PROGRESS AND PROBLEMS OF LAND ADMINISTRATION IN CAMEROON
BEFORE 1870

- Costumary the basic responsibilities for land and all resources was assured by the chief of the tribute
Management

- The chief assisted by 9 notables worked to assure the good governance of the tribute.
- Each family paid taxes in nature.
- They used trees as boundaries to separate families' parcels.
1870 - 1918

- GERMANY ADMINISTRATION
- MANAGEMENT BASED ON THE CHIEF SYSTEMS
- TAXES WAS PAID TO THE CHIEF AND GERMANY ADMINISTRATION
1918 - 1970

- SEPARATION OF THE COUNTRY IN TWO ADMINISTRATIONS (1918)
  - SOUTH CAMEROON (closed to GABON AND CONGO): French administration
  - WEST CAMEROON (closed to NIGERIA): U.K administration
FRENCH ADMINISTRATION
FROM 1918 – 1970

- CADAstral SERVICE (Technical role)
  - Managing survey records of the land
  - Responsible for the official boundary survey
  - All surveyors come from France
  - Education of local surveyor
  - The work was basically done in cities
  - Local coordinates

- Domain SERVICE (Legal role)
  - In charge of the delivrance of titles
  - Public domain
  - Private domain based on the costumary land used
CADASTRAL SERVICE (Technical role)
- Managing survey records of the land
- Responsible for the official boundary survey
- ALL SURVEYORS COME FROM U.K
- EDUCATION OF LOCAL SURVEYORS
- THE WORK WAS BASICALLY DONE IN CITIES
- GEODESY SYSTEM PER CITY
- ATTACHMENT OF ALL PARCELS SURVEY TO THE GEODESY SYSTEM

DOMAIN SERVICE (Legal role)
- IN CHARGE OF THE DELIVRANCE OF LAND ORDINANCE
- PUBLIC DOMAIN
- PRIVATE DOMAIN BASED ON THE COSTUMARY LAND USED
1970 - 1976

- THE UNIFICATION OF THE TWO PARTS
- REPUBLIC OF CAMEROON
  20 – MAY - 1972
- HARMONISATION OF THE MANAGEMENT
  OF THE LAND ADMINISTRATION
- ORDINANCE OF 1976
- TAXATION BASE ON THE DECLARATION
  OF THE OWNER
1976 - 2000

- APPLICATION OF THE ORDINANCE OF 1976
- THE GOVERNMENT IS THE OWNER OF THE ALL LAND
- LOCAL SURVEYORS
- SURVEYING IN RURAL AND URBAN AREAS
- THE CADASTRAL AND DOMAIN ROLE IS TECHNICAL AND LEGAL ESSENTIALLY
- DELIVRANCE OF PRIVATE AND PUBLIC TITLE OF PROPERTY
- MANY CONFLICTS
- INSECURITY OF OWNERSHIP
- CURRUPTION OF ADMINISTRATIFS SURVEYORS AND SELLERS
- NO INSURANCE FOR THE BUYER
- NECESSITY TO REBUILD THE SYSTEM
- NO PAYMENT OF LAND TAXES (declarative)
- NO INSTUTUE OF SURVEYORS
- FEW ENGINEERS AND TECHNICIANS
- CADASTRAL AND DOMAIN AGENTS HAVE NO SURVEYING EDUCATION
- ETC......................
2000 - 2005

- POLITICAL INTEREST
- FINANCIAL ADMINISTRATION HANDLE THE PAYMENT OF LAND TAXES AS PRIORITY (A COMPARATIVE STUDY IN CAMEROON, YVRYCOAST AND SENEGAL GIVES THE FOLLOWING RESULTS ON CADASTRAL FUNDING: 1,5;10;12 billion CFA LAND TAXES PAID PER YEAR).

- NECESSITY TO HAVE A NEW LEGISLATION INCLUDING THE FINANCIAL ROLE
- SOLVE THE PROBLEM OF THE TITLE INSURANCE
- SECURE SELLER AND BUYER
END

THANK YOU FOR YOUR ATTENTION