

Le Chercheur Dafriques

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for the international development research centre idrc and its partners the link between research and policy is of paramount importance in their goal to improve social economic and environmental conditions in developing countries the nature of the collaboration between researchers and decision makers however is complex multifaceted and often difficult to implement moreover research is very often designed and carried out without regard for its potential users or beneficiaries how should research agendas be developed what is the role of the private sector in developing research which actors are involved in

knowledge production and utilization how can the dialogue between researchers and decision makers be improved this short and accessible book records the reflections opinions and recommendations which emerged from six national workshops organised between 2004 and 2007 in west and central africa on the synergy between researchers and decision makers abdoulaye ndiaye is a senegalese expert and international consultant in development he edited this book as a member and on behalf of the idrc council of regional advisors for west and central africa which organized the series of workshops throughout the sub region

les marchés fonciers urbains et périurbains des villes d afrique de l ouest en expansion rapide opèrent dans des contextes où coexistent des régimes fonciers différents et où les procédures d accès aux terrains sont complexes un cadre d analyse faisant défaut jusqu ici ce livre propose une approche systémique et l applique à la zone urbaine et périurbaine de bamako et à son hinterland rural la méthode repose sur une analyse des différentes filières d approvisionnement en terres et identifie depuis la mise en circulation des terres agricoles pour répondre aux besoins en terrains à usage résidentiel les changements de tenure et types de transactions qui accompagnent le passage aux terrains urbains ainsi que les interactions entre les différentes filières l analyse montre que l approvisionnement en terre est à l origine assurée par la filière coutumière qui prédomine dans les zones périurbaines et par la filière publique et parapublique où l État alloue des terrains à usage d habitation aux individus ou les cède à des sociétés de promotion foncière et immobilières ces filières alimentent la filière privée formelle qui met ensuite sur le marché à des prix élevés des parcelles viabilisées avec titre de propriété les parcelles peuvent être cédées successivement avec un degré d informalité qui dépend de la tenure de la légalité de la transaction et de son enregistrement alors que le développement du marché formel est entravé par des facteurs structurels le marché foncier informel offre peu de sécurité adapté aux revenus moyens et bas le marché informel attire aussi les acheteurs aisés et introduits auprès de l administration et du pouvoir politique et qui peuvent plus facilement obtenir une formalisation de la tenure prix des terrains et coûts de transaction élevés conflits fonciers procédures de formalisation longues et complexes et diversité des acteurs se combinent dès lors pour entraver l accès au foncier des pauvres en milieu urbain

c et c l intermédiaire des chercheurs et curieux

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