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Côte d'Ivoire Rural Land Tenure Management Strengthening Program (P179338)

WESTERN AND CENTRAL AFRICA | Cote d'Ivoire | Urban, Subnational Finance, Tourism, and Disaster Management Global Practice | Requesting Unit: AWCF2 (6551) | Responsible Unit: IAWU1 (9354)
IBRD/IDA | Program-for-Results Financing | FY 2024 | Team Leader: Andre Teyssier ; Co-Team Leader(s): Mercedes Stickler, Rodica Tomescu Olariu

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1. PROJECT DEVELOPMENT OBJECTIVE

1.1 Development Objective

Original Development Objective (Approved as part of Approval package on 17-Nov-2023)

The Program Development Objectives are to: digitize and increase coverage of customary rural land administration systems and increase customary land registration efficiency and inclusivity.

2. OVERALL RATINGS

Name	Previous	Current
Progress towards achievement of PDO	Satisfactory	Moderately Satisfactory
Overall Implementation Progress (IP)	Satisfactory	Satisfactory
Overall Risk Rating	Substantial	Substantial

3. KEY ISSUES & STATUS

3.1 Implementation Status and Key Decisions

The project was approved on November 17, 2023, and declared effective on February 29, 2024.
At mid-term, AFOR is on track to fully achieve its Project Development Objectives (PDO). AFOR has continued to make significant progress in implementing its PRESFOR road map, in particular: (i) the land registration operators have made strong advances in their field work; (ii) AFOR has continued to recruit its staff at the central and decentralized levels; (iii) the further development and delivery of standardized training and communications materials; and (iv) the implementation of a comprehensive digital monitoring and evaluation (M&E) system.
AFOR has made satisfactory implementation progress towards the PDO under both results areas:
Results Area 1: Digitize and increase coverage of customary rural land administration systems and
Results Area 2: Increase customary rural land registration efficiency and inclusivity.

4. DATA ON FINANCIAL PERFORMANCE

4.1 Disbursements (by loan)

Loan/Credit/TF	Status	Original	Revised	Cancelled	Disbursed	Undisbursed	Historical Disbursed	% Disbursed

4.2 Key Dates (by loan)

Loan/Credit/TF	Status	Approval	Signing	Effectiveness	Orig. Closing	Rev. Closing
IDA-74320	Effective	17-Nov-2023	12-Dec-2023	29-Feb-2024	01-Feb-2029	01-Feb-2029

4.3 Program Action Plan

Action Description	Ensure the proper functioning of the complaint management mechanism so that people can submit questions at any time.				
Source	DLI#	Responsibility	Timing	Timing Value	Status
Environmental and Social Systems	NA	AFOR	Recurrent	Continuous	Completed
Completion Measurement	Encourage the application of information technology in recording, tracking, and processing people's complaints. Publicize the program's GRM system. Enhance the program description (in the Operations Manual) to clarify basic GRM requirements.				
Comments	As of 1 October 2026, 573 complaints had been registered in the Grievance Redress Mechanism (GRM) of which 65% were resolved and closed and 35% were still being processed.				

Action Description	Establish an electronic contract management system.				
Source	DLI#	Responsibility	Timing	Timing Value	Status
Fiduciary Systems	NA	AFOR/Department of Acquisitions	Other	No later than 12 months after the program comes into effect.	Completed

Completion Measurement	Electronic contract management system installed and used.
Comments	In addition to using the Government-wide electronic contract management system (SYGOMAP), AFOR has internally developed and implemented its own electronic contract and financial management system, SGMA.

Action Description	Development of a fiscal sustainability strategy for customary rural land administration beyond registration				
Source	DLI#	Responsibility	Timing	Timing Value	Status
Technical	NA	AFOR	Other	No later than 12 months after the Effective date.	Completed
Completion Measurement	Draft fiscal sustainability strategy for customary rural land administration beyond registration shared by January 30 of Year 1 of implementation.				
Comments	AFOR has developed and shared with the Bank a long-term fiscal sustainability strategy in consultation with MEMINADERPV that includes a section on service fees and inter-governmental transfers.				

Action Description	Extend the scope of ToR of the external auditors, "statutory auditors" named "commissaires aux comptes" of AFOR, to cover this Program.				
Source	DLI#	Responsibility	Timing	Timing Value	Status
Fiduciary Systems	NA	AFOR	Other	Six months following the Program effectiveness.	Completed
Completion Measurement	Copy of the audit report submitted to the World Bank six months after end of year.				
Comments	The external audit report was received by the Bank on 06/30/2025. The World Bank requested additional information, which was provided on August 31, 2025.				

Action Description	Conduct every two years the performance audit of the procurement activities				
Source	DLI#	Responsibility	Timing	Timing Value	Status
Fiduciary Systems	NA	AFOR	Other	Program duration.	In Progress

Completion Measurement	Audit report. The recommendations issued by the public procurement audit must be fulfilled, and the internal auditors must ensure this in their periodic reports to their superiors.
Comments	In accordance with its 2025 internal audit plan, AFOR's internal audit and control department audited the performance of procurement activities for the 2024 financial year.

Action Description	M&E module within SIFOR functional				
Source	DLI#	Responsibility	Timing	Timing Value	Status
Technical	NA	AFOR	Other	No later than 8 months after Program Effectiveness	Completed
Completion Measurement	SIFOR M&E module functional				
Comments	AFOR has developed a dashboard - ADAC (AFOR Data Analytics Center) fed with data from SIFOR and other business databases, to efficiently monitor real-time progress of all PRESFOR activities.				

Action Description	Conduct semester inspections and internal audit missions covering procurement, financial, and technical aspects of the Program including the follow up on internal audit recommendations.				
Source	DLI#	Responsibility	Timing	Timing Value	Status
Fiduciary Systems	NA	AFOR/IGF	Other	Two months following the end of each calendar semester starting from the first year of Program effectiveness.	In Progress
Completion Measurement	Copy of the reports of inspections and reviews of the Program activities implemented.				
Comments	IGF conducted the audit of PRESFOR contracts for the period 01/01 – 12/31/2025, between March 3 and April 30, 2026; A third audit, on human resources management, began on 1 October 2026 and is due to end on 30 November 2026.				

Action Description	Improve the coordination mechanisms of AFOR in line with the recommendations of the ESSA.

Source	DLI#	Responsibility	Timing	Timing Value	Status
Environmental and Social Systems	NA	AFOR	Other	No later than 6 months after Effectiveness	Completed
Completion Measurement	Particular emphasis on the coordination mechanism and the ability to participate/contribute to interdisciplinary units such as media, E&S, monitoring and evaluation.				
Comments	Following the organizational audit of the DGPE, a functional and organizational assessment of AFOR has been carried out (final report - 08/262025). One of the recommendations includes forward-looking workforce and skills management system.				

Action Description	Environmental and social requirements are implemented according to the POM, particularly by institutions outside AFOR.				
Source	DLI#	Responsibility	Timing	Timing Value	Status
Environmental and Social Systems	NA	AFOR	Recurrent	Continuous	Completed
Completion Measurement	Monitored through semi-annual Program implementation reports.				
Comments	A circular on strengthening security and risk prevention measures was issued to all land operators in April 2026.				

Action Description	Draft a quarterly procurement activities report.				
Source	DLI#	Responsibility	Timing	Timing Value	Status
Fiduciary Systems	NA	AFOR	Recurrent	Quarterly	Completed
Completion Measurement	Quarterly reports drawn up jointly by the procurement unit and the internal auditor. These reports are forwarded to senior management for review and approval. They must be submitted within 30 days of the end of the six-month period they cover.				
Comments	The 1st quarterly procurement report (January to March 2026) was prepared and shared with the Bank on April 20, 2026, and published on the AFOR website.				

Action Description	Establish FAC report (The reporting format will include the following: (a) location and date of the complaint; (b) allegation's description; (c) description of progress in investigation; and (d) investigation outcome).				
Source	DLI#	Responsibility	Timing	Timing Value	Status

Fiduciary Systems	NA	AFOR/ Internal Audit department.	Recurrent	Semi-Annually	Completed
Completion Measurement	Report available and share with world bank and HABG, court of accounts.				
Comments	The report for the first half of 2026 has been prepared. To date, no F&C complaints have been recorded.				

Action Description	Program communication and consultation activities that take into account cultural differences of populations in program, especially marginalized/vulnerable groups, are implemented according to the E&S provisions of the Program Operations Manual.				
Source	DLI#	Responsibility	Timing	Timing Value	Status
Environmental and Social Systems	NA	AFOR	Recurrent	Semi-Annually	Completed
Completion Measurement	Semi-annual Program implementation reports				
Comments	PRESFOR training and awareness-raising activities are inclusive, gender-sensitive, and delivered in local languages. 14,655 stakeholders trained to date out of 15,144, or 99.77%, including 3,170 women (21.63%).				

Action Description	Economic study evaluating the economic cost of the national geodetic network.				
Source	DLI#	Responsibility	Timing	Timing Value	Status
Technical	NA	AFOR	Other	12 months after program effectiveness.	Delayed
Completion Measurement	An economic study will be prepared by a Consultant specialized in geodesy, reviewed by a committee that brings together the network operator and its main network users and will be endorsed by AFOR and BNETD.				
Comments	Following the unsuccessful outcome of the 1st tender, a relaunch was carried out, and a service provider was selected in May 2026. The study findings are expected to be submitted by November 2026.				

Action Description	The Government will clarify its long-term vision for the administration of customary rural land				
Source	DLI#	Responsibility	Timing	Timing Value	Status
Technical	NA	AFOR	Other	24 months after the Effective Date	In Progress
Completion Measurement	Adopted Policy note clarifying the Government's long-term vision for the administration of customary rural land including on aspects of sustainability and inclusiveness.				
Comments	Decree No. 2026-121 of March 24, 2026, established an Interministerial Commission for Land Security, which will be called upon to address this matter.				

5. KEY DATES

Key Events	Planned	Actual
Approval	17-Nov-2023	17-Nov-2023
Effectiveness	29-Feb-2024	29-Feb-2024
Mid-Term Review No. 01	08-Oct-2026	08-Oct-2026
Operation Closing/Cancellation	01-Feb-2029	

6. SYSTEMATIC OPERATIONS RISK-RATING TOOL

Risk Category	Rating at Approval Approval Package - 17 Nov 2023	Last Approved Rating ISR Seq. 07 - 30 Jun 2026	Proposed Rating
Political and Governance	Moderate	Moderate	Moderate
Macroeconomic	Substantial	Substantial	Substantial
Sector Strategies and Policies	Substantial	Substantial	Substantial
Technical Design of Project or Program	Moderate	Moderate	Moderate
Institutional Capacity for Implementation and Sustainability	Moderate	Moderate	Moderate

Fiduciary	Moderate	Moderate	Moderate
Environment and Social	Substantial	Substantial	Substantial
Stakeholders	Low	Low	Low
Overall	Substantial	Substantial	Substantial

7. RESULTS

7.1 PDO Indicators by PDO Outcomes

Digitize and increase coverage of customary rural land administration systems								
Indicator Name	Baseline		Actual (Previous)		Actual (Current)		Closing Period	
	Value	Month/Year	Value	Date	Value	Date	Value	Month/Year
Program-supported AFOR decentralized offices that are fully functional and staffed by staff paid by the Government (Number) DLI	0	Feb/2024	218	Jun/2026	218	Oct/2026	217	Nov/2028
Digital transformation of customary rural land administration (Yes/No) DLI	No	Feb/2024	Yes	Jun/2026	Yes	Oct/2026	Yes	Nov/2028
	Comments on achieving targets		Disaggregated into three sub-DLIs: Rule adopted to digitize customary land registration; Action plan adopted to digitize customary land registration; SIFOR adopted as the rural land registry					
Digitization of 95 percent of PAMOFOR-financed land certificates as of the date of effectiveness and their integration in the SIFOR (Yes/No) DLI	No	Feb/2024	Yes	Jun/2026	Yes	Oct/2026	Yes	Nov/2028
SIFOR is reconfigured to enable digitized customary land registration procedures (Yes/No) DLI	No	Feb/2024	Yes	Jun/2026	Yes	Oct/2026	Yes	Nov/2027

Ordonnance designating the SIFOR as the official and unique rural land registry has been signed by the President of the Republic (Yes/No) DLI	No	Feb/2024	Yes	Jun/2026	Yes	Oct/2026	Yes	Nov/2028

Increase customary rural land registration efficiency and inclusivity

Indicator Name	Baseline		Actual (Previous)		Actual (Current)		Closing Period	
	Value	Month/Year	Value	Date	Value	Date	Value	Month/Year
Land registration procedures simplified to reduce ceiling price per certified hectare (Yes/No) DLI	No	Feb/2024	Yes	Jun/2026	Yes	Oct/2026	Yes	Nov/2028
	Comments on achieving targets		This indicator measures the reduction in the ceiling price per certified hectare paid to private Land Registration Operators.					
Field Operations Manual 3.0 incorporating technical and social innovations resulting in a maximum field operation unit price per hectare certified of 8,000 CFA (Yes/No) DLI	No	Feb/2024	Yes	Jun/2026	Yes	Oct/2026	Yes	Feb/2028
Each region covered by a contract signed with a private Land Registration Operator at a maximum unit price per hectare	No	Feb/2024	Yes	Jun/2026	Yes	Oct/2026	Yes	Feb/2028

certified of 8,000 CFA, up to 16 regions in total (Yes/No) DLI								
Average time to deliver a CF under the Program (Months) DLI	9 months	Feb/2024	No	Jun/2026	No	Oct/2026	6 months	Nov/2028
Females among target population with use rights recorded as a result of the operation (Number)	0	Feb/2024	0	Jun/2026	26 067	Oct/2026	75,000	Dec/2028
	Comments on achieving targets		Land registration operations have started, and the first results are expected to be accounted for in the coming months.					
Females among target population with customary ownership rights recorded as a result of the operation (Number)	0	Feb/2024	33	Jun/2026	18 396	Oct/2026	270,000	Dec/2028
	Comments on achieving targets		Land registration operations have started, and the first results are expected to be accounted for in the coming months.					
People with land use or ownership rights recorded as a result of the operation (Number)	0	Feb/2024	178	Jun/2026	236 388	Oct/2026	1,150,000	Dec/2028
	Comments on achieving targets		Land registration operations have not yet begun.					

7.2 Intermediate Results Indicators by Results Areas

Results Area 2: Increase Customary Rural Land Registration Efficiency and Inclusivity								
Indicator Name	Baseline		Actual (Previous)		Actual (Current)		Closing Period	
	Value	Month/Year	Value	Date	Value	Date	Value	Month/Year
Land parcels with use or ownership rights recorded as a result of World Bank	0	Feb/2024	63	Jun/2026	39 474	Oct/2026	500,000	Feb/2028

support (by use/ownership and gender) (Number)								
Land use contracts formalized by the operation (Number)	0	Feb/2024	13	Jun/2026	36 204	Oct/2026	250,000	Feb/2028
Signed land certificates delivered by the operation (Number)	0	Feb/2024	50	Jun/2026	3 270	Oct/2026	500,000	Feb/2028
Land parcels with use rights recorded in the name of one or more females as a result of the operation (Percentage)	0		0		11		30%	
Land parcels with ownership rights recorded in the name of one or more females as a result of the operation (Percentage)	0		36		32		30%	
Total land area certified (Hectare (Ha)) DLI	0	Feb/2024	0	Jun/2026	1 002 557	Oct/2026	5,000,000	Nov/2028
Beneficiaries of Program land registration operations (Number)	0	Feb/2024	178	Jun/2026	532 774	Oct/2026	6,210,000	Feb/2028
	Comments on achieving targets		This indicator counts all household members in households where one or more members received a land certificate and/or formalized land use contract as a result of the Program. The endline target is set based on the average number of people per household under PAMOFOR (5.4 people).					
	0	Feb/2024	0		0		50	Feb/2028

Program beneficiaries of land registration operations that are female (Percentage)	Comments on achieving targets		Land registration operations have started, and the first results are expected to be accounted for in the coming months.					
Length of village boundaries demarcated by the Program on the borders of Classified Forests/Protected Areas (Kilometers)	0	Feb/2024	0	Jun/2026	72	Oct/2026	1,000	Nov/2028
Operational CORS stations installed by the Program (Number)	0	Feb/2024	0	Jun/2026	0	Oct/2026	16	Nov/2028

Results Area 1: Digitize and increase coverage of customary rural land administration systems

Indicator Name	Baseline		Actual (Previous)		Actual (Current)		Closing Period	
	Value	Month/Year	Value	Date	Value	Date	Value	Month/Year
AFOR staff financed by GoCI (Percentage)	49.30%	Apr/2023	85%	Jun/2026	123	Oct/2026	100%	Nov/2028
Public awareness campaigns (Number)	0	Apr/2023	1,370	Jun/2026	1 622	Oct/2026	2,685	Nov/2028
Public awareness campaigns led by sub-prefects (Number)	0	Apr/2023	640	Jun/2026	654	Oct/2026	1,075	Nov/2028
People trained in inclusive and gender-sensitive land administration per year (by gender, village/central level) (Number)	0	Feb/2024	14,655	Jun/2026	49 170	Oct/2026	12,975	Nov/2028
Professionals trained annually with land	0	Apr/2023	102	Jun/2026	102	Oct/2026	11,700	Nov/2029

tenure degree (Number)								
Females among people trained with an inclusive and gender sensitive land administration degree (Number)	0	Feb/2023	42	Jun/2026	42	Oct/2026	382	Nov/2028
Females among professionals trained in inclusive and gender sensitive land administration (Number)	0	Feb/2023	3,170	Jun/2026	8 742	Oct/2026	3,510	Nov/2028
Decree adopted to extend CF validity (Yes/No)	No	Apr/2023	Yes	Jun/2026	Yes	Oct/2026	Yes	Dec/2023
Villages that benefitted from tenure film screening (Number)	0	Apr/2023	731	Jun/2026	801	Oct/2026	1,920	Nov/2028
New or better jobs created by the Program (Number)	0	Feb/2024	1,964	Jun/2026	7 289	Oct/2026	4,000	Dec/2028
New or better jobs created for youth by the Program (ages 15-24) (Number)	0	Feb/2024			641	Oct/2026	2,000	Dec/2028
New or better jobs created for females by the Program (Number)	0	Feb/2024	68	Mar/2025	68	Mar/2025	1,200	Dec/2028

New or better jobs created by the Program for youth (ages 15-35) (Number)	0	Feb/2024	1,246	Jun/2026	4 617	Oct/2026	2,300	Dec/2028
People using new digitally enabled services (Number)	0	Apr/2025	64,001	Jun/2026	254 756	Oct/2026	1,400,000	Dec/2028
	Comments on achieving targets	The mission clarified that only beneficiaries of newly digitized land registration services should be counted, with each beneficiary counted only once even if they benefit from multiple digital land registration services. The significant decrease from the result reported in the previous ISR is a result of this clarification; the previous data included beneficiaries of digital communications campaigns that are now excluded.						

7.3 Disbursement Linked Indicators (DLI)

PBC Name		Baseline	Actual (Previous)		Actual (Current)		Closing Period
			Value	Date	Value	Date	
1:Decree adopted to extend Land Certificate validity from three to ten years (Yes/No) Achieved	Value	0	Yes	24-Jun-2026	Yes	15-Oct-2026	Yes
	Allocated Amount	0.00			0.00		0.00
DLI allocation			15.00				
2:Program-supported AFOR decentralized offices that are fully functional and	Value	0	218	24-Jun-2026	218	15-Oct-2026	0
	Allocated Amount	0.00					0.00

staffed by civil servants (Number) Achieved							
DLI allocation			23,000,000.00				
3:Digital transformation of customary rural land administration (Yes/No) Achieved	Value	No			Yes	15-Oct-2026	SIFOR adopted as the official rural land registry
	Allocated Amount	0.00					10,000,000.00
DLI allocation			30,000,000.00				
3.1:Digitization of 95percent of existing land certificates as of the date of effectiveness and their integration in the SIFOR (Yes/No) Achieved	Value	No	Yes	24-Jun-2026	Yes	15-Oct-2026	No
	Allocated Amount	0.00					0.00
DLI allocation			10,000,000.00				
3.2:SIFOR is reconfigured to enable fully digitized customary land registration	Value	No	Yes	24-Jun-2026	Yes	15-Oct-2026	No
	Allocated Amount	0.00					0.00

procedures (Yes/No) Achieved							
DLI allocation			10,000,000.00				
3.3:Ordonnance designating the SIFOR as the official and unique rural land registry has been signed by the Minister in charge of Rural Land Affairs (Yes/No) Achieved	Value	No	Yes	24-Jun-2026	Yes	15-Oct-2026	No
	Allocated Amount	0.00					0.00
DLI allocation			10,000,000.00				
4:Total land area certified (Hectare (Ha)) Not Due	Value	0	0	24-Jun-2026	0	15-Oct-2026	2 million ha
	Allocated Amount	0.00					20,000,000.00
DLI allocation			50,000,000.00				
5:Land registration procedures simplified to reduce ceiling price per certified hectare negotiated with private land	Value	No	Yes	24-Jun-2026	Yes	15-Oct-2026	0
	Allocated Amount	0.00					0.00

registration operators (Yes/No) Achieved							
DLI allocation			60,000,000.00				
5.1:Field Operations Manual 3.0 incorporating technical and social innovations resulting in a maximum field operation unit price per hectare certified of 8,000 CFA (Yes/No) Achieved	Value	No	Yes	24-Jun-2026	Yes	15-Oct-2026	0
	Allocated Amount	0.00					0.00
DLI allocation			30,000,000.00				
5.2:Each region covered by a contract signed with a private Land Registration Operator at a maximum unit price per	Value	No	Yes	24-Jun-2026	Yes	15-Oct-2026	0
	Allocated Amount	0.00					0.00

hectare certified of 8,000 CFA, up to 16 regions in total (Yes/No) Achieved							
DLI allocation			30,000,000.00				
6:Average time to deliver a CF under the Program (Months) Not Due	Value	9 months	9 months	24-Jun-2026	9 months	15-Oct-2026	0
	Allocated Amount	0.00					5,750,000.00
DLI allocation			23,000,000.00				