

PROGRESS AND PROBLEMS OF LAND ADMINISTRATION IN CAMEROON

BEFORE 1870

n COSTUMARY THE BASIC RESPONSABILITIES FOR LAND AND ALL RESOURCES WAS ASSURED BY THE CHIEF OF THE TRIBUTE

Management

- n The chief assisted by 9 notables work to assure the good governance of the tribute
- n Each family paid taxes in nature
- n They used trees as Boundaries to separate families parcels

1870 - 1918

- n GERMANY ADMINISTRATION

- n MANAGEMENT BASED ON THE CHIEF SYSTEMS

- n TAXES WAS PAID TO THE CHIEF AND GERMANY ADMINISTRATION

1918 - 1970

n 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

n 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

n DOMAIN SERVICE (Legal role)

- IN CHARGE OF THE DELIVRANCE OF TITLES
- PUBLIC DOMAIN
- PRIVATE DOMAIN BASED ON THE COSTUMARY LAND USED

U.K ADMINISTRATION

n 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 GEDESY SYSTEM

n DOMAIN SERVICE (Legal role)

- IN CHARGE OF THE DELIVRANCE OF LAND ORDINANCE
- PUBLIC DOMAIN
- PRIVATE DOMAIN BASED ON THE COSTUMARY LAND USED

1970 - 1976

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

1976 - 2000

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

2000 - 2005

- n POLITICAL INTEREST
- n FINANCIAL ADMINISTRATION HANDLE THE PAYMENT OF LAND TAXES AS PRIORITY (A COMPARATIVE STUDY IN CAMEROON, YVRY COAST AND SENEGAL GIVES THE FOLLOWING RESULTS ON CADASTRAL FUNDING: 1,5;10;12 billion CFA LAND TAXES PAID PER YEAR).
- n NECESSITY TO HAVE A NEW LEGISLATION INCLUDING THE FINANCIAL ROLE
- n SOLVE THE PROBLEM OF THE TITLE INSURANCE
- n SECURE SELLER AND BUYER

END

n THANK YOU FOR YOUR ATTENTION