

Technical Update

December 2019

Construction – Law on Construction

The Law on Construction was promulgated on 2 November 2019

The law on construction is divided into 22 chapters with 111 Articles. This law determines the principles, building technical regulations, rules and procedures to control the construction sector in Cambodia. The Ministry of Land Management, Urban Planning and Construction (MLMUPC) remains the competent authority. The MLMUPC can delegate its authority to the local authorities.

The law sets out the requirements for individuals/entities doing business in the construction sector to obtain a license from the MLMUPC or a permit from the local authorities.

The law also obliges licensees to buy construction insurance from an insurance company operating in Cambodia to insure its construction operations. The objective of the insurance is to ensure that the construction licensee will perform their obligations to their customers and that there will be compensation available to victims if any accident happens.

Any construction material, construction equipment and construction product necessary to ensure the quality of the building and safety of the building's users must be certified and acknowledged in accordance with the MLMUPC's building technical regulations or Cambodian standards issued by the National Standards Council.

Approval from the MLMUPC or a competent authority must be obtained prior to commencement of building, demolition, modification, or repair work. There are also requirements for a construction site opening permit prior to commencement of work and site closing permit upon completion of work.

For buildings which require construction permits, the construction owner must also obtain an occupancy certificate before putting the building into use. In addition, safety and quality inspections must be done every five years for non-residential buildings, every ten years for residential buildings, every two years for the fire prevention and extinguishing systems

of the construction, and every year for dangerous construction equipment which will be specified in a subsequent Prakas.

Within two years after this law comes into effect, the owner of the existing building built without a construction permit or not in accordance with its construction permit must apply for an occupancy certificate from the competent authority. Note that penalties for construction violations are still applicable within this period.

Non-compliance with the Law on Construction may result in disciplinary sanctions, fines and imprisonment.

The implementation of the provisions of the Law on Construction will be issued in subsequent regulations.

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