



**FRIEDRICH NAUMANN
FOUNDATION** For Freedom.

Côte d'Ivoire



**Audace
Institut Afrique**
La liberté pour une prospérité partagée

Acteur Communau' Terre



Goya 1 - Yaoudé - Barata - Manoufla S - Gnondrou - Kacoubroukro - Odoguié

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Acteur Communau' Terre

Acteur communau'Terre is a program funded by the Friedrich Naumann Foundation in partnership with Audace Institut Afrique for the design and the implementation. It is a combination of technologies and participatory methods to clarify and secure land rights in (7) villages in Côte d'Ivoire. Acteur Communau'Terre addresses the notion of land security through primary property rights as well as secondary use rights. This is a bottom-up approach.

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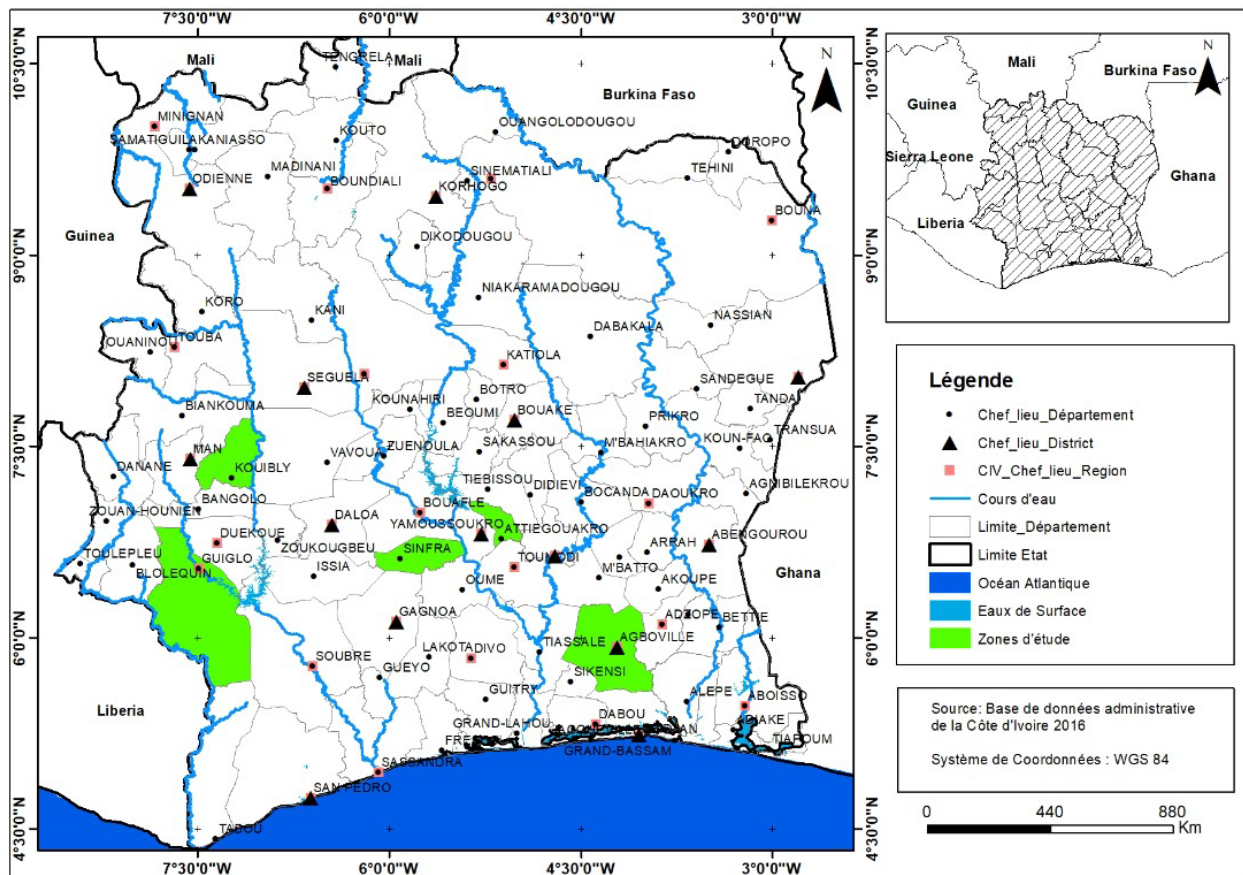
Methodology : Inclusiveness, adaptability and sustainability



A) CHOICE OF VILLAGES

The program Acteur communau'TERRE covered seven (07) villages selected according to criteria that allowed the intervention methodology to be tested in various socio-cultural contexts.

		Department	Context
Villages	Goya 1	Guiglo	Area with high cocoa production and high presence of Ivorian and non-Ivorian migrants
	Yaoudé		
	Barata	Sinfra	Area with high cocoa production and low presence of Ivorian and non-Ivorian migrants
	Manoufla S		
	Gnondrou	Kouibly	Area with high cocoa production, part of the ex-CNO Area (surrounded by the rebellion) during the crisis period from 2002 to 2011
	Kacoubroukro	Attiégouakro	Area close to capitals with strong urbanization (Abidjan and Yamoussoukro)
	Odoguie	Agboville	



B) CHOICE OF THE SOCIOLOGICAL APPROACH (SOCIOLOGISTS IN THE INTERVENTION)

The intervention methodology was based on participatory community development tools that require not only an immersion in the villages but also a constructive dialogue among actors. These requirements led to the use of human resources with a profile like specialist in social sciences, particularly sociologists. This profile was a determining factor in conducting rural land rights clarification activities of which the greatest challenge lay in the ability to conduct dialogues within the communities in order to find the sustainable consensual solutions.

C) KEYS TO SUCCESS :

- A COMMON VISION OF FREEDOM

The program was carried out by two (02) partners who share a common ideology of freedom. This ideological proximity was one of the keys to success.

On the one hand, the common liberal vision established mutual trust between the project leaders, which resulted in a great deal of freedom in the experimentation of innovative solutions to improve security and land governance in the target villages. On the other hand, the values of freedom led to the construction of the program on a conceptual basis which is very important for liberalism, namely private property, innovation and the bottom-up approach. Indeed, these three concepts was used as a compass for developing the methodology and carrying out the activities.

Concretely, interventions have allowed to guarantee the autonomy of rural populations to manage rural land rights in an

inclusive and sustainable manner by combining traditional knowledge and new technologies.

- FLEXIBILITY AND CONSTANT ADAPTATION

According to Aristote: "It is through experience that science and art make their progress among men". This is why experimentation of processes and innovations has been at the heart of the Acteur Communau'Terre program. All the actions have been tested in the villages before being generalized. Through this exercise, the aim was to ensure the feasibility of the solutions proposed to resolve the uncertainty surrounding land rights, but also, and above all, to draw lessons that would help for the replicability.

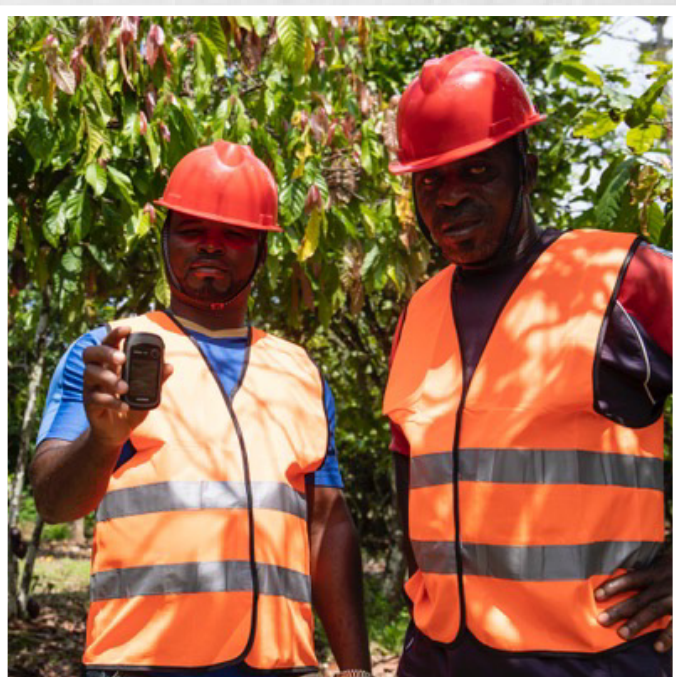
These experiences naturally induce a spirit of flexibility, constant adaptation and acceptance of failures. This is the case with the experimentation of game theory, in this case "the public good game" (Samuelson, 1954), in order to develop a model for the constitution of Village Rural Land Management Committees. At the end of this experiment, the team realized that, although innovative, this game theory approach was not suitable because it could not be replicated. It required the intervention of an external actor to analyze the data for each new village. This failure was reported and the lessons learned were capitalized on in the experiments that followed.

D) SUSTAINABILITY

The permanent concern to guarantee the sustainability of actions in the villages is a major foundation of the successes recorded with the program. This quest has justified the "make doing" option as a method for training, and the choice to rely on technology.

● « MAKE DOING » TRAINING IN VILLAGES

The training made in the villages to build the capacities of actors involved in land management emphasized practical action. Theoretical aspects were of course included, but they were presented very briefly in order to circumscribe the framework of the training. Most of the training time was then used to assist learners in carrying out field activities. This assistance was provided by technical teams recruited for this purpose. In addition, several tutorials were developed to facilitate further revision on their own.



● CONFIDENCE IN TECHNOLOGY

With regard to technology, it should be noted that it has allowed to save time and reduced the drudgery of certain land registration activities in the villages. In addition, in order to meet the requirement of sustainability, the team chose for easy-to-use technologies with the most affordable costs. One example is the use of some free applications for digitizing land documents with a smartphone.

E) A VIRTUOUS CIRCLE WITH THE ADMINISTRATION

Although the administrative authorities were aware of the process, their involvement in the villages was limited to key stages, especially to strengthen mobilization, awareness and the securing of land documents. Indeed, in order to empower villages in the management of their land, activities focused on the village actors themselves so as to develop endogenous skills capable of ensuring continuity. The role of the administration was to reassure the communities and to control and validate the data.

2-

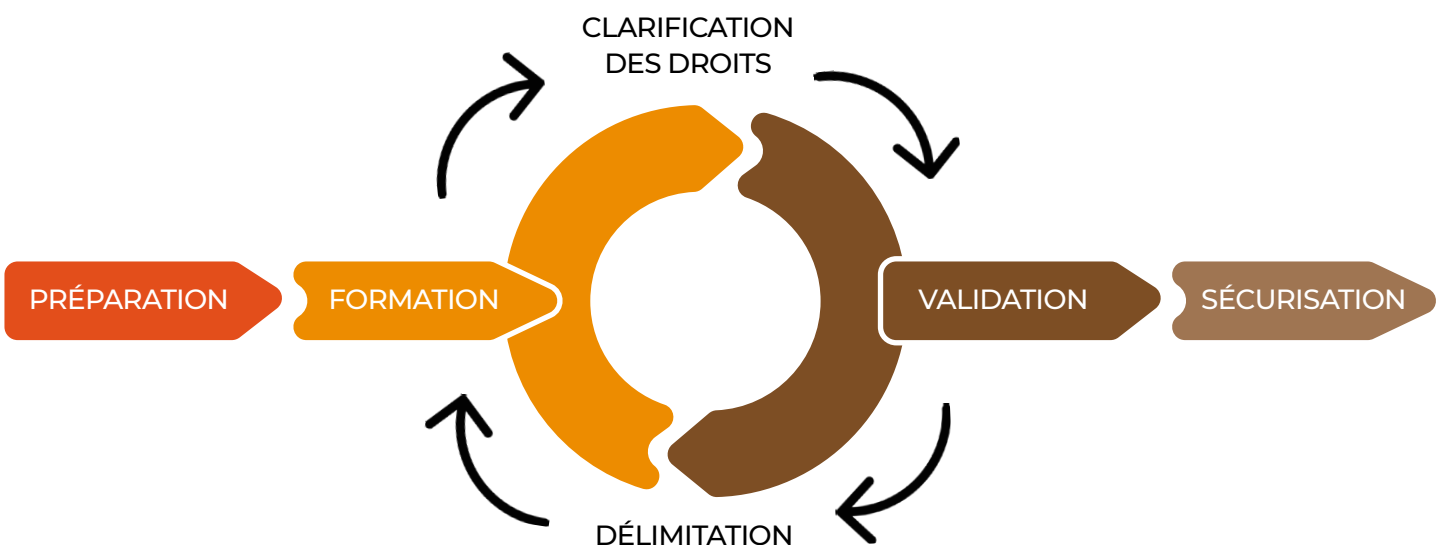
Principles of land rights registration



The process of improving land security and governance in the villages is divided into six (06) phases summarized in the table below.

Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
Preparation	Formation	Rights clarifying	Demarcation	Validation of the village map	Securing Document
<p>The village story</p> <p>Understanding the environment</p> <p>Information and awareness</p>	<p>GPS</p> <p>Land rights</p> <p>Models of agrarian contracts</p> <p>Data archiving</p>	<p>Participatory poster mapping</p> <p>Identification of land rights holders</p> <p>Farmers registration</p> <p>Resolution of land conflicts</p> <p>Realization of agrarian contracts</p>	<p>Demarcation of the village territory</p> <p>Blocks of large families or lineages</p> <p>Individual plots Plots as subject to use contracts</p>	<p>Checking of mapping</p> <p>Public meeting for validating the map</p> <p>Consideration of comments</p>	<p>Dissemination of the map in the village and to the administration</p> <p>Physical and digital archiving of land documents</p> <p>Blockchain</p>

The process of registering land rights begins with an intense preparation phase and ends with the validation of maps and the securing of land documents. Between these start-up and closing phases, a series of training sessions for village actors help to realize activities for clarifying land rights and parcels demarcation. The clarification of rights and the delimitation work are ongoing in the villages to secure the new land transactions (see diagram).



3-

Innovations for the clarification, registration and securing of land rights



All the innovations of Acteur communau'Terre have contributed to improving land governance in the intervention villages. These include the introduction of new technologies, agrarian contract models and methodological innovations that have been introduced in the villages, always with a view to replicability. To ensure this replicability, contextualized and balanced choices were made in terms of cost, efficiency and ease of use.

● 3-1-2) HOW CAN TECHNOLOGIES CONTRIBUTE TO LAND SECURITY?

Technologies alone cannot provide all the solutions. They are only useful insofar as sociological work of social unraveling has already been carried out before their use. There is no point in seeking transparency or infallibility through a blockchain if the information at the source is not credible. Thus in the program, technologies have been an aid but not a foundation.

3.1) TECHNOLOGIES FOR RECORDING AND SECURING LAND RIGHTS

● 3-1-1) HOW HAVE THE TECHNOLOGIES BEEN RECEIVED?

New technologies have reassured village communities because they see them as limiting the risks of documents forgery and introducing precision and credibility into land governance.

It cannot be said that the cadaster does not exist in the villages. It is found through the knowledge of land experts and chiefs. In the Acteur Communau'Terre program, this knowledge of land boundaries was recorded and mapped by the communities themselves, who were trained to use technologies.



« If we want to keep our traditions, we need new tools. These tools will help us secure our traditions and reduce our land conflicts. »

Chief Coulayes Emmanuel Victor,
Land Chief and member of the Board of
Directors of the National Chamber of
Traditional Kings and Chiefs

> Handheld GPS for land delimitation

In the past, plots were delimited with a rope or simply with descriptive elements (from the river to the big baobab; from the big cheese tree to the lemon tree, etc.). The boundaries were known but not very precise and the areas were very vague.

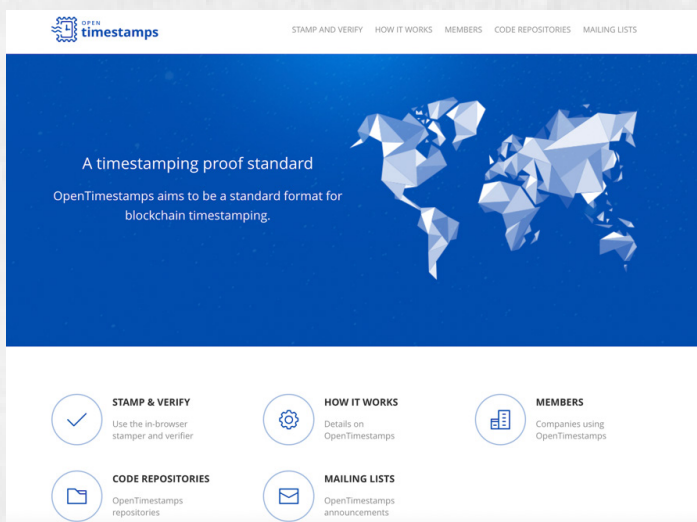
Thus, to improve the accuracy and credibility of measurements, four young people trained and equipped with a handheld GPS in a village have completely changed land governance. For example, when drawing up agrarian contracts, the GPS allowed to determine the exact area and the geo-reference of the parcel and to show it in the contract by attaching a sketch.

> Local mobile application

A non-public mobile application, dedicated to the program, has been developed to help Village Rural Land Management Committees carry out agrarian contracts between customary owners and farmers.

➤ Blockchain technology

A free blockchain-based security space was chosen to ensure the sustainability of the experiment in the villages. It is mainly the agrarian contracts that have been secured in order to increase the confidence of the communities in these contracts but also to reduce the risks of fraud.



➤ Smartphone to digitize land record

A smartphone equipped with a free mobile application was used to digitize land records, which were then stored on a computer and hard drive. This digitization not only improves archiving but also secures land information. For example, in the event of a conflict over an agrarian contract, if there has been fraud on the part of one of the two parties, the village land management committee, through its paper and digital archives, will be able to shed light on the problem and thus help the traditional mediator to resolve the problem. This verification of land documents is done by the committees even without the use of the Blockchain

● 3-1-3) CHOOSING THE RIGHT TECHNOLOGY

The choice of technology was based on a balance between the reliability of the hardware and its cost. Indeed, the sustainability of the program and its replicability were central objectives:

- A simple GPS with a memory to record delineations over at least one day was selected
- A smartphone equipped with a free scanning application was used to digitize the land data. The choice was also based on the ease of use
- A free security space was chosen for the Blockchain technology to secure agrarian contracts. This choice aimed to ensure the sustainability of the experimentation in the villages. It should be noted that this free blockchain solution is complex and requires continuous assistance from the communities. It was therefore not included in the final recommendations of the program

■ 3-2) AN INNOVATIVE PARTICIPATORY METHODOLOGY

➤ Participatory and inclusive mapping

Participatory poster mapping is an innovative approach to land tenure in Côte d'Ivoire, with a sociological basis. It consists of a dialogue around a printed map of the village area. This is the moment when traditional knowledge of land boundaries and community land rights is recorded. This inclusive work of discussion with the populations is not the most visible, but it is

the one that will allow the sustainability of the documents provided to the communities:

- Reduction of the risks of contestation
- Reduction of the risk of conflict
- Respect of voluntary guidelines for a responsible governance of land tenure

Clarity about customary land rights helps determine who can use what resources, for how long, and under what conditions. Land rights are the main link between people, resources and conditions of use.

When people and communities do not have clear rights to land and resources, they are less likely to invest in improvement systems such as irrigation, tree planting, or soil conservation and fertilization. Agricultural productivity and food security can suffer, and economic growth can lag.

➤ Archiving of land information



The double archiving of land information, physical and digital, will improve land governance in villages. Indeed, the increasing pressure on land tenure, the

high rate of migration, and the growth of the population in the villages no longer allow land to be managed without a written record.

➤ Agrarian contracts

Based on existing oral contractual practices (which are important but lack precision), model contracts have been produced and proposed to communities. The clarity of the contractual relations established on the basis of these credible models allows an improvement in land governance and constitutes a breeding ground for social cohesion.

Région :
Département :
Sous-préfecture :
Village :
N° de contrat :

CONTRAT DE LOCATION DE TERRE

1 PARTIES AU CONTRAT

Entre les soussignés

Personne physique <input type="checkbox"/>	Personne morale <input type="checkbox"/>	Famille <input type="checkbox"/> Groupement informel <input type="checkbox"/>
Nom et prénoms(s)	Dénomination	Nom de la famille ou du groupement
Nom et prénom(s) du père	N° d'enregistrement	Nbre de membres : ... dont nbre de femmes : ... nbre d'hommes : ...
Nom et prénom(s) de la mère	Nom et prénom(s) du représentant	Nom et prénom(s) du représentant
Homme <input type="checkbox"/> ou Femme <input type="checkbox"/> Nature et n° pièce d'identité :	Homme <input type="checkbox"/> ou Femme <input type="checkbox"/> Nature et n° pièce d'identité	Homme <input type="checkbox"/> ou Femme <input type="checkbox"/> Nature et n° pièce d'identité
Né(e) le	Né(e) le	Né(e) le
Adresse	Adresse	Adresse
Tél	Tél	Tél

+ et, Ci-après dénommé « le détenteur du droit foncier »

Personne physique <input type="checkbox"/>	Personne morale <input type="checkbox"/>	Famille <input type="checkbox"/> Groupement informel <input type="checkbox"/>
Nom et prénoms(s)	Dénomination	Nom de la famille ou du groupement
Nom et prénom(s) du père	N° d'enregistrement	Nbre de membres : ... dont nbre de femmes : ... nbre d'hommes : ...
Nom et prénom(s) de la mère	Nom et prénom(s) du représentant	Nom et prénom(s) du représentant
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The creation of new community jobs



> Village surveyors

Today, young community surveyors trained to use the handheld GPS help their community to achieve clear delimitations, particularly when drawing up agrarian contracts. They also intervene in case of conflict over the boundaries of parcels. They are sometimes even called upon by the administration to carry out delimitations, particularly in the context of conflict resolution (boundary surveys, area verification, plantation sharing, etc.)

Thus, these young people have accrued social recognition because of the new skills they have acquired and their usefulness to the community. Their interventions are paid at community rates accessible to all, which allows them to improve their income.



> The archivists

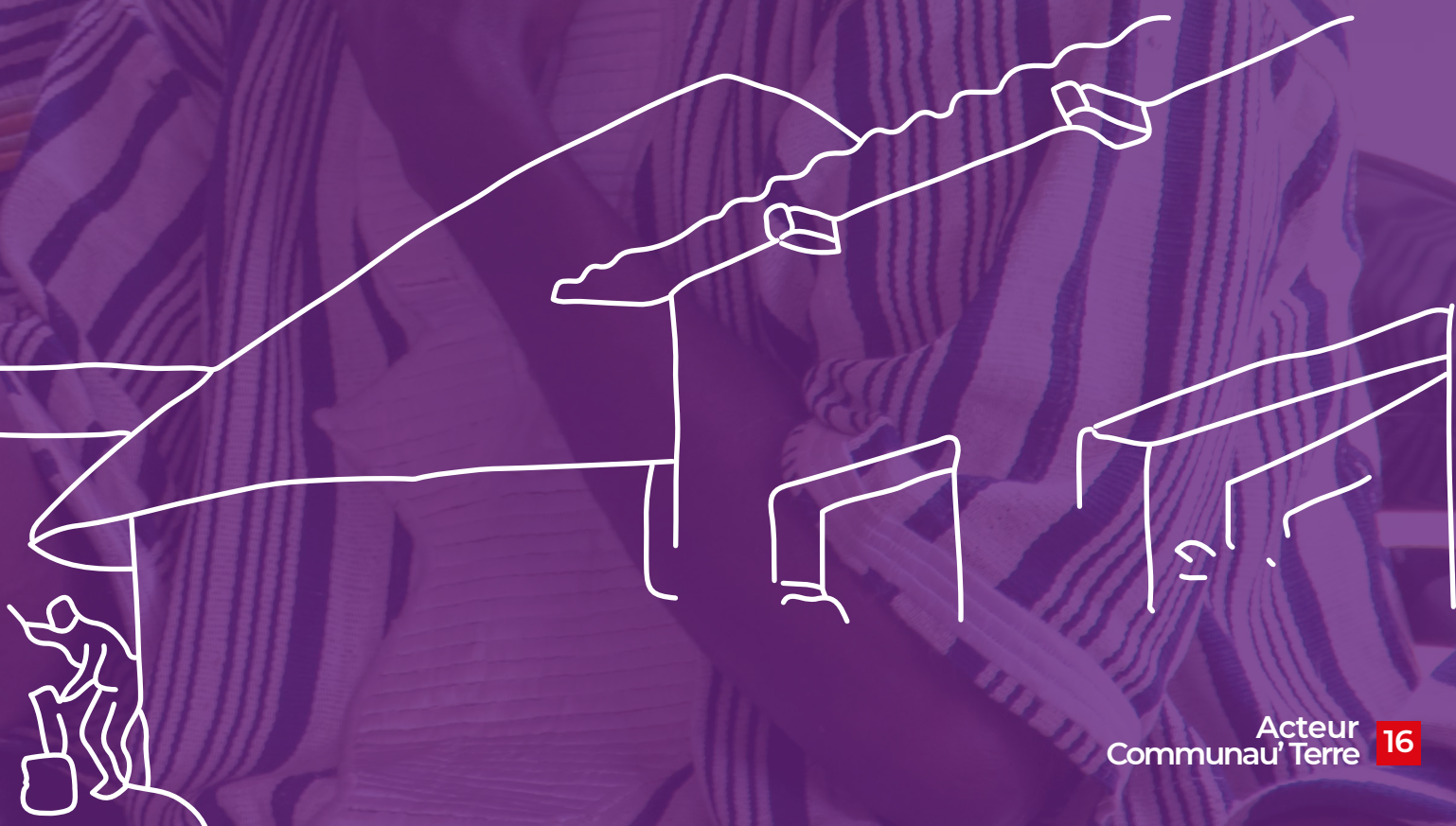
Four (4) members of each Village Land Management Committee have been trained in the archiving of land information and the sustainability of this archiving.

These archives provide clarity, traceability, and contribute to the prevention and resolution of conflicts. In this way, the archivists play an important role in social peace in the village because they are in charge of updating the archives. They are consulted by the village chief or the prefectural authorities during conflicts requiring documentation. The archivists have gained social recognition because of their key role in village land governance



5-

Inclusion and social cohesion



Through some testimonies collected in the villages, the first effects of the program can be noted at several levels:

A) CONFLICT RESOLUTION

When a conflict arose between the village of Odoguié and a neighboring village, the village map was an important discussion tool. It was useful for the Odoguié chiefdom, but also for the Sub-prefect who participated in the resolution of the conflict. The surveyors were also asked to determine the area of the conflict zone.

In Barata, the knowledge of the land, its owners and the map of the village have helped to avoid an attempt to land grabbing. The map also helped to quickly resolve a boundary dispute with a neighboring village.



B) RESTORING THE RELATIONSHIP BETWEEN INDIGENOUS PEOPLE AND MIGRANTS

In Goya 1, Ablo, a Burkinabé community leader, notes that the mistrust between the indigenous and migrant communities has now subsided. Indeed, the registration of farmers has allowed to clarify their land rights and to restore the social link between migrants and their owners. This link tends to be lost through generations and the program has helped for a clarification that is conducive to social cohesion.

In Odoguié, Arouna, a Burkinabé community leader, appreciates the clarity of land governance. For example, when a migrant arrives, instead of taking a plot of land with one of his brothers who is already settled, he goes to the village land management committee so that he can be known and make an agrarian contract with the owner of the plot

« In the past, when our parents arrived in the village, they went directly to the forest and started working without clear conditions and without even presenting themselves to the chiefdom. This is the source of conflict. Since the arrival of Acteur Communau' TERRE, we know how to use land contracts between ourselves and the migrants we settle. The written contracts allow each one to work in his land with peace of mind. If there is a problem, there is a written trace that shows that an agreement has been reached in the presence of witnesses. »

C) INCLUSION OF WOMEN AND YOUTH



Ludovic: « I was trained in the use of GPS and I was very involved in the land demarcations as part of the Acteur Communau'Terre program. I've been all over the village with the GPS, so I have a good knowledge of the land. When the President of our Village Land Management Committee died, all the members wanted me to replace him. I am much younger than other members, but they all insisted, so I accepted the position. Today, I have even become one of the village chief's advisors on land matters. I have a real recognition from my community. I must say that it helped to change my life »

CONCLUSION



In a context where the government is struggling to ensure land security, a bottom-up approach has allowed to secure basic land tenure in Ivorian villages. The traditional knowledge of communities has helped to record the spaces and land rights on a map.

New technologies have reduced costs and their wide accessibility has allowed for the decentralization of land administration processes and improved land governance and social cohesion. As for the methodological innovations based on an inclusive sociological approach, they have enabled a rich dialogue involving all segments of the population, which is fully in line with the voluntary guidelines for responsible governance of land tenure (FAO).

The innovative methodology of Acteur communau'Terre has inspired the operations manual of the Rural Land Agency for land security, since three methodological steps have been included: poster mapping, training of village surveyors and archiving of land information. Thus, the methodology is massively applied in the 665 villages covered by the first phase of the PAMOFOR land program financed by a World Bank loan. This approach is also used in GIZ land programs in Côte d'Ivoire, especially in 30 villages of the CLAP ProPFR program.

According to an independent survey conducted at the end of the program:

- 99% of impacted village communities believe that it is important to archive agrarian contracts
- 83% believe that the program can eliminate land conflicts
- 99% feel more secure
- 89% are more willing to invest in their land

The results of this survey show that even without a formal title deed, the clarification of land rights through inclusive work, the demarcation of plots and the validation of the demarcation work at the village level, have increased the well-being of the communities and their potential to escape poverty.



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