Phnom Penh city. The fieldwork used the communities' existing resources to address the everyday problems of the urban poor such as environmental hazards and unadministered public services. To aid in securing land tenure the strategies incorporate incremental strategic actions that are specific, measureable, attainable, realistic and timely. The aim of our strategies is to create the conditions where these discourses and practices come together, finding the middle ground between actors where they contribute resources towards new development projects.

From the fieldwork experience both local Cambodian students and DPU student inspired each other from their experiences. It is important to recognize that no one person has the solution but by coming together and pooling our resources and knowledge we are better equipped to handle these challenges. This report contributes to the collective knowledge production, recognizing academic and communities' agency to achieve socio-spatial justice for all within cities.

08

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TABLE OF FIGURES

Figure	Name	Author	Page
1	Unlocking Capabilities	Bouchra Jamal	Cover
2	The team	Authors	5
3	Cambodia Collage	Martin Mejia	12
4	Political Timeline	Authors	13
5	Land Diagram	Authors	14
6	Legal Framework Diagram	Authors	15
7	Environmental Learnings Diagram	Authors	16
8	Map Environmental Hazards	Authors	17
9	Infrastructure Patterns	Authors	18
10	Infrastructure Map	Authors	19
11	Finance in modern Cambodia	Authors	20
12	Gender in the Cambodia Context	Authors	21
13	Patterns of Urban Transformation	Authors	24
14	Map Construction and urban development	Authors	25
15	Diagram of discourses of transformation	Authors	26
16	Actors Map	Authors	27
17	State discourse	Authors	28
18	Peoples discourse	Authors	28
19	Market discourse	Authors	29
20	NGO discourse	Authors	29
21	Map of discourses of transformation	Authors	31
22	Existing patterns of discourses	Authors	32
23	Aim patterns of discourses	Authors	32
24	Map of communities location	Authors	34
25	Heam Cheat community outside	Wen Shi	35
26	Heam Cheat community inside	Xiayi Zhou	35
27	Heam Cheat learnings	Authors	35
28	Steung Men Chey community meeting	Martin Mejia	36
29	Steung Men Chey community outside	Martin Mejia	36
30	Steung Men Chey learnings	Authors	36
31	Prek Takong community outside	Marisela Castañeda	37
32	Prek Takong Learnings	Authors	37
33	Nesarth 3 learnings	Authors	38
34	Nesarth 3 community surrondings	Xiayi Zhou	38
35	Prek Takong community housing	Frances Brown	38
36	Prek Takong fish drying	Frances Brown	38
37	Russey Keo saving network map	Authors	39
38	Learning and challenges diagram	Authors	40
39	Steung Kombot community entrance	Xiayi Zhou	42
40	Main actors working on Steung Kombot	Authors	43
41	Steung Kombot community map	Authors	44
42	Steung Kombot community 1	Wen Shi	45
43	Steung Kombot community 2	Frances Brown	45
44	Steung Kombot community 3	Wen Shi	45
45	Steung Kombot community 4	Wen Shi	45
46	Steung Kombot community voices map	Authors	46
47	Steung Kombot community children voices map	Authors	47
48	Ballot paper	Authors	48
49	Community voting	Authors	49
50	Steung Kombot, 3 areas and land ownership	Authors	49
51	Outcomes on likes	Authors	50
52	Outcomes on dislikes	Authors	51
53	Outcomes on “Wishes”	Authors	52
54	Diagnostic map, concerns of the community	Authors	53
55	Community assets mapping	Authors	54
56	People’s priorities diagram	Authors	58
57	How strategies work diagram	Authors	59
58	Principles	Authors	60

59	Urban design strategies for Steung Kombot	Authors	61
60	Principles relevance in each strategy diagram	Authors	62
61	Map Site Strategies	Authors	63
62	Community assets relation to strategies diagram	Authors	64
63	Site strategy 1 Principles	Authors	66
64	Waste Management Process diagram	Authors	67
65	Site Strategy 1 Map	Authors	68
66	Waste management strategy Actors Discourse diagram	Authors	69
67	Steung Kombot without waste 1	Wen Shi	69
68	Steung Kombot without waste 2	Edgar Gonzalez	69
69	Steung Kombot without waste 3	Xiayi Zhou	69
70	Site strategy 2 Principles	Authors	70
71	Community center strategy Actors-Discourse diagram	Authors	71
72	Site Strategy 2 Map	Authors	72
73	Site Strategy 2 Actors Diagram	Authors	73
74	Possible location for Community center 1	Xiayi Zhou	73
75	Possible location for Community center 2	Xiayi Zhou	73
76	Site strategy 3 Principles	Authors	74
77	Site Strategy 3 Process	Authors	75
78	Site Strategy 3 Map	Authors	76
79	Site Strategy 3 Actors Discourse	Authors	77
80	Recurrent flooding zones	Xiayi Zhou	77
81	Existing piped system	Martin Mejia	77
82	Site strategy 4 Principles	Authors	78
83	Site Strategy 4 Process	Authors	79
84	Site Strategy 4 Map	Authors	80
85	Ownership Documentation	Wen Shi	81
86	House located in Private Land	Xiayi Zhou	81
87	Empty Plot Between Houses	Wen Shi	81
88	Empty Plots Section C	Wen Shi	81
89	Site Strategy 4 Actors Discourse	Authors	81
90	City-Wide Strategies and Site Strategies Relation	Authors	84
91	Scale Up Principles	Authors	85
92	City Strategy 1 Actors Discourse	Authors	86
93	City Strategy 1 Process	Authors	87
94	City Strategy 1 Map 1	Authors	88
95	City Strategy 1 Map 2	Authors	89
96	City Strategy 2 Actors Discourse	Authors	90
97	City Strategy 2 Process	Authors	91
98	City Strategy 2 Map 1	Authors	92
99	City Strategy 2 Map 2	Authors	93
100	City Strategy 3 Actors Discourse	Authors	94
101	City Strategy 3 Process	Authors	95
102	City Strategy 3 Map 1	Authors	96
103	City Strategy 3 Map 2	Authors	97
104	Methodology diagram	Authors	116
105	Prefield workshop 1	Edgar Gonzalez	117
106	Prefield workshop 2	Edgar Gonzalez	117
107	Tep Makathy conference @ RUFA	Martin Mejia	118
108	Sok Vanna conference @ RUFA	Martin Mejia	118
109	Site visit 1 @ Steung Kombot	Bouchra Jamal	119
110	Site visit 2 @ Steung Kombot	Bouchra Jamal	119
111	Site visit 3 @ Steung Kombot	Bouchra Jamal	119
112	Site visit 4 @ Steung Kombot	Bouchra Jamal	119
113	Site visit 5 @ Steung Menchey	Martin Mejia	119
114	Site visit 6 @ Prek Takong	Frances Brown	119
115	Expo @ Municipality of Russey Keo 1	Bouchra Jamal	120
116	Meeting at NTTI	Bouchra Jamal	120
117	Nigin Sovanthai personal story	Frances Brown	120

118	Nigin Sovanthai	Frances Brown	120
119	Wishes and Like diagrams Posters	Authors	121
120	Participatory meeting Steung Kombot 1	Edgar Gonzalez	121
121	Participatory meeting Steung Kombot 2	Martin Mejia	122
122	Participatory meeting Steung Kombot 3	Wen Shi	122
123	Participatory meeting Steung Kombot 4	Wen Shi	122
124	Presentation of proposals to neighbours	Martin Mejia	123
125	Expo @ Municipality of Russey Keo 2	Martin Mejia	123
126	Meeting with Lin Nhk Vice-Governor Russey Keo	Martin Mejia	123
127	Toolbox	Authors	124

09

APPENDIX

9.1 METHODOLOGY

Our report is based on a four way collaboration between ourselves (UCL BUDD students), local Cambodian students (Pich, Lihong, Sopheak, Socheata, Dolly) from NTTI, Technological Institute of Cambodia, Norton University, and Royal University of Fine Arts; CAN-Cam; and the local community of Steung Kombot. We worked towards co-producing parts of this report, where information and ideas were constantly translated from Khmer to English and vice versa, informing and transforming our concepts, ideas and opinions in the process. In order to do so, we gathered information and data from personal observations, photography, transit walks, on site workshops within the community, official talks & meetings, informal and formal interviews, and desk research.

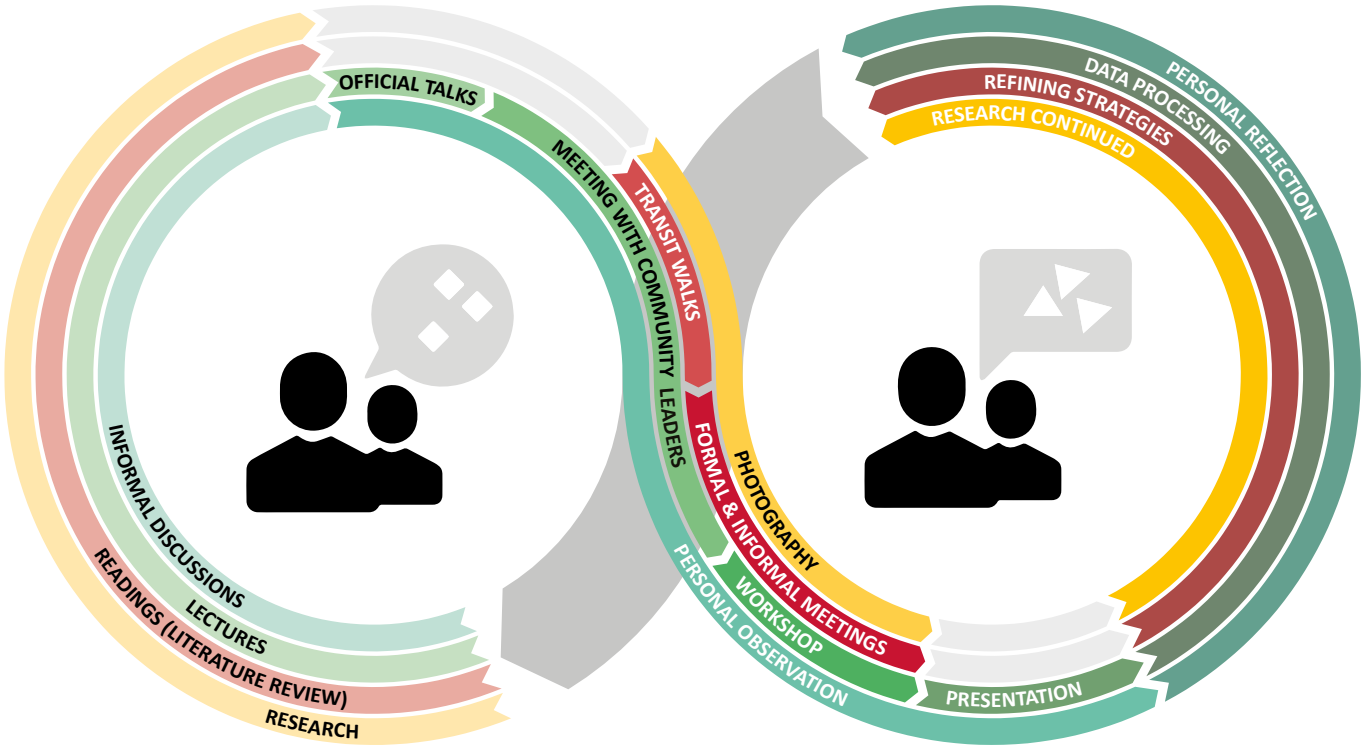

fig.104. Methodology diagram

9.1.1 PRE/POST FIELD WORK

To perform this diagrammatical loop of production (see diagram), the pre and post stages of fieldwork are important moments of both thorough research, group discussion and self reflection. The start of a process closely reflects the end (not only geographically speaking as both stages are set in London at UCL). It is made up of desk research, data processing ('pre' based on second hand data, 'post' based on first hand data). What changes is ourselves and the quality of the discussions and thoughts that have become refined through the process of embodying silent data (the non-said, the situational and the body language of people and situations present throughout the field) that can only be obtained through fieldwork.

Research and literature reviews:
We set out to investigate and inquire about Phnom Penh's urban transformation through topics of land, finance and scale, and later on through gender, transport and environment (topics chosen post fieldwork as a result of personal observations and interviews). This provided us with an evidential resource to be analysed and evaluated throughout our fieldwork.

Defining concepts of Urban Transformation:
Readings from both the urban form and (in)visible processes of urban change translated into a personal definition of Phnom Penh's urban transformation, through the concept of discourse and power relations.

fig.105. Prefield workshop 1

Informal Group Discussions:
Generally self organised throughout each stage of the report. This was a time for critical thinking and debating perspectives and strategies related to urban transformation in Phnom Penh.

Lectures:
Presentations in the pre-fieldwork stage from professors and guest lecturers on topics of relocation sites in Phnom Penh, urban poor communities in Cambodia, mapping as investigation, land issues in contested cities and ethnographic research. All of which helped in refining both our understanding of Phnom Penh and our reflections / analysis during the fieldwork and 'post' stage.

fig.106. Prefield workshop 2

Data processing: A process of analysing, classification and synthesising information that fed into our strategies.

Refining strategies: Making changes to our strategies based on the feedback and comments from workshop participants and guests.

9.1.2 FIELD WORK

Having built a strong body of analysis and reflection on Cambodia and Phnom Penh, we ended up with specific questions and reflections we aimed to collect and analyse in the field. Due to the limited resources and contact with our site, we were keen to build a clearer picture of Steung Kombot by collecting first hand information, data, and personal narratives, in order to propose strategies that were site specific, and based on concrete issues.

In addition to collecting small scale data, we attempted to process and gather a wider understanding of Phnom Penh's urban transformation through the narratives of discourses. We set out to analyse the content of people's vocabulary and speeches by recording the interviews by hand and through video, to later on analyse the meaning and synthesise the contents. Our limited access to meet with actors in the government and within the market, highlights the limitations of a clear or correct understanding of their discourse. On the other hand it could also be understood as a reflection of the level of engagement and power dynamics between these actors.

The field work was therefore an intense period of producing and evidencing knowledg. Personal Observations: Personal reflections and record taking through note taking, photography and sketching of data taken from the field, interviews, workshop and other related activities were produced throughout our fieldwork to inform our report.

fig.107. Tep Makathy conference @ RUFA

fig.108. Sok Vanna conference @ RUFA

Official talks and presentations with government representatives, NGO's, and community leaders: Presentations and talks with government representatives. Both a moment of information gathering and a tool of advocation to strengthen government support of urban poor communities

The first 2 days also gave us the opportunity to collect information on the discourses produced by the Land and Housing minister, NGO's (UN Habitat, ACHR, CAN, CAN-CAM), and from the respective community leaders.

fig.109. Site visit 1 @ Steung Kombot

fig.110. Site visit 2 @ Steung Kombot

Transit Walks: A first introduction to Steung Kombot, walking throughout the community to gather our first spacial understanding of the site and whilst introducing ourselves for the first time to the community alongside the community leader.

fig.111. Site visit 3 @ Steung Kombot

fig.112. Site visit 4 @ Steung Kombot

Photography: Used to document our perceptions and understanding of the site and the surrounding areas.

The practice of photo taking was taken seriously, and it's ethics were discussed. We attempted to control the amount of photos taken whilst always making sure that we asked for consent.

fig.113. Site visit 5 @ Steung Menchey

fig.114. Site visit 6 @ Prek Takong

Visit to other communities: in order to grasp a bigger picture of the general situation of "in"formal communities, some more organised than others.

This made us reflect and compare strengths and weaknesses of each community, building up our data on key assets we could work towards building strategies.

fig.115. Expo @ Municipality of Russey Keo 1

fig.116. Meeting at NTTI

Meetings with community leaders: A first meeting to introduce ourselves with the community leaders and familiarise ourselves with the site through abstract site mapping. We consecutively met with the leaders at each on-site visit.

This was both a strength and a weakness. Although we had an unrestricted access to the whole of the community as they acted as the gate keepers, there were concerns during individual and personal interviews with the bias of the information collected and personal opinions perhaps reflecting what the community leader wanted to hear.

fig.117. Nigin Sovanthai personal story

fig.118. Nigin Sovanthai

Informal/Formal Interviews: Various talks with community leaders, community members and other members of Russey Keo district to get information about the issues affecting them in the area. Some interviews included personal mapping of like and dislikes within Steung Kombot.

Each interview was translated and our vocabulary was modified according to the setting. Our concepts of power and discourses as drivers of urban transformation were set aside to gain more personal and contextual narratives. Formal interviews with local authorities were seemingly ceremonial, staged, whilst the responses were generally vague.

Community Participatory Workshop: A participative method to gather greater information and data from a wider section of the community

fig.119. Wishes and Like diagrams Posters

We set the workshop on a Friday evening where we wanted to catch people on their way home from work and before the evening family meal. The workshop was organised in collaboration with the community leaders, which again was both a strength by gathering a greater audience, whilst it being perhaps a disincentive towards people from Steung Kombot who feel dissatisfied and alienated from the main community narrative. We used posters and a voting system to identify the main priorities within the community of Steung Kombot, from likes, wishes, and dislikes. We had a very good turn out of up to 100 women with the exception of one or two men, whilst 50-80 people participated in the voting system. In addition to this, we created a separate workshop for children who attended with their mothers, where we asked them to draw their dream home. This was both a means to provide the women involved time to discuss without worrying about childcare, whilst gathering intersectional data. The workshop was co-produced, but mainly facilitated by the local students, whilst BUDD students attempted to support the workshop throughout which was at times problematic and limiting.

fig.120. Participatory meeting Steung Kombot 1

fig.121. Participatory meeting Steung Kombot 2

fig.122. Participatory meeting Steung Kombot 3

fig.123. Participatory meeting Steung Kombot 4

Presentation of strategies to community leaders and government representatives: We presented our co-produced strategies developed by both BUDD and Cambodian students that addressed the priorities identified by the community.

The first presentation at Steung Kombot was attended by a small number of the community with the community leader, which limited our grasp of understanding whether our strategies complied or answered their wishes. They were however keen and willing to participate in presenting the strategies to the local authority. This meeting was our second attempt to meet the local authority where they declined the first time due to regional unrest over a human rights activist imprisonment. The meeting with a representative from the local authority went ahead the following day where both us and Steung Kombot community leader and representatives presented the strategies via direct translation and in Khmer.

fig.124. Presentation of proposals to neighbours

fig.125. Expo @ Municipality of Russey Keo 2

fig.126. Meeting with Lin Nhk Vice-Governor Russey Keo

9.2 TOOLBOX

The toolbox was created during the pre-fieldwork research process in order to diagrammatically help us analyse the land situation through sets of tools (policies, laws, actions, financial resources, institutions and actors with resources) available to the government, the people, and the market in order to get hold of land in Phnom Penh. This diagram was the start of trying to find negotiation or collaborative situations between actors (government, market and the people) on land issues. We later on in the production of the report, refined what we meant by the market, the people, and the government, in addition to adding an extra actor to the negotiating table: organisations with resources, who behold great negotiation powers in not only land acquisition, but also in producing discourses around urban transformations.

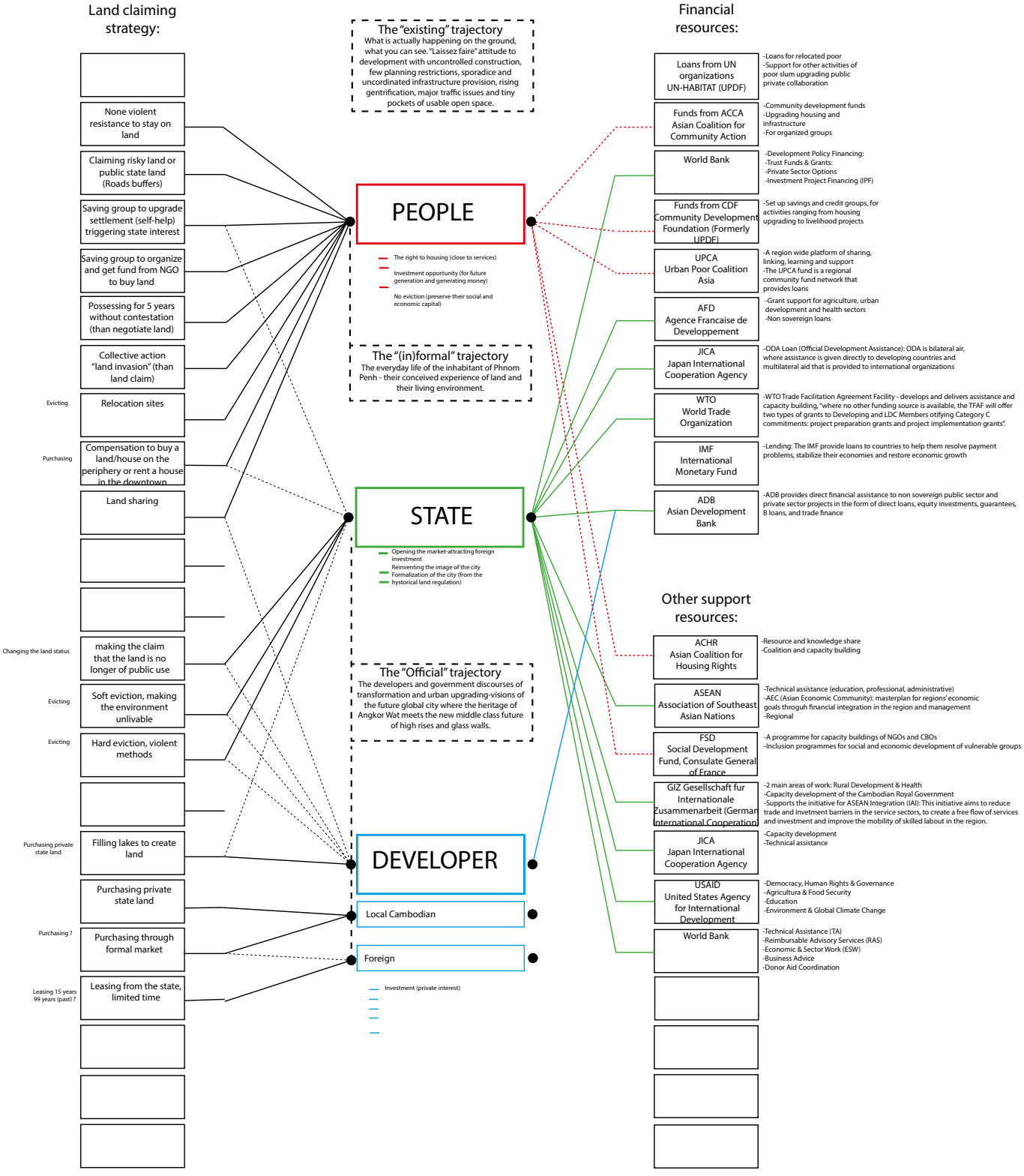

fig.127. Toolbox, Authors.