

DOI: <https://doi.org/10.38027/ICCAUA2025EN0175>

# Protecting Cultural Heritage in Cambodia: Developing Heritage Protection Criteria for Tangible Cultural Assets in Phnom Penh of the Post-Colonial Period

**Kanika Phorn**

Urban Design and Development International  
Faculty of Architecture and Planning, Thammasat University, Thailand  
E-mail: [kanikaphorn@gmail.com](mailto:kanikaphorn@gmail.com)

## Abstract

**Received:** 21 February 2025  
**Revised:** 30 May 2025  
**Accepted:** 18 June 2025  
**Available online:** 5 July 2025

Copyright © 2025 by the author(s).  
All rights reserved.

This article is published under an open-access model and is made available in accordance with the terms of the Creative Commons Attribution 4.0 International Licence (CC BY).



The publisher maintains a neutral stance concerning jurisdictional claims in published maps and institutional affiliations.

This article has been selected and peer-reviewed for publication in this journal as part of the 8th International Conference of Contemporary Affairs in Architecture and Urbanism, held on 8–9 May 2025 in Alanya, Türkiye.

Urbanization in Cambodia in 2023 is 24% and is expected to increase further. This urban growth has resulted in significant transformations as it is often rapid and uncontrolled, leading to changes in land use and landscape. This research examines the tension between urban growth and the protection of cultural heritage, specifically from the French colonial period (1863-1979) to more recent eras, which are often undervalued compared to older structures like Angkor Wat. Heritage conservation faces many challenges, with a notable issue is the absence of a legal framework due to the lack of a clear definition of heritage property and the absence of a publicly available list of protected sites. This research employs a comparative analysis, examining Cambodia's existing heritage protection criteria alongside those of selected countries in the Asia-Pacific region. This research aims to identify current challenges, regulations, planning strategies, and case studies, including the development of heritage criteria, and propose an implementation plan.

**Keywords:** Tangible Culture, Heritage Criteria, Rapid Urbanization, Urban Conservation, Balanced Development.

## 1. Introduction

### 1.1 Background

Cambodia is a well-known country in Southeast Asia with a rich culture, long history, traditions, as well as being full of people with an unbreakable spirit and infectious optimism. Urbanization presents an opportunity with a growing share of the population living in cities, with key sectors driving the country's growth being manufacturing, tourism, and trade, which are centered in urban areas. This provides a crucial chance for the country to shape its urbanization process, as decisions made now will have lasting impacts for years to come (Worldbank, 2018). This growth can improve living standards and boost the economy, but it also creates challenges, particularly in preserving cultural heritage, especially historic buildings and sites. Additionally, as cities grow, the push for modern development and the need for more land can endanger these valuable heritage sites and associated traditions (Smith, 2023). It is important to recognize that heritage properties and their values could be endangered by new urban developments. The tension between conserving cultural heritage and meeting urban development needs has created significant challenges in historic urban areas. (Ashrafi, 2020). Cultural heritage gives the city its unique character offering social, historical, and economic benefits, contributing to community value, attracting tourists, and providing a link to the past. (Blueshield, 2006).

### 1.2 Historical Background

Phnom Penh has a rich architectural history that ranges from ancient Khmer culture to French influences, to modernist Cambodian architecture. However, these styles have lost their importance due to Cambodia's traumatic past of war and occupation. Moreover, these assets are becoming increasingly rare amidst the city's rapid modern urban development (Smartcitiesdive, 2017).

According to the 1996 Law on the Protection of Cultural Heritage, Cambodia's first legal framework for protecting heritage sites, the Ministry of Culture and Fine Arts is responsible for safeguarding these sites and buildings. However, the decree required to enforce this law has never been signed, limiting the ministry's ability to take effective action for heritage conservation. The article by Esposito and Fauveaud, titled 'The atomization of heritage politics in post-colonial cities: The case of Phnom Penh, Cambodia' published in 2018, The foreign experts proposed a comprehensive heritage approach for Phnom Penh, in the 1990s. This plan aimed

to provide detailed classifications of buildings based on their heritage value, adhering to Western European professional standards for architectural heritage. These standards considered historic, architectural, and artistic qualities inherent to buildings and spaces, striving to avoid subjective value judgments. However, the proposed inventory did not account for converting these buildings into profit-generating uses, prioritizing heritage value over the needs and priorities of local residents. Ultimately, the inventory did not end up being used for heritage listing (Esposito and Fauveaud, 2018).

Between 1996 and 2004, the municipality examined the deterioration of heritage buildings and attempted to update the inventory. Reports indicated that less than 10% of the cataloged buildings were destroyed, and the following decade saw losses ranging from 30% to 40% (Interview with Government Officials 08, 2013), (Esposito and Fauveaud, 2018). In this article, the author also highlights the emergence of heritage concerns in Cambodia, noting that since the colonial era, heritage strategies have primarily concentrated on the UNESCO World Heritage Site of Angkor, with other urban heritage receiving only marginal attention. Various French-led initiatives aimed at establishing comprehensive heritage policies were unsuccessful, largely due to conflicts with local power dynamics and economic priorities. Additionally, the lack of a clear institutional framework and inadequate policy enforcement has further accelerated the loss of heritage.

In 2021, Former Prime Minister Hun Sen expressed concerns about the loss of heritage buildings due to modernization, exploitation, vandalism, and demolition, particularly in urban areas where development poses a significant threat. Emphasizing the need to balance conservation with development, the government has intervened to protect heritage sites, including religious structures, public buildings, and historic homes. To support these efforts, the Royal Government reminded landowners of the recommendations outlined in the 1996 Law on the Protection of Cultural Heritage. This underscores that the Cultural Heritage Protection Law since 1996, has not been effectively implemented or wisely practiced. Despite numerous plans and efforts to address the issue, the number of heritage buildings at risk continues to rise due to inadequate protection (EuroChamCambodia, 2023).

According to The White Book 2024, which is a publication by the European Chamber of Commerce in Cambodia (EuroCham), serves as a constructive dialogue tool, offering practical solutions for consideration by the Royal Government of Cambodia and other national authorities, address the current issue of Conservation that, The circular stipulated that any restoration, redesign, or demolition of heritage buildings must be reviewed by the Ministry of Culture and Fine Arts and other relevant ministries in accordance with the Law on Protection of Cultural Heritage 1996. However, the framework for registering and protecting cultural property lacks a clear definition of what constitutes cultural property and does not provide a publicly available list of protected properties.

Although over one million tourists arrived at Phnom Penh International Airport in 2024 (Cambodia, Tourism Statistics Report, 2024), most stayed in the capital for only a few days. They primarily visited major landmarks like the Royal Palace, the National Museum, and Wat Phnom before heading to natural or heritage-focused destinations elsewhere in the country.

### 1.3 Research Question

In the context of Phnom Penh, how can we define and understand the significance of cultural heritage, in order to conserve and protect tangible heritage assets from the pressures of urban development?

- How can measurable assessment criteria be formulated and applied to support the protection and integration of heritage assets within urban areas?

### 1.4 Research Objectives

This research aims to identify measurable criteria for assessing heritage assets and to explore the processes and considerations involved in heritage conservation assessment. The goal is to understand how heritage assets can be protected and integrated especially in areas facing high development pressure, while considering the broader urban context.

The objective of this research is determining the development of criteria and guidelines for prioritizing heritage buildings in Phnom Penh for conservation which involves a comprehensive assessment. These criteria should define clear and measurable indicators that help identify buildings of significant heritage value. Additionally, the guidelines should establish a structured framework that aligns with national heritage protection laws, Phnom Penh's context, and sustainable development dimension.

Furthermore, the exploration of how heritage building owners and government authorities can foster effective collaboration and management for protection requires a multi-stakeholder approach. This involves establishing technical support systems to encourage property owners to participate in conservation efforts. By implementing well-defined guidelines for community engagement, and awareness campaigns can also play a crucial role in bridging the gap between authorities and private owners, fostering a shared commitment to safeguarding Phnom Penh's architectural and cultural heritage.

### 1.5 Problem Statement

Urban planning and urban heritage conservation have been neglected fields in Cambodian's city which are currently developed anew. The development, however, faces certain obstacles due to the country's particularities, stakeholders, poor forms of governance, lack of financial resources and public awareness of cultural heritage's common value which can lead to the overlooking of the significance of cultural assets, the unplanned and modernization or even demolition of tangible prosperity (Urbanet, 2024).

According to the Phnom Penh Capital Administration's report, heritage buildings are classified by relevant authorities and experts into four ranks based on their value. There are a total of 523 historical heritage buildings and over 400 residential buildings are not officially registered into the national heritage list, leading to authorities having limited control (Kohsantepheap, 2017). Many buildings are privately owned and some have either been demolished, replaced with new constructions, with at least 160 ancient sites at risk due to invasion (Khmertimes, 2023).

### 1.6 Methodology

This research adopts a mixed-methods approach to develop clear and context-sensitive criteria for assessing the significance of post-colonial heritage buildings in Phnom Penh. It begins with Step 01, a comprehensive literature review and analysis of international case studies to establish a theoretical foundation. Step 02 involves a comparative analysis of heritage assessment criteria from six selected countries, identifying shared values and best practices for adaptation to the local context. In Step 03, semi-structured interviews with experts, combined with a rating method, are used to assess and refine the proposed criteria based on their relevance and applicability. The refined criteria are then tested in Step 04 on selected post-colonial heritage sites within Phnom Penh, particularly in the Doun Penh district, by scoring assessment to evaluate their practical use and effectiveness. This is followed by Step 5, validation interviews with both experts and local community to ensure the criteria align with cultural values and public perceptions. Finally, Step 06 presents strategic recommendations and an implementation plan to support the integration of heritage protection into urban planning policies and decision-making processes in Phnom Penh.

### 1.7 Research Scope

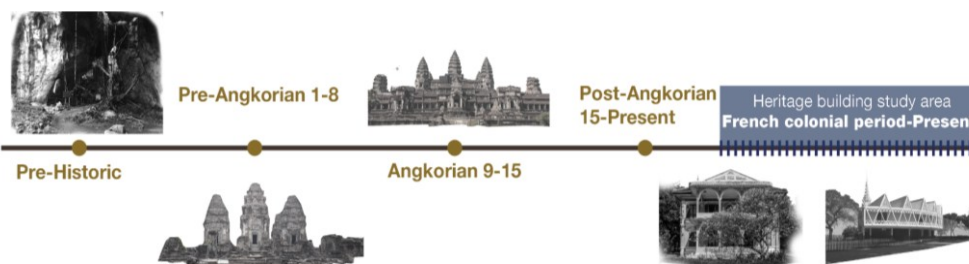


Figure 1. Timeline of Study.

Cultural assets from historical periods before the Post-Angkorian era are officially protected by the government, whereas. In contrast, heritage buildings in Phnom Penh, especially those from the French protectorate and colonial period (1863-1953) and later, are facing significant neglect and decay (Khmer Times, 2020). Phnom Penh, was founded in 1434 as the capital of the Khmer nation, experiencing periods of abandonment before being reestablished in 1865 by King Norodom during the French colonial rule. (Encyclopedia Britannica, 2024). The architectural heritage spanning from the French Protectorate and colonial period to 50 years ago holds immense historical value. This period reflects significant cultural and historical developments since Phnom Penh's reestablishment as the capital city, showcasing its rich legacy and evolution over time.

Hence. This study focuses on buildings ranging from over 50 years old back to the Colonial Period (Post Colonial Period), with a focus on Phnom Penh. This focus is due to Phnom Penh's status as the capital city, which is experiencing rapid urbanization and significant cultural heritage loss.

## 2.0 Literature review

### 2.1 Definition of Tangible Cultural Heritage

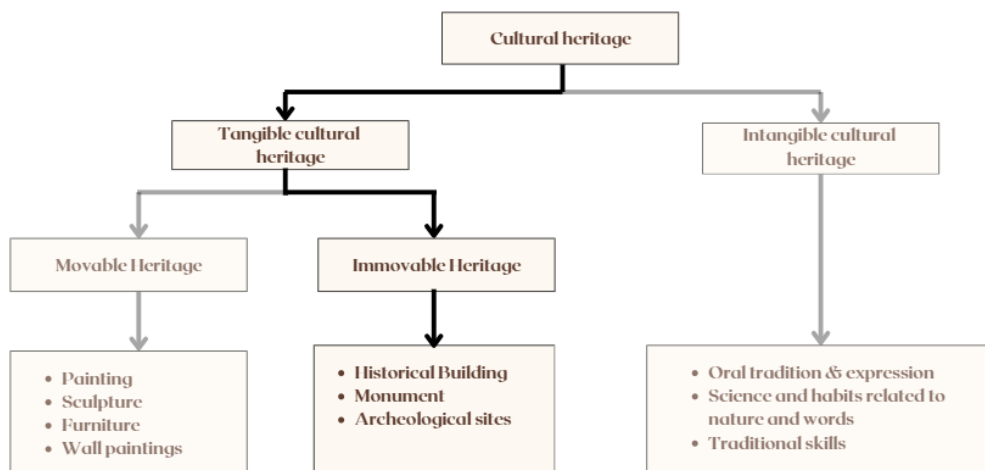
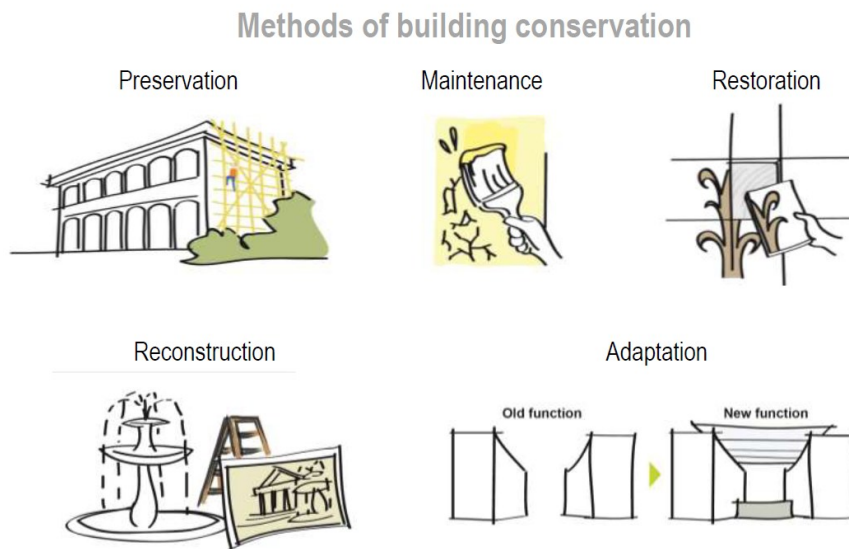


Figure 2. Cultural heritage Classification from UNESCO (Indonesian J Elec Eng & Comp Sci).

According to the definition of Unesco, Tangible Cultural heritage includes artefacts, monuments, a group of buildings and sites, and museums that have a diversity of values including symbolic, historic, artistic, aesthetic, ethnological or anthropological, scientific and social significance. (UNESCO, 2009).

## 2.2 Definition of Conservation



**Figure 3.** Conservation Approach, by Joarder Hafiz Ullah.

Conservation implementations typically revolve around four interrelated approaches:

**Conservation:** It is permanently undertaken and maintained, The important cultural elements should be within the site and no elements should be removed unless under special conditions.

**Restoration:** The process of repairing and replacing the materials or objects requires an effort to align with the original conditions.

**Preservation:** Preservation refers mainly to maintaining the existing state, while preventing further worsening.

**Adaptive Reuse:** In being upgraded from pure restoration, old buildings are to be modified to serve proposed functions while their historical and / or architectural values are maintained. (Horayangkura, 2005).

## 2.3 Urban Development & Heritage Conservation in Phnom Penh



**Figure 4.** White Building (Built: 1963, Demolished: 2017) on Samdach Sothearos Boulevard, Phnom Penh (Hul Raksmeay).

Rapid urbanization and modernization in Cambodia, similar to other countries in the region, are putting pressures on urban land, with an increasing focus on commercial development and investment. These led to issues such as rising land prices due to high demand, properties investing for the sake of modernity, lack of regulations at national level, poor legal framework on conservation, and heritage owners and decision-makers often overlooking cultural values (Koditek, 2011).

Beside the lack of a strong framework, there are issues with enforcing regulations, including a lack of political will, technical expertise, corruption, and overdependence on wealthy private investors in construction (UNFPA, 2015).

## 2.4 Urban Development Profit vs Public Good in Phnom Penh

In Phnom Penh, the lack of clear heritage planning has led to buildings being conserved or demolished based on short-term economic gains and considerations. Rather than being preserved for their historical or cultural significance, buildings are frequently evaluated based on their potential to generate profit or enhance social and political capital. For instance, private developers often use them for

commercial or symbolic purposes while some are occasionally restored, many are left to decay until the owner either demolishes them or renovates them for profit. Heritage conservation in the city is shaped and influenced by a group of local political, economic, and global influences. This results in the coexistence of both conservation and destruction practices, with heritage sites being valued not only for their cultural importance but also for their potential to generate economic and political capital (Fauveaud, 2020).

## **2.5 Regulations and Policies**

### **2.5.1 The Criteria of UNESCO heritage list**

UNESCO's Convention and the World Heritage List aim to showcase the diverse cultures and natural richness of all regions of the world. It requires participating countries to create policies for managing their cultural heritage, including legal, scientific, administrative, and financial measures for its preservation and protection (Jurgita, 1994).

To be included on the World Heritage List, sites must be of outstanding universal value and meet the selection criteria:

- i. To represent a masterpiece of human creative genius
- ii. To showcase significant exchanges of human values over time or within a specific culture, focusing on advancements in architecture, technology, art, city planning, or landscape design.
- iii. To bear a unique or at least exceptional testimony to a cultural tradition or to a civilization which is living or which has disappeared
- iv. To be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates a significant stage in human history
- v. To serve as an exceptional example of a traditional community or way of using land and sea that reflects a culture, particularly when it is at risk
- vi. To be directly linked to important events, living traditions, ideas, beliefs, or significant artistic and literary works. This criterion is best used

### **2.5.2 The Criteria of Cambodia heritage list**

According to Phnom Penh Capital Administration's report, Heritage buildings are classified by relevant authority and experts into four ranks based on their value. According to officials from the Department of Land Management, Urban Planning, and Construction of Phnom Penh, they assess heritage and historical buildings based on four principles:

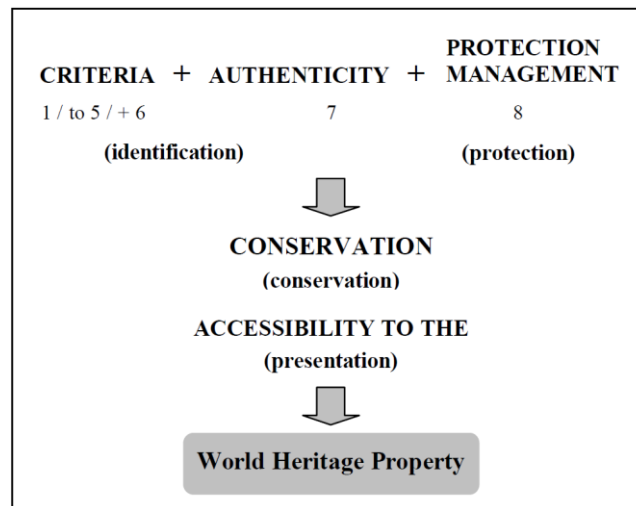
- a) The historical significance or age of the building.
- b) The quality of its architecture.
- c) Its location and relevance to urban development.
- d) Its cultural value to the country and its connection to cultural identity and the community.

Notably, the inclusion may not always consider their age. For example, the Tuol Sleng Genocide Museum, although less than 50 years old, is recognized as a historical monument (Kohsantepheap, 2017). As a result, Cambodia's current national heritage criteria are not effective enough for identifying all the values of building cultural significance. It underscores the need for more detailed and long-term strategies that prioritize cultural, social, environmental and economic values in heritage conservation efforts.

## **2.6 Heritage Conservation Constraints in Asia**

Through reviewing conservation experiences in Asian regions, problems in conditions similar to many other developing countries face significant and challenging problems. Weak law enforcement remains a significant challenge in many Asian countries, as existing legal frameworks for cultural heritage conservation are often inadequately enforced. Additionally, there is a notable lack of cooperation among governments, communities, the private sector, and other relevant stakeholders, with community involvement remaining limited. Insufficient funding further exacerbates the issue, as conservation efforts heavily rely on limited government or international support rather than fostering sustainable public-private partnerships. Furthermore, a deficiency in education and awareness hinders progress, marked by a shortage of trained professionals and a lack of public education initiatives to inform decision-makers, developers, and the general public about the importance of conservation. (Vimolsiddhi, 2005)

## **2.7 Toward the nomination of world heritage property**



**Figure 5.** Toward the nomination of world heritage property, Horayangkura.

Cultural properties that meet Criteria 1 to 6 of Unesco heritage criteria often face significant challenges in proving authenticity and lacking sufficient protection and management mechanisms to prove as an Outstanding universal value (7-8) for inclusion on the World Cultural Heritage List. The outstanding values of (7-8) are:

7. Authenticity: The lack of technical expertise and awareness, such as knowledge of relevant conventions, leads to inadequate documentation of original structures.

8. Protection Management: The presence of implementation protective legislation are often unreliable and inadequate, failing to effectively manage, conserve, or ensure public access to cultural properties. (Horayangkura, 2005).

Outstanding universal value (7-8) should be managed at national, regional, and local levels. While Cambodia is rich in cultural properties, the lack of resources and proper frameworks to meet these criteria pose significant challenges in fulfilling the requirements for World Heritage nomination.

### 2.8 Review on Heritage Assessment and Management: Bura charter

Many countries acknowledge the importance of identifying cultural heritage values as a foundation for effective policy-making and planning in heritage management. Today, assessing cultural significance is an essential step in the process of listing a historical asset as heritage.

The experts acknowledged that international conservation standards are already well established, such as the 1972 World Heritage Convention, along with other international charters and developments. As highlighted in the Hoi An Protocols for Best Conservation Practice in Asia, it is essential to address the need for nomination, evaluation, and protection processes to assess the importance of maintaining authenticity in order to preserve the original cultural significance of heritage sites. In this context, national conservation charters particularly the Australia ICOMOS Burra Charter play a crucial role in setting standards and can serve as models for supporting the development of similar frameworks in other countries in Asia (Engelhardt & Rogers, 2009).



**Figure 6.** The Burra charter process, (The Australia ICOMOS Charter for Places of Cultural Significance, 2013).

The Burra Charter has become a widely accepted standard for best practices in conserving the historic environment, particularly in Australia, New Zealand and many developed countries including in Asia (Fitri, 2019). The Charter provides guidelines for anyone involved in making decisions, giving advice, or carrying out work on places with cultural value, such as owners, managers, and conservators. Its approach to conservation is based on respecting places of heritage significance. (BurraCharter, 2013). The process of cultural heritage management divide into three stages: understanding significance, developing policy, and managing in accordance with policy. First, heritage significance is established by defining the place, investigating its history and values, and developing a statement of significance. Next, policies are formulated by identifying relevant factors, setting priorities, and preparing a management plan. Finally, the plan is implemented, monitored, and reviewed to ensure the place’s values are protected over time. As outlined in the Burra Charter 2013, understanding cultural significance is the essential first step and the core of the heritage management framework and decisions making related to change or conservation. These actions must be grounded in a clear and well-documented understanding of significance to ensure the appropriate protection and ongoing care of heritage places. Article 1.2 of *the* Burra Charter defines cultural significance as encompassing aesthetic, historic, scientific, social, or spiritual values that are important to past, present, or future generations (BurraCharter, 2013). While the Charter does not prescribe specific criteria for cultural significance, it encourages practitioners to interpret, adapt, and further develop these value categories in ways that are consistent with the local context and aligned with existing cultural heritage frameworks. This highlights the importance of clearly defining heritage significance criteria as a foundational step in the conservation process. Identifying and assessing significance is essential, and therefore, the development of clear heritage criteria is a crucial focus for this study.

## 2.9 Key considerations to improve the heritage protection

### 2.9.1 Cultural heritage and Sustainable development

When considering heritage buildings, the evaluation should go beyond their cultural and architectural significance, which primarily reflect the physical value of the structures. It is essential to address the broader benefits they provide to the community and society, including social, economic, and environmental significance. This aligns with the study outlined in *A Research Agenda for Heritage Planning: Perspectives from Europe* (Stegmeijer and Veldpaus, 2021), which integrates the cultural dimension into the three pillars of sustainable development.



**Figure 7.** Sustainable Development & The 4 Pillars (Stegmeijer and Veldpaus, 2021).

The concept of culture as the fourth pillar shows that investments aimed at economic, social, environmental, or cultural goals can be effective, when invested in the safeguarding of cultural heritage. The connecting cultural heritage to those other drivers is the essence of the upstream approach. (Stegmeijer and Veldpaus, 2021)

Sustainable development and the four pillars

**Cultural Dimension:** Cultural heritage acts as a knowledge repository that preserves traditional practices and materials, which are valuable for present-day sustainability efforts.

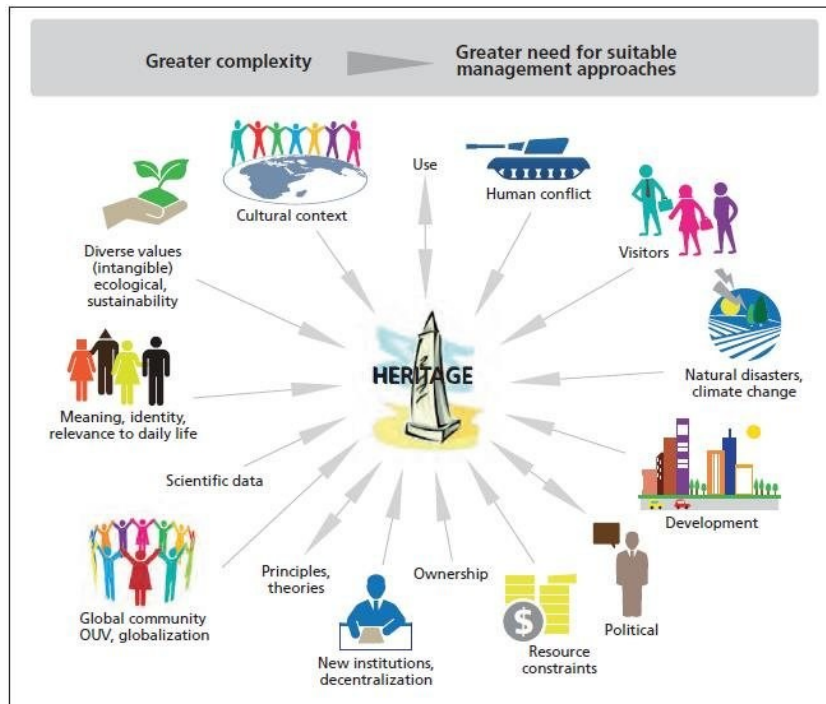
**Economic Dimension:** Heritage conservation can drive economic growth by encouraging investments in the reuse of historic buildings, such as through tourism or adaptive reuse projects.

**Social Dimension:** Cultural heritage fosters social cohesion and community identity. Involvement in heritage conservation initiatives encourages public participation, which creates local networks, builds social capital, and strengthens community resilience.

**Environmental Dimension:** Cultural heritage contributes to environmental sustainability by promoting the reuse of existing buildings, which reduces the need for new construction and minimizes waste from demolition.

(Stegmeijer and Veldpaus, 2021).

## 2.10 Gap in Research



**Figure 8.** Complex Challenges and Evolving Needs in Heritage Management (Source: UNESCO World Heritage Center, ICCROM, ICOMOS, & IUCN, 2013, p. 15 ).

Based on the literature review, Cambodia does not yet have a comprehensive national heritage listing system with clearly defined criteria. However, the protection of heritage particularly immovable cultural properties such as buildings and sites is generally guided by the 1996 Law on the Protection of Cultural Heritage.

In December 2022, the Ministry of Culture and Fine Arts responded to the demolition of three historic buildings No. 43, 44, and 45 which were constructed in the 1930s have been designated as national heritage property added to the list of the Department of Culture and Fine Arts in Phnom Penh in 2017 (Ministry of Culture and Fine Arts, 2022). The pagoda’s monk council has claimed that they were unaware that national heritage building registration certificates existed for the buildings, saying the ministry had yet to produce copies of them (Rann & Lay , 2022).

In Cambodia, heritage conservation efforts have traditionally focused on ancient structures, particularly those dating from the Angkorian and Pre-Angkorian periods. These sites receive significant recognition and protection, especially when acknowledged by international organizations such as UNESCO. Despite Phnom Penh's historical significance as the capital city, its built heritage specifically buildings from the French colonial, colonial (1863–1953) to later period from the last 50 to 150 years is increasingly threatened by urban development, demolition, and neglect (Khmer Times, 2020).

At this point, it is clear that classifications and national heritage list do exists; however, it is not publicly accessible. While process for identifying heritage buildings is not clearly defined, and in practice, there is no official document that specifies which buildings are considered valuable cultural assets requiring careful protection. This creates challenges for both citizens and local authorities in recognizing and safeguarding buildings that are officially designated as heritage. As a result, protective measures often come only after demolition has already occurred, making interventions too late to prevent the loss of valuable heritage assets. Moreover, there is currently no officially standardized set of criteria or assessment guidelines for evaluating heritage buildings in Cambodia.

## 2.11 Theoretical Framework

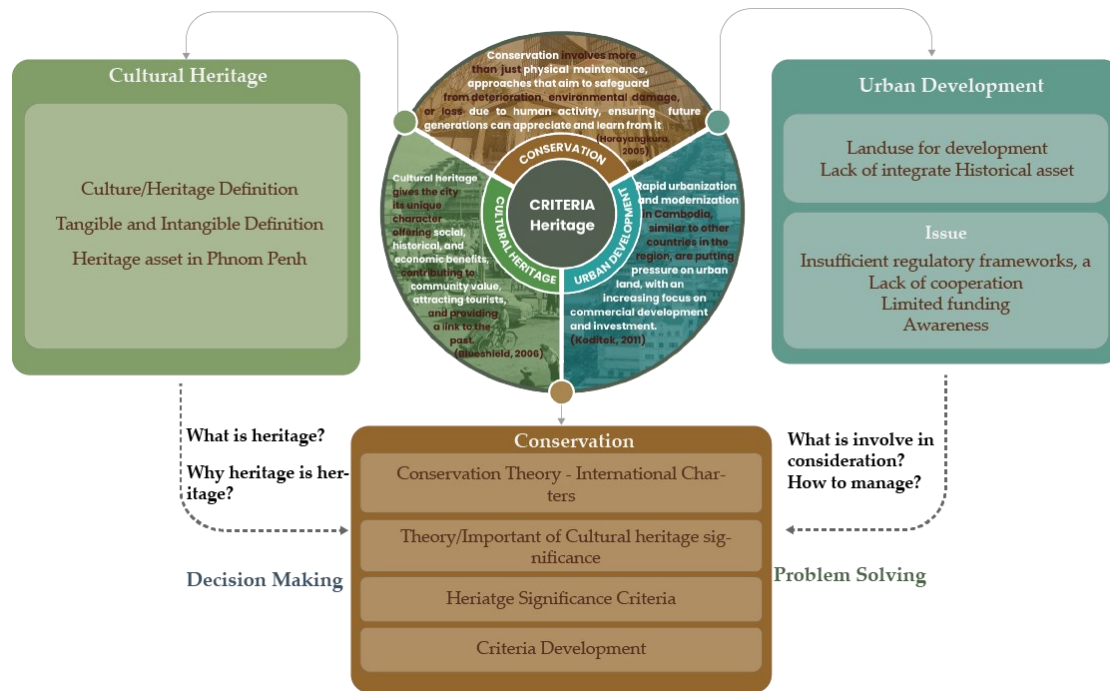


Figure 9. Conceptual Framework, by Author.

The theoretical framework of this research is built upon the intersection of three key domains: **Cultural Heritage**, **Urban Development**, and **Conservation**. The cultural heritage component recognizes that Phnom Penh’s heritage includes both tangible and intangible elements that hold significant value, shaping urban identity, attracting tourism, and sustaining local pride. However, the rapid pace of urban development marked by increased land use for commercial purposes and the insufficient integration of historical assets into planning has placed immense pressure on these cultural resources. The urban development component highlights critical issues affecting historical sites, which collectively hinder effective heritage preservation.

In response to these challenges, the conservation component draws upon established international theories and charters, alongside existing national frameworks. It emphasizes both the theoretical and practical importance of cultural heritage in urban contexts and serves as a foundation for developing decision-making tools that address the imbalance between conservation and development. This component aims to formulate a set of measurable and adaptable criteria to guide urban planners, policymakers, and heritage professionals in making informed decisions for the protection and integration of heritage assets within Phnom Penh’s evolving urban landscape.

## 3. Methodology

### 3.1 Research Process

This research employs a mix of qualitative and quantitative methodology to ensure a comprehensive understanding of the topic including comparative case studies, archival research, semi-structured interviews, scoring technique and analysis. It focuses on analyzing and synthesizing information to address the need for protecting tangible cultural heritage, specifically exploring how historical assets can be identified and recognized as heritage assets requiring protection against the pressures and invasions of urban development.

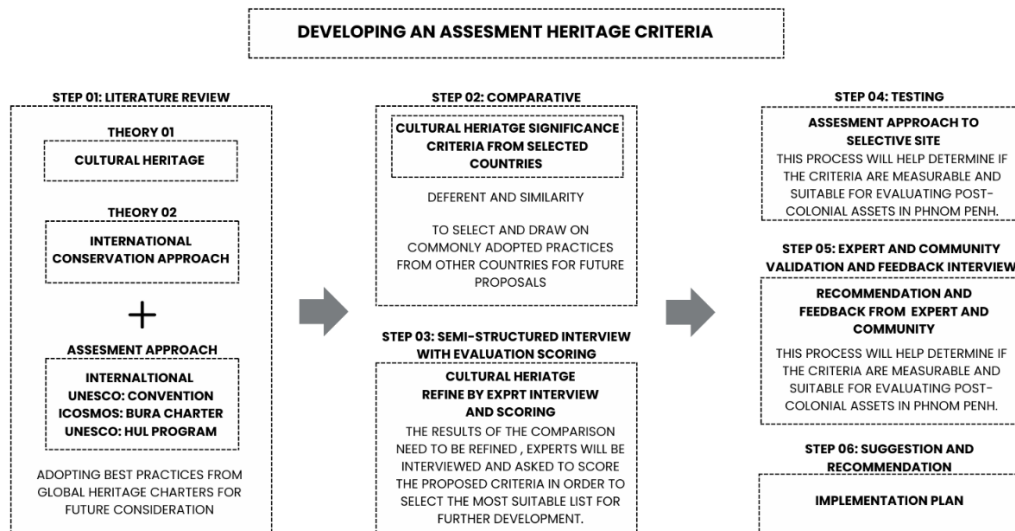
With the aim of identifying current challenges and to propose solutions and approaches to enhance the conservation efforts for protecting historical buildings in the capital city of Cambodia, Phnom Penh has been selected as the study focus due to its rapid urban growth, leading to significant threats to its heritage buildings.

To further narrow the scope, data collection will be based in Phnom Penh and the case study will concentrate specifically on the Doun Penh district, a major area that serves as the historical city center and hosts many of the city's key tourist attractions (Knightfrank, 2024). The selected building for testing will be a colonial-era structure that is accessible, feasibly accessible for the purposes of this study.

The value of heritage buildings cannot be assessed solely on individual structures; instead, it requires studying their collective significance and benefits to the entire community. This broader evaluation is essential to recognize their importance at local, regional, and national levels as significant heritage assets (Icosmos, 2011).

### 3.2 Methodological Framework

The study is structured into five primary research stages, which together form the Research Methodology Framework. Each stage of the process will be explained in detail in the following sections.



**Diagram 1.** Research Methodological Framework by Author.

### **3.2.1 Step 01-Literature**

The first step involves conducting a comprehensive literature review to establish a theoretical foundation of heritage conservation for developing assessment criteria. Two key theories guide this stage: cultural heritage theory and international conservation approaches. Cultural heritage theory helps in understanding the values, typologies, and interpretations of heritage, while international conservation approaches offer insight into established methods and principles used worldwide. This step also explores assessment frameworks from global charters such as UNESCO Conventions, the ICOMOS Burra Charter, and the UNESCO HUL (Historic Urban Landscape) approach. The aim is to identify and adopt best practices from internationally recognized frameworks as a basis for proposing a contextually appropriate heritage assessment model.

### **3.2.2 Step 02 - Development of Heritage Criteria: Comparative**

In this step, cultural heritage significance criteria from selected countries are compared to identify differences and similarities. The heritage assessment criteria collected from six selected countries Cambodia, Thailand, Singapore, Vietnam, Australia, and New Zealand that will focus on values (such as historical, social, aesthetic, or contextual significance). This comparative analysis enables the selection and adaptation of commonly adopted practices that are relevant and applicable to Phnom Penh. Drawing from diverse international experiences, this step informs the development of initial criteria tailored for local practice, ensuring the proposed model is both grounded in global standards and locally appropriate.

Cultural heritage values identified in each country are often categorized under different labels or titles based on ideas/principles rather than specific words or terminology. To facilitate comparable findings, they are analyzed based on their definitions, then reclassified, grouped into similar categories, and retitled accordingly.

Furthermore, each country has its own heritage policies and context, the selected criteria from their practices are recognized as good examples in the Asia-Pacific region. These case studies provide useful starting points for developing heritage assessment criteria in Phnom Penh, which will be further refined and adapted through further methods to tailor the criteria to subsequent methodological stages to adjust them to fit Phnom Penh's context.

### **3.2.3 Step 03 - Semi-structured interview with evaluation rating**

This step uses semi-structured interviews combined with an evaluation scoring system. Local Experts are invited to review and refine the proposed heritage criteria derived from the comparative study. They are asked to assess and rate each criterion using qualitative descriptors on a scale from 1 to 5, ranging from least to most important, in order to select the suitability and measurable criteria for evaluating post-colonial heritage assets in Phnom Penh. This process helps validate the proposed framework, determine which criteria are most appropriate, and refine the list to reflect expert consensus. The evaluation ensures that the resulting criteria are practical, comprehensive, and meaningful for further development.

### **3.2.4 Step 4 - Case study: Testing through the assessment of heritage criteria**

The fourth step involves testing the refined criteria on selected post-colonial heritage sites in Phnom Penh. This assessment determines whether the criteria are measurable (using qualitative descriptors such as "low," "moderate," and "high") and suitable for practical application. By applying the criteria to actual buildings, the study can evaluate their effectiveness, clarity, and adaptability in real world heritage contexts. The results will highlight any gaps, or challenges in using the criteria, thereby providing valuable insights for final adjustments.

### **3.2.5 Step 05- Expert and community validation and feedback interview**

This step focuses on gathering additional validation through interviews with both experts and community stakeholders. The goal is to ensure that the criteria not only meet academic and professional standards but also reflect community values and perceptions of heritage. Feedback is collected regarding the appropriateness, clarity, and cultural relevance of the criteria. This process serves as a final round of validation, allowing adjustments based on broader stakeholder perspectives and reinforcing the inclusiveness and legitimacy of the framework.

### **3.2.6 Step 06 - Synthesis and recommendation**

The final step synthesizes all findings to provide suggestions and practical recommendations. An implementation plan is developed to guide the adoption of the proposed criteria into heritage planning and policy in Phnom Penh. The plan includes strategies for integration and recommendations for future research or updates. This step ensures the research translates into actionable outcomes and supports long term heritage protection efforts.

**4. Finding**  
**Step 02 Comparative**  
**Step 02.1 Data Collection**

Extract data from official heritage criteria lists, policy documents, and reports from each selected country. Heritage buildings are recognized and protected based on criteria that assess their historical, architectural, cultural significance and other factors. Each country establishes its own criteria and processes for identifying and designating such structures. The selected group, based in the Asia-Pacific region, includes organizations and countries such as UNESCO, Thailand, Singapore, New Zealand, and Australia, all of which have demonstrated effective and robust efforts in preserving heritage buildings.

Country/ Organization	Categories	Significant Definition
Unesco		(Unesco, 2019)
	Historical Significance	(i). To represent a masterpiece of human creative genius
	Archaeological significance	(v). Outstanding of a traditional human settlement, land-use, or sea-use, or human interaction with the environment
	Technological significance	(ii). To exhibit an important interchange of human values, on developments in architecture or technology, planning or design.
	Cultural Significance	(vi). To be connect with events or living traditions, with ideas, or with beliefs, with artistic and literary works.
	Age and Rarity	(iii). To bear a unique or at least exceptional testimony to a cultural tradition or to a civilization which is living or which has disappeared
	Architectural Significance	(iv). To be an outstanding of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history.
Cambodia		(Kohsantepheap, 2017)
	Historical Significance	Important historical events or figures associated with Cambodia's history
	Cultural Significance	its connection to cultural identity and the community
	Architectural Significance	Unique architectural features, styles, or innovations that are representative of Cambodian architecture
	Age and Rarity	More than 50 years can be nominated as national heritage building
	Potential for Adaptive Reuse	The building quality and condition potential to reuse
Singapore		(Paveena, 2018) (nhb.gov.sg, 2024)
	Historical Significance	The site should have played a notable role contributing to the national narrative
	Integrity and Authenticity	Be recognized for its relevance to national identity, history, or culture in contemporary society
	Cultural Significance	The site should embody cultural practices, traditions, or narratives that are integral to Singapore's diverse heritage
	Potential for Adaptive Reuse	Contribute economically to the community or nation, whether through tourism, business, or other means.
	Architectural Significance	The structure should possess distinctive architectural features or styles that contribute to its uniqueness
	Social significance	Resonate with the community, reflecting social values, memories, or identity
	Age and Rarity	The building or site must be at least 30 years old, indicating historical value
	Spiritual significance	The site should hold religious importance for any community, reflecting spiritual and cultural practices.
Thailand		(แนวทางการประกาศมรดกจังหวัด, 2020)
	Historical Significance	To represent a masterpiece of human creative genius
	Archaeological significance	Outstanding of a traditional human settlement, land-use, or sea-use, or human interaction with the environment
	Technological significance	To exhibit an important interchange of human values, on developments in architecture or technology, planning or design.
	Cultural Significance	To be connect with events or living traditions, with ideas, or with beliefs, with artistic and literary works.
	Age and Rarity	To bear a unique or at least exceptional testimony to a cultural tradition or to a civilization which is living or which has disappeared
	Architectural Significance	To be an outstanding of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history.
	Integrity and Authenticity	The elements that remain intact or currently preserve from deterioration. It represent the intrinsic value of the property and reflect its unique characteristics.
New Zealand		(Heritage.org.nz, 2017)
	Historical Significance	For enhancing aspect of history, especially when compared to other similar places
	Archaeological significance	Provides physical evidence of human activity through archaeological site
	Cultural Significance	The associated cultural group as an important or representative expression of that culture.
	Social significance	Associated community that developed because of the place, and its special characteristics, experience or interact
	Architectural Significance	Identifiable methods of construction or architectural styles or movements.
	Scientific significance	About past human activity and/or technical data about its fabric.
	Age and Rarity	Rare in a particular geographic region or is it rare throughout the country. Age of a building is not a major factor
	Aesthetic significance or value	Pleasant, particularly beautiful, or overwhelming to the senses, eliciting an emotional response.
	Spiritual significance	Value the place for its religious, mystical or sacred meaning, association or symbolism.
	Technological significance	The place includes physical evidence of a technological advance or method that was widely adopted, particularly innovative
	Traditional significance	Reflects a tradition by a community or culture for a long period, Reflecting the aspects of this tradition to a significant extent.
Australia		(Australian Heritage Council, 2009) (Dccee.gov.au, 2022)
	Cultural Significance	Importance in demonstrating natural or cultural places and environments
	Spiritual significance	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
	Historical Significance	Potential to yield information that will contribute to an understanding of Australia's natural or cultural history
	Technological Significance	The place's importance in demonstrating a high degree of creative or technical achievement at a particular period
	Architectural Significance	Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group
	Traditional Significance	strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
	Age and Rarity	Possession of uncommon, rare or endangered aspects of Australia's natural or cultural history
	Social Significance	Special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history

**Figure 10.** The Cultural heritage criteria from 6 Countries ( By Author, 2025).

### Step 02.2 Comparative Matrix Development

This research developed a matrix to compare each country’s criteria across heritage significance criteria. This matrix will analyze the similarities, differences, and unique elements of their conservation criteria and approaches.

**Table 1.** Comparative Matrix of heritage significance list (By Author).

Comparison Criteria List		Categories												
		Cultural Significance	Historical Significance	Architectural Significance	Age and Rarity	Aesthetic significance	Spiritual significance	Social significance	Traditional significance	Integrity and Authenticity	Technological significance	Scientific significance	Archaeological significance	Potential for Adaptive Reuse
Country														
	Other country list													
	Existing Criteria list													
	To be Develop/Improve													
	To be Include													
	Crucial to practice													
	Unesco													
	Cambodia													
	Singapore													
	Thailand													
	New Zealand													
	Australia													
	Vietnam													

Finding from comparison: Cambodia’s criteria for heritage preservation align with some points of global standards by recognizing the historical, cultural, and architectural importance of sites. However, there is room for improvement by allowing more flexibility and focusing more on environmental values, social significance, uniqueness beyond just age, and economic benefits. Countries like New Zealand, Australia, and Singapore offer good examples of incorporating broader aspects of heritage, including spiritual significance, social, and technological significance, which could strengthen Cambodia’s conservation efforts.

The results will be based on two expectations:

1. By comparing various criteria, it is evident that each country has unique concepts and different interpretations of heritage criteria based on their context and value system. The comparison involves gathering all existing heritage criteria from each country and organizing them into a matrix table while primarily preserving their original meanings and definitions. The results of the comparison depend on the extent of overlaps, as greater overlaps lead to increased consistency and efficiency in conservation efforts. It is believed that significant aspects can be adapted to align with the values prioritized by most countries.

2. The upgrading criteria should encompass all four dimensions of sustainable development, including cultural, economic, social, and environmental significance.

The purpose of developing new criteria and guidelines is rooted in the belief that preserving cultural identity is a fundamental step toward achieving more effective and successful cultural protection:

a. By comparing Cambodia’s current national heritage criteria with those of other countries, it becomes evident that the existing criteria are less comprehensive and not sufficiently effective in protecting cultural buildings. This highlights the need for more detailed and long-term strategies that prioritize cultural, social, environmental, and economic aspects in heritage conservation efforts.

b. Clearer guidelines and criteria are essential for enhancing the cultural heritage value of buildings. The more significant the findings, the more they will be recognized and valued by the community and stakeholders. This, in turn, fosters a sense of ownership and ensures that development respects and aligns with local values, benefiting everyone connected to the heritage building.

**Step 02.3 Development and synthesis of newly proposed criteria**

**Table 1.** Proposed new National heritage significance criteria (By Author).

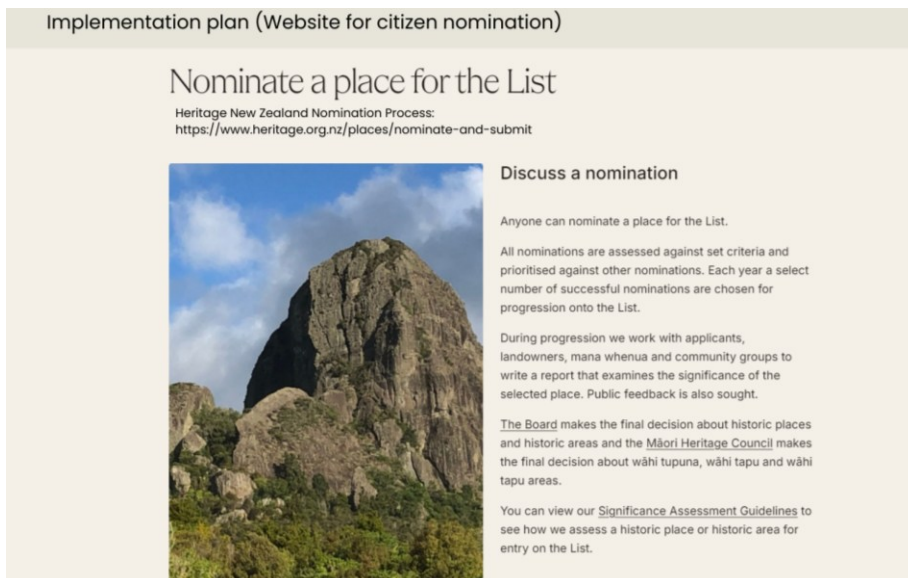
Cultural Value	 <b>Cultural Significance</b> its connection to cultural identity and the community	Existing	
	 <b>Historical Significance</b> Important historical events or figures associated with Cambodia's history		
	 <b>Architectural Significance</b> Unique architectural features, styles, or innovations that are representative of Cambodian architecture		
	 <b>Age and Rarity</b> More than 50 years can be nominated as national heritage building		
Social Value	 <b>Spiritual significance</b> The site should hold religious importance for community, reflecting spiritual and cultural practices.	Result from comparative	
	 <b>Social significance</b> Resonate with the community, reflecting social values, memories, or experience or interact		
	 <b>Technological significance</b> The place's importance in demonstrating a high degree of creative or technical achievement at a particular period		
Environmental Value	 <b>Integrity and Authenticity</b> The elements that remain intact or currently preserve from deterioration. It represent the intrinsic value of the property and reflect its unique characteristics.		Toward Unesco value
	 <b>Archaeological significance</b> Outstanding of a traditional human settlement, land-use, or sea-use, or human interaction with the environment		
Economic Value	 <b>Potential for Adaptive Reuse</b> The building quality and condition potential to reuse		Existing

From the comparative finding: There are five existing heritage significance criteria: cultural significance, historical significance, archeological significance, age and rarity and potential for adaptive reuse. By reviewing the existing heritage significance criteria of Cambodia in comparison with other countries, a strong emphasis on cultural significance and economic significance is found.

The result of expectation 1: By understanding the commonalities between those of other countries and organization, it is evident that aspects such as spiritual significance, social significance, integrity and authenticity, technological significance, and archaeological significance overlap in three to four of the compared criteria that can be considered to be included in Cambodia heritage significance criteria list.

The result of expectation 2: Since all the findings from overlapping results encompass the expected significance, including cultural, social, environmental, and economic values, it can be concluded that the results align with the Sustainable Development & The 4 Pillars.

**4.2 Case study** of Implementation plan from Heritage New Zealand website



**Figure 11.** Website to Nominate Heritage building, New Zealand.

Heritage New Zealand Pouhere Taonga provides a comprehensive digital platform that facilitates public engagement in heritage conservation. This platform allows individuals and communities to nominate places of historical or cultural significance for inclusion in the New Zealand Heritage.

The Nomination Process:

**Public Participation:** The platform encourages anyone to nominate a place they believe holds historical or cultural importance. This inclusive approach empowers communities to actively participate in the preservation of their heritage.

**Assessment Criteria:** Nominations are evaluated against established criteria, including historical, social, cultural, and physical values. Each nomination is prioritized based on its significance and urgency.

**Submission Process:** The website provides detailed guidance on how to submit a nomination, ensuring that individuals can contribute effectively to heritage conservation efforts.

By leveraging this digital platform, Heritage New Zealand Pouhere Taonga facilitates a collaborative approach to heritage conservation, empowering communities to play a pivotal role in recognizing and safeguarding their cultural heritage. This method helps resolve issues of misunderstandings regarding heritage conservation knowledge and strengthens cooperation between the community and government to ensure the effective safeguarding of heritage assets, particularly in Cambodia.

## 5.0 Research Significance

This study is significant as it addresses the critical challenge of finding a balance between urban growth and preserving Phnom Penh's tangible cultural assets, especially as the city rapidly expands. The study's importance lies in its ability to help Phnom Penh and similar cities create a future where development and cultural heritage coexist harmoniously, improving the quality of life for both current and future generations.

According to United Nations SDG 11 (11.4) It highlights how heritage helps promote social unity, cultural diversity, people's identities and well-being, which in turn can strengthen efforts to protect and safeguard the world's cultural and natural heritage (Khor, 2023).

By comparing successful conservation practices from other countries, the study provides a foundation for developing clear criteria and guidelines tailored to Phnom Penh's unique context. This includes implementing adaptive reuse strategies, improving authenticity and integrity in heritage management, and fostering public-private partnerships. Ultimately, the research advocates for a vision where development and cultural heritage coexist harmoniously, ensuring the preservation of Phnom Penh's historical legacy for future generations while supporting sustainable urban growth.

## 6.0 Conclusion

The study underscores the urgent need to balance urban growth and cultural heritage conservation in Phnom Penh amidst rapid urbanization. Tangible cultural assets, such as historical buildings and neighborhoods, are increasingly under threat due to inadequate legal frameworks, weak enforcement, and a lack of collaboration among stakeholders. These challenges are compounded by rising land prices, commercial development pressures, and limited public awareness. The research highlights the necessity of adopting a multidimensional approach that integrates cultural, social, economic, and environmental considerations. Key strategies include enhancing legal and policy frameworks, fostering community participation, and promoting sustainable development practices that value heritage conservation as a driver of long-term urban identity and economic growth.

## 6.1 Future Work

### Step 03-06

Following the preliminary findings from the literature review and comparative analysis, the next phase of the research will involve the refinement and validation of the proposed heritage significance criteria. Step 03 will involve Semi-structured interview with evaluation rating. Step 04 Case study: Testing through the assessment of heritage criteria, will test the criteria on selected heritage sites in Phnom Penh to assess their practicality. In Step 05, expert and community feedback will help ensure the assessment address the gap from the developed heritage criteria finding. Finally, Step 06 will provide recommendations and an implementation plan to guide future heritage assessment and conservation efforts.

## References

- Akagawa, N., & Siririsak, T. (2005). The current issues on urban conservation in Bangkok. Paper presented at the 2005 World Sustainable Building Conference, Tokyo, Japan.
- American Institute for Conservation. (2019). *What is conservation?* Retrieved March 10, 2025, from <https://www.culturalheritage.org/about-conservation/what-is-conservation#:~:text=Conservation%20encompasses%20all%20those%20actions,supported%20by%20research%20and%20education>
- Ashrafi, B. (2020). Heritage impact assessment, beyond an assessment tool: A comparative analysis of urban development impact on visual integrity in four UNESCO World Heritage properties. *Journal of Cultural Heritage*.
- Australia ICOMOS. (2013). *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*. Australia: Australia ICOMOS.
- Aziz Amen, Mustafa. 2022. "The Effects of Buildings' Physical Characteristics on Urban Network Centrality." *Ain Shams Engineering Journal* 13(6):101765. doi:10.1016/j.asej.2022.101765.
- Amen, Mustafa Aziz. 2021. "The Assessment of Cities Physical Complexity through Urban Energy Consumption." *Civil Engineering and Architecture* 9(7):2517–27. doi:10.13189/cea.2021.090735.
- Amen, Mustafa Aziz, and Dusko Kuzovic. 2018. "The Effect of the Binary Space and Social Interaction in Creating an Actual Context of Understanding the Traditional Urban Space." *Journal of Contemporary Urban Affairs* 2(2):71–77. doi:10.25034/ijcua.2018.3672.

- Sciences, Sulaimani Journal for Engineering, Dr. Sahar Hilal Al-Dujaili, and Dr. Mustafa Aziz Amen. 2018. “Sulaimani Journal for Engineering Sciences.” *Sulaimani Journal for Engineering Sciences* 5(1):73–89. doi:10.17656/SJES.10068.
- Babazadeh-Asbagh, N. (2024). *Cultural Heritage Interpretation: Problems and Proposals for the Medieval Churches in the Walled City of Famagusta, Northern Cyprus*. Türkiye: Municipality of Alanya. E-ISBN: 978-625-99484-4-7. <http://dx.doi.org/10.2139/ssrn.5119840>
- Babazadeh-Asbagh, N. (2024). Interpretation Proposals for the Churches in the Walled City of Famagusta, North Cyprus. In Nia, H. A., & Rahbarianyazd, R. (Eds.), *Innovative Approaches to Cultural Heritage and Sustainable Urban Development: Integrating Tradition and Modernity*, (pp. 316-359) Cinius Yayinlari. ISBN: 6256072936, 9786256072930. <http://dx.doi.org/10.2139/ssrn.5119766>
- Banda, L. O. L., Banda, C. V., Banda, J. T., & Singini, T. (2024). Preserving cultural heritage: A community-centric approach to safeguarding the Khulubvi Traditional Temple Malawi. *Heliyon*, 10(18), e37610. DOI:<https://doi.org/10.1016/j.heliyon.2024.e37610>
- Bao, T. Q. (2023). An assessment of the values of French colonial townhouses in Hanoi towards a more sustainable conservation. *Sustainable Construction Engineering and Technology*, 14(3), 207–209
- Blancot, C. (2003). Phnom Penh centre ancien. In S. Watelet-Riou (Ed.), *La reconstruction: Phnom Penh, développement urbain et patrimoine* (pp. 72–79). France: Atelier Parisien d’Urbanisme.
- Blue Shield International. (2006). *The importance of cultural heritage*. Retrieved from <https://www.blueshield.at/the-importance-of-cultural-heritage.html>
- Brien, C., & Barnes-Wylie, L. (2019). Guidelines for assessing historic places and historic areas for the New Zealand Heritage List (1st ed.). New Zealand: Heritage New Zealand Pouhere Taonga.
- Clark, K. (2014). Values-based heritage management and the Heritage Lottery Fund in the UK. *Journal of Preservation Technology*, 45(2), 65–71.
- Davie, L. (2013). *What is the meaning of heritage?* The Heritage Portal. Retrieved May 1, 2025, from <https://www.theheritageportal.co.za/article/what-meaning-heritage>
- De la Torre, M. (2002). Assessing the values of cultural heritage. Los Angeles, CA: The Getty Conservation Institute. 6(2), 155–166. <https://doi.org/10.1179/2159032X13Z.00000000011>
- Engelhardt, R. A., & Rogers, P. R. (2009). Hoi An protocols for best conservation practice in Asia: Professional guidelines for assuring and preserving the authenticity of heritage sites in the context of the cultures of Asia. UNESCO Office Bangkok and Regional Bureau for Education in Asia and the Pacific.
- EuroCham Cambodia. (2023). White Book 2024: Business policy recommendations. Phnom Penh: EuroCham Cambodia.
- Fauveaud, G. (2020). Beyond official heritage agendas: The third space of conservation practices in Phnom Penh, Cambodia. France: French National Centre for Scientific Research.
- Fitri, I., Siregar, R., & Nasution, M. (2019). Local community participation in establishing the criteria for heritage significance assessment of the cultural heritage in Medan. *Scientific Journal of Archaeology and Cultural Studies*, 1(1), 7–13.
- Hashim, N. (2017). Interpretation of criteria for assessment of national heritage listing in Malaysia. Kuala Lumpur.
- Hernández, M. G. (2019). Cultural heritage. In *Oxford bibliographies*. Retrieved from [https://www.oxfordbibliographies.com/display/document/obo-9780199874002/obo-9780199874002-0208.xml?utm\\_source=chatgpt.com](https://www.oxfordbibliographies.com/display/document/obo-9780199874002/obo-9780199874002-0208.xml?utm_source=chatgpt.com)
- ICC Angkor. (2013). Angkor heritage management framework. Retrieved from <https://icc-angkor.org/wp-content/uploads/2018/09/Angkor-Heritage-Management-Framework-October-2013.pdf>
- ICOMOS. (2011). Guidance on heritage impact assessments for cultural World Heritage properties. Paris, France: International Council on Monuments and Sites (ICOMOS).
- International Congress of Architects and Technicians of Historic Monuments. (1931). *The Athens Charter for the restoration of historic monuments*. Retrieved April 3, 2025, from <https://www.icomos.org/en/charters-and-texts/179-articles-en-francais/ressources/charters-and-standards/167-the-athens-charter-for-the-restoration-of-historic-monuments>
- International Congress of Architects and Technicians of Historic Monuments. (1931). The Athens Charter for the Restoration of Historic Monuments.
- Jokilehto, J. (2010). *Heritage values and valuation*. Rome: DRI-Fondazione Enotria ONLUS.
- Khmer Times. (2024). Protecting heritage buildings in Cambodia. Retrieved April 21, 2025, from <https://www.khmertimeskh.com/1556386/protecting-heritage-buildings-in-cambodia/>
- Knudsen, J., Freire, M., & United Nations Human Settlements Programme (UN-Habitat). (2020). The value of sustainable urbanization: World city report 2020. Nairobi, Kenya: UN-Habitat.
- Koirala, S. (2016). Cultural context in architecture. SSRN Electronic Journal. DOI:10.2139/ssrn.3730930
- Kuntheart, M. (2025). PM bolsters heritage building conservation. *The Phnom Penh Post*. Retrieved October 15, 2021, from <https://www.phnompenhpost.com/national/pm-bolsters-heritage-building-conservation>
- Ministry of Culture and Fine Arts. (2022). Notification on the implementation of Article 13 of the Law on the Protection of Cultural Heritage. Phnom Penh: Ministry of Culture and Fine Arts.
- Morrice, R. (2019). *Statements of heritage significance: Historic England*. England: Historic England.
- Poulios, I. (2014). Discussing strategy in heritage conservation: Living heritage approach as an example of strategic innovation. *Journal of Cultural Heritage Management and Sustainable Development*, 4(1), 16–34. DOI:<https://doi.org/10.1108/JCHMSD-04-2013-0012>

- Rama, M. (2013). Investing in the sense of place. In G. Licciardi (Ed.), *The economics of uniqueness* (pp. 16–17).
- Rann, C., & Lay, V. (2022). Heritage building demolition probed. *The Phnom Penh Post*. Retrieved May 11, 2025, from <https://www.phnompenhpost.com/national/heritage-building-demolition-probed>
- Smith, A. (2023). Heritage Conservation in Rapidly Growing Cities. DOI:<https://doi.org/10.31219/osf.io/teycu>
- Srimuang, C., Buaban, S., & Limsakul, N. (2023). Vernacular sacred architectural heritage assessment: The case of Wat Chedi, Southern Thailand. *Heritage*, 6(7), 3630–3633. <https://doi.org/10.3390/heritage6070191>
- Starkman, N. (1997). *Phnom Penh, développement urbain et patrimoine*. Paris : Atelier parisien d'urbanisme.
- Stovel, H. (1998). Risk preparedness: A management manual for World Cultural Heritage (*1st ed.*). Italy: ICCROM.
- Tran Quoc-Bao, Nguyen, T. T., & Le, D. V. (2021). Establishing an assessment criteria system for architectural heritage of colonial educational buildings in Hanoi. *International Journal of Sustainable Construction Engineering and Technology*, 12(3), 128–134.
- UNESCO. (1972). Convention concerning the protection of the world cultural and natural heritage. Paris: UNESCO.
- United Nations Human Settlements Programme (UN-Habitat). (2020). World city report 2020: The value of sustainable urbanization. Nairobi, Kenya: UN-Habitat.
- United Nations. (2017). *New urban agenda*. Government of the Republic of Ecuador (Ed.). Quito, Ecuador: United Nations (Habitat III).
- Urbanet. (2024). Integrating heritage conservation into urban planning in Battambang, *Cambodia*. Retrieved from <https://www.urbanet.info/integrating-heritage-conservation-into-urban-planning-battambang-cambodia/>
- Veldpaus, L. (2015). Historic urban landscapes: Framing the integration of urban. Retrieved from <https://pure.tue.nl/ws/files/3914913/798291.pdf>
- Washington, DC: Library of Congress Cataloging-in-Publication Data.
- Winter, T. (2008). Post-conflict heritage and tourism in Cambodia: The burden of Angkor. *International Journal of Heritage Studies*, 14(6), 524–539. <https://doi.org/10.1080/13527250802476366>