



# Project Information Document (PID)

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Concept Stage | Date Prepared/Updated: 19-Nov-2019 | Report No: ISDSC25745

**BASIC INFORMATION****A. Basic Project Data**

Country Burkina Faso	Project ID P169267	Parent Project ID (if any)	Project Name Burkina Faso Land Administration Project (P169267)
Region AFRICA	Estimated Appraisal Date Jul 21, 2020	Estimated Board Date Sep 30, 2020	Practice Area (Lead) Urban, Resilience and Land
Financing Instrument Investment Project Financing	Borrower(s) Ministry of Economy, Finance and Development (Ministere de l'Economie, des Finance et du Developpement)	Implementing Agency Ministere de l'Economie, des Finances et du Developpement (MINEFID)	

**Proposed Development Objective(s)**

Proposed Project Development Objective(s) The Development Objectives are (i) to support the modernization of the national land administration system and (ii) to provide the population in selected areas with improved land registration services.

**PROJECT FINANCING DATA (US\$, Millions)****SUMMARY**

<b>Total Project Cost</b>	80.00
<b>Total Financing</b>	80.00
<b>of which IBRD/IDA</b>	80.00
<b>Financing Gap</b>	0.00

**DETAILS****World Bank Group Financing**

International Development Association (IDA)	80.00
IDA Credit	80.00



Environmental and Social Risk Classification

Substantial

Concept Review Decision

Track II-The review did authorize the preparation to continue

Other Decision (as needed)

## B. Introduction and Context

### Country Context

1. **Burkina Faso is one of the poorest countries in the world.** Gross national income (GNI) per capita was just US\$640 in 2016. Burkina Faso is ranked 185th out of 188 countries in the United Nations Development Program (UNDP) Human Development Index. Eight out of ten citizens live on less than US\$3 per day.
2. **Burkina Faso is an arid, land-locked country whose population is increasingly vulnerable as a result of conflict, population growth, and climate change.** The Burkinabe territory is divided between the Sahelian region in the north and the Sudanian savanna in the South. A sharp deterioration in the security situation in the Sahelian region, along with an intensification of droughts, has had multiple negative repercussions on Burkina Faso. Climate change has increased the risk of natural hazards (limited and unreliable rainfall, increased frequency of droughts and floods) and exposed key economic and social development sectors to greater vulnerability, especially agriculture. It is estimated that 34 percent of the country's land area – or more than 9 million hectares of arable land - has already been degraded due to climate change and desertification, with an annual progression of around 105,000 ha to 250,000 ha.<sup>1</sup> During the last decade, population in the cotton-growing zone of southwestern Burkina Faso almost doubled, due mostly to large-scale migration from the more heavily populated and drought-affected north and central regions. The climatic variability, population growth, and internal migration have contributed to the increase of food shortages and conflicts over land and natural resources.
3. **Burkina Faso is facing rapid population growth and high poverty rate.** With a land area of 273,600 square kilometers and a population of 20.3 million, the country has a low population density of 74 people per square kilometer. However, the country's population is growing rapidly as Burkina Faso has one of the highest fertility rates in the world, 5.3 children per women; the population is expected to double by 2040.<sup>2</sup> Approximately 90 percent of the poor live in rural areas, but urban poverty remains a concern, which means that the population has precarious access to many basic needs.
4. **A deterioration in national security as a result of terrorism threatens economic growth, governance, and social welfare.** Burkina Faso is experiencing rise in terrorism which bring a national security challenge. Over the past two years, terrorist attacks have struck the capital and a surge of terrorist attacks have expanded from the northern

<sup>1</sup> Government of Burkina Faso. 2011. *Second Report on the State of Environment in Burkina Faso (REEB2)*.

<sup>2</sup> World Bank. 2017. *World Development Indicators*.



and eastern border regions to other parts of the country. The Government declared the state of emergency in late December 2018. It remains in force in 7 out of the 13 regions of the country. Over the past months, terrorists have attacked religious and community leaders, exacerbating ethnic tensions and inter-communal violence. It is also facing a tense social climate ahead of the November 2020 presidential and national assembly elections. Gross Domestic Product (GDP) growth is forecast to be around 6 percent in 2019-2020, supported by the agriculture, services, and mining sector. The rise of security threats could jeopardize investment and growth, particularly in the mining sector in those areas where terrorism has recently expanded.

5. **Burkina Faso's economic activity depends primarily on agriculture and more recently on mining.** The agricultural sector is 28.7 percent of the GDP and employs 80 percent of the labor force.<sup>3</sup> The cotton grown in the southwestern part of the country is the main export. Only half of arable land is currently cultivated and just 12 percent of the country's irrigated potential is developed. Agriculture continues to suffer from low levels of productivity, with yields declining by 3 percent and crop production increasing by only 10 percent over the last decade.<sup>4</sup> In recent years, the most important structural change in the economy was the growth of the mining sector. Mining's contribution to GDP trebled from 3 percent in 2009 to 9 percent in 2016, while its share of exports increased from 43 percent to 69 percent.<sup>5</sup>
6. **Livestock production is a pillar of Burkina Faso's economic growth and an important livelihood strategy for the population.** Livestock contributes to 18 percent of the GDP and 39 percent of rural household income.<sup>6</sup> Animal products represent the third export commodity after cotton and gold. The national herd is increasing. It was estimated at 13.9 million cattle and 9.3 million goats in 2014, compared to 10.7 and 7.1 million, respectively, in 2005, to which can be added, to a lesser extent, sheep and camels.<sup>7</sup> Approximately 70% of the herd is raised within a production system based on transhumance.
7. **The Government's National Action Program for adaptation to climate change and variability provides a comprehensive approach to adaptation to climate change.** This plan is based on analysis of the vulnerability of priority sectors (agriculture, livestock, water, forests and natural ecosystems, energy, infrastructure and housing, health, etc.) for climate change scenarios in the 2025-2050 timeframe. Multiple trust funds are being used to test different approaches to sustainable natural resource management on a large scale, with a focus on: (i) participatory land governance; (ii) land tenure security; (iii) improvement of integrated production systems and (iv) reduction of forest and land degradation. Current operations are executed either through communes (Decentralized Forest and Woodland Management Project), local communities (Local Forest Communities Support Project) or the private sector (shea butter, bio-digesters).
8. **The acceleration of urbanization had led to increased pressure on rural lands on the outskirts of cities and to active land speculation.** The number of inhabitants living in urban centers increased from 1.2 million in 1990 to 5.7 million in 2016. It is mainly concentrated in Ouagadougou and Bobo-Dioulasso, two cities that between them house 60% of the urban population and whose urbanization is among the most rapid in Africa. Peri-urban land is at the center of the land stakes exacerbated by the substantial gains that allow its transformation into residential

<sup>3</sup> World Bank. 2017. *World Development Indicators*.

<sup>4</sup> World Bank. 2018. *Country Partnership Framework for Burkina Faso*.

<sup>5</sup> World Bank. 2017. *World Development Indicators*.

<sup>6</sup> Government of Burkina Faso. 2013. *National Plan for Social and Economic Development (PNDES)*.

<sup>7</sup> Ministry of Animal Resources. 2015.



lots. The absorption of rural land by the cities is an informal process, often to the disadvantage of the most vulnerable households, with a potentially negative impact on social cohesion.

## Sectoral and Institutional Context

9. **Burkina Faso has struggled with contradictions between statutory land tenure systems and local informal land tenure management<sup>8</sup>.** Land tenure policy has shifted from nationalization of land to the recognition of a continuum of rights. After the independence in 1960, the Republic of Burkina Faso nationalized the land tenure system inherited from the colonial period<sup>9</sup> and promoted the expansion of agricultural development to less populated areas.<sup>10</sup> Following a revolutionary change of government in 1983 Burkina Faso attempted to eradicate informal land authority systems by adopting an Agricultural and Land Tenure Reform (*Réorganisation Agraire et Foncière* RAF) law that denied any recognition of customary systems. The 1984 RAF was prepared on the belief that the central government was the best indicated actor to manage the development goals and the access and management of land. As result, the RAF upheld the State as the sole land proprietor<sup>11</sup>. Many countries in West Africa adopted similar State centric policies as a mechanism to control the use of land and natural resources. Customary land holders who were cultivating lands at the time of RAF's enactment were legally permitted to continue with their rural production activities but were forbidden to clear new lands without authorization from the State<sup>12</sup>.
10. **The RAF contributed, in part, to an erosion of the customary land tenure management system. However, other factors also played a role in weaken the power of customary chiefs.** The customary land tenure systems have difficulties to maintain authority and credibility vis a vis the demographic transformation unfolding in many rural areas. The most visible sign of a general rural land tenure management breakdown is the proliferation of land-based conflict. Nevertheless, customary land tenure management remain predominant in rural areas.
11. **Burkina Faso underperforms in the provision of land registration services due to limited infrastructure, technology and professional capacity in the sector.** According to Doing Business 2018, the number of days to register a transaction is more onerous in Burkina Faso compared to the average in Sub-Saharan Africa.<sup>13</sup> For instance, the number of days is 67 compared to 7.6, the cost of registration is 12 percent of the property value compared to 7.6 percent, and the number of steps is 6.2 compared to 4<sup>14</sup>. Some of the weakness are the general operational deficiency of the institutions in charge of the land administration, lack of equipment, infrastructure, lack of well-trained technical staff and absence of operational information systems and technical and professional standards.<sup>15</sup> The multiplicity of actors also strengthens the dispersion of resources. One of the factors undermining performance is the low number of professionals available in the country to work on land sector activities such as surveying. The few professionals available do not have access to standardized training. Most of

<sup>8</sup> Hubert Ouédraogo, 2002. Legal Conditions for the Recognition of Local Land Rights and Local Land Tenure Practices. Page 79.

<sup>9</sup> Law No. 77 of July 12, 1960 concerning the regulation of land in the private domain in Upper Volta.

<sup>10</sup> Law of July 24, 1963 authorizing the government to reserve part of the land having undergone specific developments for the State and to classify land that is sparsely populated or far from urban centers as State property.

<sup>11</sup> Graft, Gret, IIE. 2002, Making Land Rights More Secure. International Workshop for Researchers and policy makers. Page 3.

<sup>12</sup> Decree 97-054, article 505.

<sup>13</sup> With the caveat that doing business assesses only main urban centers.

<sup>14</sup> The World Bank. *Doing Business Burkina Faso*. 2019.

<sup>15</sup> MINEFID. Document du Projet de Cadastre Fiscal. DGI. 48 p.



these professionals working in rural areas have been trained as part of donor-funded projects, but the training's approaches and methodologies vary quite significantly across interventions<sup>16</sup>.

12. **The Ministry of Economy, Finance, and Development (MINEFID) oversees the functions of land surveying, land registration, and land valuation and taxation.** Within MINEFID, the General Directorate for Taxation (*Direction Générale des Impôts - DGI*) is the unit responsible for managing the land administration functions for the country. Regarding Land issues, the DGI is composed of the Directorate for Legal Registration of Land and Land Tenure (*Direction des Affaires Domaniales et Foncières- DADF*), the Directorate of the Cadaster (*Direction du Cadastre*) and One-Stop Land Offices (*Guichet Unique Foncier*)<sup>17</sup>. The One-Stop Land Offices are responsible for land and real estate assessments and processing land transactions. This would be the first operation that the Ministry will implement. The institutional assessment will be carried out during appraisal.
13. **The Directorate General for Taxation** is responsible for three main land-related areas: (i) taxation, (ii) land registration, and (iii) the cadaster. It is also in charge of setting up National Land Security Funds. At the decentralized level, the Domain and Land Publication Revenue Office (RDPF) is responsible for the enforcement of land and land tenure regulations and the collection of State taxes.
14. **The Directorate of the Cadaster** is responsible for the planning and follow-up of operations concerning the establishment and the maintenance of the cadastral map, as well as the implementation of the land information system and the enforcement of cadastral and land regulations. At the regional level, the Cadaster and Land Operations Departments (SCTF), under the Regional Tax Department (DRI), are responsible for drawing up and updating the cadastral map, demarcation work, and property assessment.<sup>18</sup> They control urban and rural land requests and issue an opinion on subdivisions.<sup>19</sup>
15. **The One-Stop Land Office (GUF)** facilitates land formalities by allowing users to carry them out in one place under simplified conditions, at a reduced cost and within a reasonable time. The GUF is also responsible for assessing real property. Created to accelerate land transactions and to thus improve the position of Burkina Faso in the Doing Business rankings, two GUFs are operational: one in Ouagadougou and the other in Bobo-Dioulasso.
16. **Three are other ministries involved in the land policy.** The Directorate General of Land, Training and the Organization of Rural Areas (DGFOMR), under the supervision of the Ministry of Agriculture and Hydraulic Facilities (MAAH) is responsible for the implementation of the 2007 rural land tenure policy<sup>20</sup>; controlling the enforcement of regulations and providing technical support to local municipalities. In the frame of the decentralization policy (1993), municipalities are the main actors regarding the implementation of rural land tenure security program.

<sup>16</sup> The World Bank. *Burkina Faso Land Policy ASA*. June 10, 2019. Pages 55-62

<sup>17</sup> There are also six support structures, seven central structures, six external structures, and thirteen regional structures. The DGI has about 2,314 employees, most of them young professional (about 52 percent of the workforce are less than 40 years old) and predominantly male (about 79 percent). The Central region concentrates the largest workforce with 53.76 percent of officers, of whom about 21 percent for 33.11 percent for the external structures, and 45.8percent for the Regional Directorate (MINEFID -GDI Web Site).

<sup>18</sup> A task also carried out by the GUF. The cadaster agent, who is part of the evaluation team, is mainly a guide for the evaluating agent and the architect. In exchange, the cadaster agent must transmit information enabling the update of the cadastral database, property sketches and georeferencing data.

<sup>19</sup> Task also carried out by the urbanism services, creating confusion for users, especially since information concerning subdivisions, like modifications that take place posteriori, are not exchanged between the different services or departments.

<sup>20</sup> DECRET N°2007-610/PRES/PM/MAHRH du 04 Octobre 2007 Portant adoption de la politique nationale de sécurisation foncière en milieu rural



17. **The legal framework is relatively clear regarding the responsibilities of each of the ministries. However; coordination needs to be improved.** The transversal nature of land sector requires the coordination of several ministries responsible for enforcing the law and whose regulations deal with urban and rural policy and land management. For instance, there are conflicts of jurisdiction and lack of coordination between the DGI with the Ministry of Agriculture and the Ministry of Urbanism and Construction<sup>21</sup>.
18. **By the beginning of the 2000s, the need to reform rural land tenure legislation in Burkina Faso became imperative.** The combination of population growth, climatic threats including land degradation, expanding of mining sector and migration contributed to intensifying competition for land and natural resources. Conflicts over land and natural resources were becoming violent. Each of the two land tenure systems in Burkina Faso—the statutory regime of the central government and local customary land tenure managers—seemed powerless to prevent them or to promote land security. In 2007, the legislation became more favorable towards recognizing all forms of tenure, including the establishment of mechanisms to secure land rights for rural populations.
19. **On June 16, 2009, Burkina Faso adopted one of the most innovative rural land tenure legislation in West Africa.** The 2009 Rural Land Law recognizes customary land rights and provides legal mechanisms for their formalization. The 2012 revised version of RAF became the “umbrella” land tenure law reinforcing the mechanisms introduced by the 2009 Rural Land Law. It also discontinued previous policies that proclaimed the state ownership rights to all land by establishing property rights domains for both municipalities and private actors<sup>22</sup>. The 2012 revised RAF established a new definition of the National Land Domain recognizing three land domains with an equal legal status : State Land domain (*domaine foncier de l'Etat*), Land Domain of decentralized Territorial Units (*domaine foncier des collectivités territoriales*), and Land Tenure Rights of Private actors (*patrimoine foncier des particuliers*). It also allowed for the option of converting land rights from collective ownership to private land.
20. **Despite innovative measures and interventions to legally recognize a continuum of rights, the impact of these measures on improving land tenure have been barely perceptible. Most rural and peri-urban land is held under customary tenure systems and is not registered.** In 2009, the Government of Burkina Faso (GoBF) adopted the Rural Land Tenure Law to provide mechanisms to formalize customary land rights hold on rural land, i.e. those used for production and conservation.<sup>23</sup>This law allows for the formalization of individual and collective land use rights through the delivery of land certificates (*Attestation de possession foncière rurale - APFR*) and local land charters (*Charte foncière rurale – CFR*). APRFs are provided to individuals whereas a local land charter is a community agreement that establishes rules linked to land access and the management of shared resources, as well as the implementation of conciliation procedures. Although these policy innovations have been available for about a decade, their implementation has been slow. Only a total of 3,250 APFRs have been issued, with more than 20,000 applications still pending. It is reported that demand for APRFs is significantly higher in peri-urban

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<sup>21</sup> The GoBF has taken note of these malfunctions and several cross-sectoral coordination initiatives have been initiated. Two coordination bodies were set up at the same time: The National Rural Land Security Committee (CONA-SFR) created in 2008,<sup>21</sup> and the Inter-ministerial Modernization and De-concentration Plan (PIIMD) created by decree nine years later. It nevertheless appears that both have remained ineffective until now (Hochet, 2014; MAAH, 2017). The CONA-SFR was operational for several years, whereas the official creation of the PIIMD remained at the decision level due to the lack of a permanent secretariat

<sup>22</sup> USAID. 2017. Country Profile. Property Rights and Resource Governance. Burkina Faso. Overview.

<sup>23</sup> Loi No 034-2009/AN Portant Régime Foncier Rural du 16 juin 2009, art.2&3



areas than rural areas. The establishment of land charters has also remained limited: only about 40 land charters have been drawn up over the past ten years.<sup>24</sup>

21. **Efficient law enforcement about land administration and management is a growing problem.** Low levels of land registration in Burkina Faso (18,000 land titles) are the result of high cost, geographical inaccessibility, and poor quality of land administration services<sup>25</sup>. The lack of registration was not a major problem in the past, with informal arrangements providing enough tenure security. However, this situation is rapidly changing with the increased commodification of land in peri-urban areas and unplanned and ever-growing urbanization. As a result, the lack of clear records on property rights has become a source of social conflict. Furthermore, deficiencies in the enforcement of the legal framework undermine land tenure security. Although the law adequately defines rules and procedures for the acquisition of property, there are many deficiencies in practice and, in case of conflict, poor populations suffer the most from weak rule of law, as they have more difficulty accessing the justice to defend their property rights.
22. **Over the past 10 years the World Bank have supported the Government of Burkina strengthening the capacities of government institutions. Over the past 10 years the World Bank have supported the Government of Burkina strengthening the capacities of government institutions.** One of the focuses of intervention has been to prioritize, plan and implement community-based investments on agriculture and forestry to improve people's livelihoods, including food security. There has been an effort to provide training and technical assistance to disseminate and educate local communities on rural law as a mechanism to support rural land tenure reform. Similar efforts have been implemented to build the capacities of local authorities and villages on land management to recover land from degradation. Other operational activities have supported the enforcement of legal instruments to secure land in about 50 rural communes, which have contributed to strengthen decision-making processes at local levels. Other projects have supported sustainable agriculture and associated nonfarm activities, with components to develop 5,500 ha of irrigated land and support livestock raising and fish processing. Through the Reducing Emissions from Deforestation and Forest Degradation in Developing Countries (REDD) the Bank has supported multiple approaches to promote sustainable natural resource management on a large scale, with a focus on: (i) participatory land governance; (ii) land tenure security; (iii) improvement of integrated production systems and (iv) reduction of forest and land degradation.
23. **Other donors and international organizations have undertaken numerous projects and studies over the past two decades aimed at improving land rights.** The primary focus of these interventions has been on land governance, streamlining decision-making and processes and the formalization of land tenure in selected rural areas as well as the prevention and management of land conflicts while others have focused on land use and the recovery of degraded land. Overall, all the above-mentioned initiatives are conducive to improved land administration. Additional support is needed to modernize the land administration system and provide the population with improved land registration services.

#### Relationship to CPF

24. **The proposed project is fully consistent with the World Bank Country Partnership Framework (CPF) FY 2018-2023. The proposed strategy builds on the three top priorities identified by the Systematic Country Diagnostic (SCD). Two of which are related to the land sector: *Priority 1: Improving natural resource management* - Burkina**

<sup>24</sup> The World Bank. *Burkina Faso Land Policy ASA*. June 10, 2019.

<sup>25</sup> Less than a third of the 302 rural communes have a well-functioning Rural Land Services (*Service Foncier Rural*) and land institutions (cadaster and register) are not enough decentralized.





Faso must focus on its two main assets: land (soil) and mineral resources. Good land management is crucial to developing sustainable, commercial agricultural sector and increasing economic activity in rapidly-expanding cities.<sup>26</sup>

25. **Priority 3: Reducing gender bias against women** - Women are systematically disadvantaged in all economic sectors and suffer from persistent bias and discrimination, notably in terms of access to land and property tenure. This bias has significant costs, as women account for an estimated half of the labor force in rural areas and produce over two-thirds of food consumed in the country.<sup>27</sup> Both economic and cultural factors are significant in determining these challenges. Unleashing the potential of women to access land and owned farms are therefore essential to creating more productive employment and improving socio-economic conditions.<sup>28</sup>

### C. Proposed Development Objective(s)



The Proposed Development Objectives are (i) to support the modernization of the national land administration system and (ii) to provide the population in selected areas with improved land registration services.

#### Key Results (From PCN)

- Systematic land registration and mapping developed.
- Land Information System (LIS) developed and implemented.
- Number of days to process land records reduced.

### D. Concept Description

26. This objective would be achieved by: i) modernizing the land administration functions within the MINEFID and other State institutions working on urban and rural land policy; ii) reviewing the legal framework to streamline current laws; iii) developing a robust land information system; iv) developing guidelines, procedures, and standards for services delivery; and v) carrying out outreach and awareness campaigns directed at disseminating information about how to protect the land rights, particularly of women, ethnic minorities and vulnerable populations. The project will follow a programmatic approach that will be discussed with the government during preparation.

### Component 1. Strengthening Technical Capacity and land Information Systems (US\$ 60.0 million)

27. This component will support the development of a land information system that processes a variety of land tenure transactions across urban and rural areas and within local, regional and central government levels. New technologies (e.g. geospatial data, drones and field devices) will be investigated to select the most appropriate

<sup>26</sup> World Bank. Country Partnership Framework (CPF) FY18-FY23. Page 19

<sup>27</sup> Ibidem, Page 10

<sup>28</sup> Ibidem Page 19.



ones for land registration considering several distinct contexts, including informal urban settlement patterns, rapid urbanization especially in peri-urban areas, and customary and tribal structures in rural settings.

28. Component 1 will comprise the following subcomponents: i) rehabilitation and/or renovation of the land infrastructure, including buildings, hardware and software equipment; ii) ensuring a well-functioning Land Information System (LIS) through institutional and regulatory structures and measures, including hardware and software, training and developing Geo-Information Infrastructure through the establishment of a geodetic reference network, including generation of ortho-photos and vector maps; and iii) supporting cadastral surveying and land registration in selected areas.

### **Component 2. Supporting Institutional Strengthening and Land Policy Dialogue (US\$ 10.0 million)**

29. This component would support policy dialogue development focusing on legal, regulatory and institutional framework. It will also support the necessary capacity strengthening to address the long-term challenge of providing high-quality and efficient land administration services in a sustainable manner. This component would include the following sub-components: i) provide technical assistance to strengthen the land policy dialogue; ii) strengthening the capacities of the local land institutions and communes; iii) strengthening the capacity of civil society organizations (CSOs) to conduct participatory monitoring and contribute to policy dialogue; and iv) support an education and communication strategy and citizen engagement

### **Component 3. Project Management, Monitoring and Evaluation and Knowledge Dissemination (US\$ 10.0 million)**

30. This component would cover the project day-day management costs, including the operating costs of the implementing institution, monitoring and evaluation and dissemination of results and lessons learned during the implementation. This component will finance the following sub-components; (i) project management and coordination (ii) monitoring and evaluation; and (iii) knowledge dissemination.

### **Component 4. Contingent Emergency Response Component (CERC) (US\$0.0 million).**

31. This contingent emergency response component is included under the project in accordance with World Bank's Investment Project Financing Policy, paragraphs 12 and 13, for situations of urgent need of assistance. This will allow for rapid reallocation of project proceeds in the event of a natural or man-made disaster or crisis that has caused or is likely to imminently cause a major adverse economic and/or social impact. To trigger this component the government needs to declare an emergency or provide a statement of fact justifying the request for the activation of the use of emergency funding. To allocate funds to this component the Government may request the World Bank to re-allocate project funds to support emergency response and early recovery. If the WBG agrees with the determination of the disaster, and associated response needs, this component would draw resources from the unallocated expenditure category and/or allow the Government to request the World Bank to re-categorize and reallocate financing from other project components to cover emergency response and recovery costs.<sup>29</sup>

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<sup>29</sup> A CERC Annex would be included in the Operational Manual.



### **Project Area**

32. Project activities would have an impact at the national and sub-national levels including rural and urban areas. At the national level, the Project would help modernize the land administration system by designing new technological platforms, reengineering business processes, and building institutional capacity. The final project areas including the selection criteria will be defined with the government during project preparation.

### **Project Beneficiaries**

33. The beneficiaries of the project include the: i) the population in the project area who would have access to more secure property rights; ii) state institutions which would have access to better information for policy-making; iii) municipalities which can use the information to increase their revenues and for policy-making; and iv) the business community who can access accurate information for investments.

### **Cross-Cutting Issues / Activities**

#### **Gender.**

34. The proposed project would promote gender equity in property rights. A diagnosis will be carried during project preparation phase as part of the Environmental and Social Assessment. The legal framework particularly the Rural Land Law contains specific provisions to help protect the land rights of women and youth. The improvement of women's access to land is a complex process that implies the transformation of social relationships and inter-generational transfers that traditionally occur along patrilineal lines. The project would build on the experiences of other donor-funded projects, such as the Millennium Corporation Agency (MCA) which prepared an action plan to support gender equity including joint registration of the land to the household (spouses and children).

#### **Citizen Engagement.**

35. The proposed project would promote an awareness and social inclusion strategy to ensure that all stakeholders (community members, regional and local land institutions) receive the timely and accurate information to be able to make well-informed decisions regarding land tenure and registration. This strategy would involve outreach activities to disseminate information to raise public awareness of the laws, procedures and roles and responsibilities of the stakeholders involved. Specific activities would involve the establishment of: i) beneficiaries feedback mechanisms; and ii) alternative dispute resolution mechanisms.

#### **Donor coordination.**

36. Donor coordination efforts alone will not achieve significant development results unless they are effectively integrated within national development planning and governance structures of the government of Burkina Faso. The aim of coordination is to ensure effectiveness of the development efforts. The underlying reason for this is the growing pressure to improve the efficiency and effectiveness of development cooperation. Therefore, the World Bank through this project, will use the convening power of the Government and the World Bank to organize a round-table with active partners in the country.<sup>30</sup> The purpose of the meeting was to discuss areas of

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<sup>30</sup> The donors who attended the meeting were Bureau Diplomatique des Pays bas ; FAO ; European Union ; FIDA ; Luxemburg Development ; and the World Bank.



interventions, and synergies. A broader national discussion, including the private sector, will be convened during project preparation to discuss strategic financing mechanism.

**Climate Change.**

- 37. The propose project would help Burkina Faso to address climate change and disaster risk management through mitigation and adaptation. Access to technology and updated land information systems would help reduce the impact from climate hazards as the government would have more information to improve policy making.

Overall Risk and Explanation

- 38. **The overall risk is considered substantial.** The complexity and fragility of the political and economic governance of the country, the upcoming elections<sup>31</sup>, the deterioration of the security situation in a large part of the territory, following the intensification of terrorist attacks, may have an adverse effect on the implementation of the project under the expected conditions and deadlines. Risks also exist regarding weak institutional coordination, ineffective legal and regulatory, complex administrative procedures and competing interests in land management.



Legal Operational Policies	Triggered?
Projects on International Waterways OP 7.50	No
Projects in Disputed Areas OP 7.60	No
Summary of Screening of Environmental and Social Risks and Impacts	



<sup>31</sup> Burkina Faso is expected to hold a round of general elections in 2020



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Task Team Leader(s):	Mary Lisbeth Gonzalez
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**Approved By**

Practice Manager/Manager:		
Country Director:		

