

Towards Securing Land Rights for All in the Republic of Benin

Ernst Peter Oosterbroek (Netherlands), Fabrice Gilles Kossou and Bène Tossenou (Benin)

Key words: Access to land; Cadastre; Digital cadastre; GNSS/GPS; Land management; Legislation; Security of tenure; Standards; Francophonie

SUMMARY

The procedures for obtaining a land title in Benin are well defined in the Code Foncier et Domanial (CFD). Nevertheless, out of the 5 to 7 million plots of land in Benin, only about 60,000 have a land title. The main reason for this insufficient number of land titles is the cost of the procedure for obtaining a land title. This is almost a general observation in the West African region.

The Benin Land Administration Modernisation Project (PMAF) is an initiative of the Agence Nationale du Domaine et du Foncier (ANDF) and the Embassy of the Kingdom of the Netherlands in Benin. This four-year project is currently in its final year of implementation. It is executed by a Dutch consortium consisting of MDF Training & Consultancy, VNG International and Kadaster. The project staff are mostly Beninese.

The project does not interfere with the existing processes of obtaining and transferring land titles, but has added a lighter form of parcel registration to the national cadastre. In generic terms, one could say that Benin has introduced a combined system of title registration and deed registration. Once a plot of land has a land title, it will always keep this title. On the other hand, plots without a land title can retain this status for an unlimited period and can also be transferred to other right holders.

ANDF and the PMAF project have designed procedures adapted for rapid, affordable and reliable registration of land rights. These procedures are elaborated in a cadastral computer system based on the LADM country profile for Benin, which is progressively developed by local IT staff, applying a Scrum/Agile approach. The processing of the collected cadastral data is fully supported by the system. Multiple information products and services and update functionalities are being developed and will be implemented during this last year of the

Towards Securing Land Rights for All in the Republic of Benin (11604)
Ernst Peter Oosterbroek (Netherlands), Fabrice Gilles Kossou and Bène Tossenou (Benin)

FIG Congress 2022
Volunteering for the future - Geospatial excellence for a better living
Warsaw, Poland, 11–15 September 2022

project.

The project organised several workshops in which ANDF, stakeholders and legal experts proposed essential adaptations to the Code Foncier and certain decrees related to this code. The establishment of a national land coverage plan as well as a sustainable financing plan for ANDF are under consideration.

Within the framework of PMAF, 24 complete districts, covering about 1200 km² spread over 12 municipalities in the country, both rural and urban, are selected for massive data collection. The actual data collection started in December 2020 and by the end of 2022, more than 200,000 parcels will be registered in the national cadastre. By the end of the project a modern cadastral IT systems and procedures for surveying, registering, updating and information supply will be in place. A foundation on which other initiatives can build. The National Cadastre Plan will be the roadmap for national cadastral coverage, towards securing land rights for all in Benin.

Towards Securing Land Rights for All in the Republic of Benin (11604)
Ernst Peter Oosterbroek (Netherlands), Fabrice Gilles Kossou and Bène Tossenou (Benin)

FIG Congress 2022
Volunteering for the future - Geospatial excellence for a better living
Warsaw, Poland, 11–15 September 2022