

## **Characteristics of Land Tenure and the Difficulties of Application of Land Reforms in Sub-Saharan Africa: The Case of Togo**

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Landownership system in Togo as it is the case in most of French-speaking African countries in South Sahara is of a dual type. In fact, it is regulated by traditional system land tenure and the modern one. But the traditional system which is based on collective landownership dominates largely. Unfortunately, it does not allow innovative initiatives. That is the reason why, the Government, in order to enhance rational development of agriculture, has tried through a regulation in February 1974 to organize the system of landownership based on the land reform. The notion of the unused land and that of the land being used remain the fundamentals of the reform. They suggest respectively the funds owned by individuals or communities and the national landownership system. As a result, individuals as well as communities can only claim their landownership rights if they really use the lands the ownership of which they claim. Still, this land reform political leaders have trusted is faced with the implementation problems. These problems are not only linked to some of the imprecisions of the ordinance but also to the lack of the populations' adaptation to the laws of the reform, to the weight of tradition and the conception of the people of Togo about land.

**Key words:** Land tenure, collective landownership, land reforms, implementation problems, weight of tradition, conception about land, Togo.

