

Côte d'Ivoire

Rural Land administration progress and problems

presented by

ZALO Leon Desire

Manager of rural land and rural cadastre

(Ministry of agriculture)

General information

- Cote d'Ivoire is located in western Africa
- 322 416 km²
- Population: 16 000 000 inhabitants
- Cultivate grounds correspond to 75% of the total of the territory surface

- Concerning rural land, there are about 220 000 km² but only 1 or 2% of them get an occupation certificate delivered by the administration
- The remainder of these rural land is governed by custom laws defined by 1971' decree as rights relating to the use of the ground

- In spite of this prohibition, grounds controlled by common laws faced many transactions
- This involved holders of common laws transfer or rent them
- That transfers and hiring were not based on and official or legal document

- Côte d'Ivoire's legal rules stipulate that "every fact, conventions or sentences which aim is to constitute, transmit, declare, modify or extinguish a real right in land property....., should be noted in a register under penalty of absolute nullify.

- These illegal and not legalized transactions became some main sources of conflicts in the rural land

PROGRESS

- THE RURAL LAND PLAN (PFR)
- A rural land plan pilot operation commonly called PFR was in charge of to develop cadastral technics and identify rights which exist in a certain number of areas from 1990 to 2000

- To be credible, the step of the rural land plan was based on a principle of neutrality

- At investigations time, the PFR gave itself means to not forget anybody
- The PFR didn't judge anything
- The PFR always acted in public way

- PFR results enabled the government to work out a bill

THE LAW RELATING TO THE RURAL LAND

- The ivoirian new law voted on december 18, 1998 permits the holders of common laws to make them noted

INNOVATIONS GIVEN BY THE LAW RELATING TO THE RURAL LAND

- 1- Legal level:from this time,occupation of rural land must be justified either by a document which is the land occupation certificate or by a leasing agreement concluded after registration of the land concerned

- **2-SOCIO-ECONOMIC LEVEL:** In Côte d'Ivoire as in many african countries, rural land property seems to be collective, sacred and not be sold. The rural land haven't a commercial value

- The new law permits to individualize, delimit, register and deliver certificates on rural land

- 3-Administrative level: The official investigation is locally done and use two types of committee previously unknown. There are the village committee and the board of rural land management

- The government has decided to delimit the territory of all villages of the country in aim to avoid conflicts between villages and help people by decreasing the cost of delimitation of private land which is about 30\$ per hectare;
- 1 hectare = 10 000 square metres

PROBLEMS

- Main problem:
 - - Non implementation of new law
 - Cause: people hasn't known the new law and they don't know advantages of this new law
 - The direct consequences are many conflicts in rural area opposing ivorians or ivorians and foreigners or foreigners

- THANK YOU FOR YOUR ATTENTION