



**KINGDOM OF CAMBODIA  
NATION RELIGION KING**

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**Royal Government of Cambodia  
No: 82 ANK.BK**

**SUB-DECREE  
ON  
DETERMINATION OF PROPORTION AND CALCULATION OF  
PERCENTAGE OF PRIVATE UNITS THAT CAN BE OWNED BY  
FOREIGNERS  
IN A CO-OWNED BUILDING**

**The Royal Government**

- Having seen the Constitution of the Kingdom of Cambodia;
- Having seen Royal Degree No NS/RKT/0908/1055 dated September 25, 2008 on Appointment of the Royal Government of the Kingdom of Cambodia;
- Having seen Royal Kram No 02/NS/94 dated July 20, 1994 promulgating the law on the Organization and Functioning of Council of Ministers;
- Having seen Royal Kram No 04/NS/94 dated August 10, 1994 promulgating the Law on the Land Management, Urban Planning and Construction;
- Having seen Royal Kram No NS/RKM/0699/09 dated June 23, 1999 promulgating Law establishing the Ministry of Land Management, Urban Planning and Construction;
- Having seen Royal Kram No NS/RKM/0801/14 dated August 30, 2001 promulgating the Land Law;
- Having seen Royal Kram No NS/RKM/1207/030 dated December 8, 2007 promulgating the Civil Code;
- Having seen Royal Kram No. NS/RKM/0510/006 dated May 24, 2010 on the promulgating the Law on Provision to Foreigners with Ownership Rights in Private Units of Co-Owned Buildings;
- Having seen Sub-Decree No 86 dated December 19, 1997 on Construction Permit;

- Having seen Sub-Decree No 62 dated July 20, 1999 on Organization and Functioning of Ministry of Land Management, Urban Planning and Construction;
- Having seen Sub-decree No. 126 dated August 12, 2009; on Management and Use of Co-owned Buildings;
- Having obtained approval of the Council of Ministers during its plenary session on 16 July 2010;

## **HEREBY DECIDES**

### **Chapter 1 General Provisions**

#### **Article 1.**

This sub-decree is to determine the proportion and calculation of percentage of private units that can be owned by foreigners in a co-owned building in the Kingdom of Cambodia.

### **Chapter 2 Proportion and Calculation of Percentage of Private Units that Can Be Owned by Foreigners in a Co-Owned Building**

#### **Article 2.**

Legally qualified foreigners can have ownership rights in private units of a co-owned building not exceeding 70 (seventy) percent of the total surface size of all private units of the co-owned building.

#### **Article 3.**

Whilst issuing a certificate of ownership of a private unit of co-owned building to a foreign owner, the Cadastral Authority shall write down on certificate about the proportion of the surface-size of each private unit as compared to the total surface size of all private units in the co-owned building.

### **Chapter 3 Final Provisions**

#### **Article 4.**

Any regulations contrary to this sub-decree shall be considered as null and void.

#### **Article 5.**

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

Phnom Penh, 29 July 2010  
**Prime Minister**

**Samdech Akka Moha Sena Padei Techo HUN SEN**

**C.C:**

- *Ministry of Royal Palace*
- *General Secretariat of the Constitutional Council*
- *General Secretariat of the Senate*
- *General Secretariat of the National Assembly*
- *General Secretary of the Royal Government*
- *Cabinet of the Prime Minister*
- *As in Article 5*
- *Royal Gazette*
- *Archive - File*