

Problems of the allotment in Republic of Benin and approaches of solutions

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SUMMARY

Improvement of the quality of our urban environment, our framework of life and the fight against the anarchistic occupation of the fields as well public as private as from the unsuitable zones to the dwelling passes by the implementation of a policy of adjustment of urban space: the allotment. The allotments and many assessments made on the administrative and office automation procedures of the allotment in BENIN, shown two periods: a first period going from 3rd settler time at the years 1960, where only the State initiated the allotment and only on the fields registered beforehand according to a regular procedure and a financing available. Thus no dispute noticed. During the second time two movements are pointed out. Indeed, of the accession of the BENIN to National sovereignty at the years 1990, the allotment is tiny room to the simple operations of reorganization of spontaneous habitat so that only socio-economic dimension and the legal aspect were taken into account with the detriment of the technical and financial aspects. After 1990, the sector of the allotments is then opened with all the structures specialized in the field, which are private, mixed or public. This opening made some improvements on the technical level but which of neck rte were lasted with such ensign that the lack of clean financing, the absence of law of town planning and regulation on the habitat, has not approval of existing documents of planning, the defect of preliminary registration of the fields above all allotment have makes inapplicable the law 60-20. However, the attribution of licence to live on fields not registered, misses will to finish with the allotment after (it is with statement the spontaneous habitat) and its consequences, misses coherence in the occupation of the ground to which are added the lack of probity and of rigour of the actors remain and remain the source of the problems during are allotment with the BENIN. It is thus clear that the various causes which are at the origin of these difficulties relate to the absence of documents of planning, with the none respect of the texts and especially with the land policy of the BENIN which preaches the existence of a dualistic mode (the usual system of land tenure and the modern mode). An approach of solution for a new organisation of the allotment with the BENIN is thus necessary and passes not only by rigour in the application of the texts but more especially by a new political it of town planning which would guarantee during the S operations of allotment, the same obligations with the holders of piece some is the system of land tenure . And those, without being unaware of the provisions of low n° 2013-01 bearing Code Land in Republic of the BENIN in particular in its article 511 which sanctions any allotment initiated on a field not registered with not of the State .