

Intervention:	Programme de Gestion des Terroirs et des Ressources Naturelles (PGTRN) Programme de Conservation et de Gestion des Ressources Naturelles (ProCGRN) - Plan Foncier Rural (PFR)
Country:	Benin
Date:	PGTRN: 1998 - 2003 ProCGRN: 2004 - 2014
Challenge:	The situation of access to land in Benin is characterized by a dualistic legal framework (traditional and modern rights), leading to uncertainty; for this reason investments in land resources are often impeded. In addition, degradation of soils, as also conflicts over land (e.g. between pastoralists and farmers) are on the increase; gender inequality in access to land
Objectives:	The rural population makes more benefit from the sustainable cultivation of natural resources.
Approach of the Intervention:	<p>The Programme de Conservation et de Gestion des Ressources Naturelles:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Elaboration of village development plans (in 179 villages)</li> <li><input type="checkbox"/> Local conventions of land use (13 on communal level, 30 on village level) (lokale Nutzungskonventionen)</li> <li><input type="checkbox"/> Pilot elaboration of simplified cadastral plans (Plan Foncier Rural) in 41 villages</li> <li><input type="checkbox"/> Introduction of participative mechanisms for up-dating the simplified cadastral plans</li> <li><input type="checkbox"/> Development of a method for registering land with global positioning system (GPS) as a basis for scaling-up the approach</li> <li><input type="checkbox"/> Elaboration of communal land use plans</li> <li><input type="checkbox"/> Elaboration of a new rural soil legislation including regulations of application; and accompanying the process until the final law is passed</li> <li><input type="checkbox"/> Provision of a institutional and financial proposals for the realization of the new legislation</li> </ul> <p><u>The „Plan Foncier Rural (PFR)“:</u></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The „titre foncier“ is a unique instrument for assuring ownership rights. Up to now, in rural regions this mechanisms is still poorly spread, as it is extremely expensive, time consuming and to be obtained in a difficult procedure</li> <li><input type="checkbox"/> This challenge has been tackled by Benin’s government in 1992. The development of simplified cadastral plans (Plan foncier rural) was chosen as the central element for assuring access to land in rural areas.</li> <li><input type="checkbox"/> From 1992-1998 the instrument has been tested in different agro-ecological regions of the country</li> <li><input type="checkbox"/> In 2000, the instrument has been adopted in the draft of the new rural soil legislation as a central element for assuring ownership rights</li> </ul>
Benefits and Impacts:	<ul style="list-style-type: none"> <li><input type="checkbox"/> Significant decrease of conflicts over land (limits/borders, ownership, trust): sample of 8 villages in the communes of Allada and Kpomassè: conflicts before elaboration of the PFR: 204 cases; after establishment: 12)</li> <li><input type="checkbox"/> Fast solution of current legal procedures</li> <li><input type="checkbox"/> Acknowledgement of female’s right of succession</li> <li><input type="checkbox"/> Assignment of long-term usage rights (25-30 years)</li> <li><input type="checkbox"/> Intensive measures: cultivation of permanent crops, measures</li> </ul>

	<p>against soil erosion, measures to increase soil fertility</p> <ul style="list-style-type: none"> <li>□ Significant increases of yields: (p.e. Mais: from 870 to 1470 kg/ha; peanuts: average increase of 300-400kg/ha)</li> <li>□ Increases of farmers income (Mais: from 330 EUR to 560 EUR/ha; additional income for pastoralists due to the exploitation of cashew nut of 1000 EUR/year)</li> <li>□ Allocation of agricultural credits (100.000 - 400.000 FCFA = 150-610 EUR) also for other purposes than cotton cultivation</li> </ul>
Lessons learned:	<ul style="list-style-type: none"> <li>□ Widespread acceptance of the instrument „land registration“ by the population: currently huge demand for application of the instrument</li> <li>□ Very good documentation of elaboration and up-dating of the land registration: process can be reproduced</li> <li>□ Good cooperation between donors active in Benin´s land reform (GTZ, AFD, MCC/MCA-Bénin)</li> <li>□ Synergies between GTZ and KfW: from 2006 onwards a joint up-scaling up of the PFR-approach</li> <li>□ No leadership and no building up of the required expertise within the respective ministry</li> <li>□ Quantitative reporting on impacts difficult, since no baseline study has been conducted</li> <li>□ The German development cooperation contributed significantly to the discussion, the design and the implementation of modern land legislation. In a agrarian country as Benin, essential preconditions for a sustainable development have been established</li> <li>□ Success of these measures strongly depends on <ul style="list-style-type: none"> <li>- The creation of a sound institutional framework</li> <li>- The provision of a sound financial framework (financing mechanisms)</li> </ul> </li> <li>□ Further, it should be critically analyzed how the creation of a land market affects the “liquidation” of soil resources, and how it affects the endowment of producers with land</li> <li>□ Therefore the development of PFR should be started only when rural population expresses demand!</li> </ul>
Wider application:	<ul style="list-style-type: none"> <li>□ Expertise of the project is acknowledged by Benin's government: in the new soil law the simplified cadastral plan has been adopted as the principal instrument to assure ownership of land in rural areas. From 12/2006 onwards a follow up contract for the elaboration of 300 additional simplified cadastral plans has been signed and the declared medium term vision of the government is to cover all villages of the country.</li> </ul>
Implementing agency & partners	<p>GTZ, KfW, DED MAEP (Ministère de l'Agriculture, d'Élevage et de la Pêche)</p>
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