Does Côte d’Ivoire Shift the Paradigm or Adapt the Methodology to Manage Rural Land with Social Equity?

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Some historical findings and assessment

- “Domanialité” and Land Title
- “Land belongs to who harness it’ (FHB)
- “PFR Plan foncier rural” = Rural Land Mapping and Registry

- Almost 1000 certificates (one million estimated)
- 40,000 hectares (24 millions estimated)

Rural Land Certification

- Land Rural Domain is defined as by default
- Procedure based on the village territory
Procedure modeled on the land title procedure

- Folder is standardized and issued by the Rural Land Direction in the Agriculture Ministry in Abidjan,
- Survey accuracy is metric,
- Commissaire-enquêteur (Commissioner) is the guarantor of operation compliance,
- Land surveyor is the official technical operator,
- Land publicity is ensured for inclusion in the official gazette.

Very low level of implementation

- The legislator has wanted a reliable certificate but
  - registry and Cadastre Institution don't recognize it
  - citizen must again fund …
  - inaccessible to the majority of people
- By law, the applicant has to pay all costs
Challenges

- **Formalize Rural Land Policy**
  - confusion between land policy and land law
  - AU Declaration and Guidelines
  - national participatory consultation process
- **Clarify legal framework**
  - Land certificate is a transitory document
  - Coercive measures are not applied
- **Map the DFR**
  - Competition on peri-urban land is becoming stronger
  - data infrastructure

Conclusion

- Land is not only a food security’s guarantee but a very strong identity dimension of grassroots people.
- Not forget family agriculture
Thank you for your attention