

Villes en développement

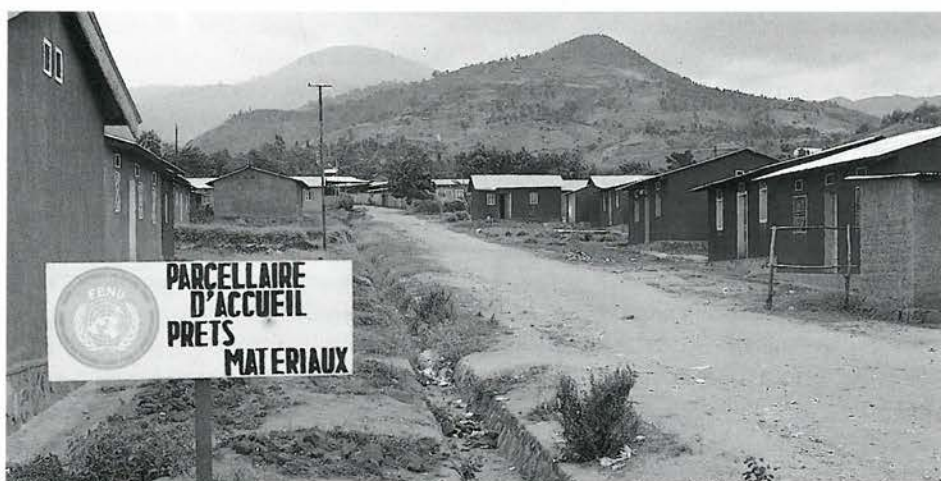


Sept. 1993 - N°21

Land Development

Like air, water and fire, land is a scarce resource that people tend to waste because of its apparent but deceptive abundance. This basic tenet of land management is common to urban areas in both industrialised and developing countries, and it is not the only one. Another is the geographical diversity of land markets due to their interaction with both local economic realities and with land practices deeply rooted in local cultures. There is also the diversity of goods: agricultural land turned into building land, marketable serviced land, re-used urban wasteland all of which are land goods governed by specific, but inter-connected, markets. Finally, land markets are imperfect in the economic sense: the interplay between supply and demand is distorted by traditions of secrecy and complexity, not to mention the existence of a black economy...

For there to be any hope of ever achieving the objectives set by the authorities in charge of future urban development, public land policies must be embedded in such realities. Public land policies must have four features. Firstly, they should be based on accurate diagnoses of land problems and on data collected by permanent observatories of the changes in the main elements of land markets. Secondly, they should be an integral part of the implementation of a clearly formulated overall urban policy: there is no single land policy as such, but an array of land policies aimed at accommodating the inhabitants, establishing activities, protecting nature etc. Thirdly, they should be long-range policies: experience proves that the cities that have succeeded in controlling their development and in restoring their general equilibrium are those that, over many years, have obstinately implemented a land policy that constantly anticipates the inhabitants' future needs. Fourthly, they should make up for the diversity of actors and



Bujumbura

Jean-Louis Armand

forms of intervention by close coordination of public land policies at the level of urban areas or even at the level of inter-area networks of towns and cities. To meet this need for consistency in space and time, the first step is to set up a single instrument for land policy action within a given urban area.

In the last analysis, public intervention must avoid two pitfalls: to let the market mechanism function freely, whereas experience shows that land markets have never been capable of self-regulation; and to establish authoritarian and centralised controls over all the actors

involved in land development, which leads to a process of land impoverishment. Successful public intervention, which is of vital importance to the success of urban development policies, depends on the public authority's ability to encourage a multiplicity of initiatives in favour of urban projects and to give priority to objectives that are deemed in the common interest, notably to the benefit of the poorest members of the community.

Bernard de Korsak

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Access for low-income groups to urban land

Organised at the behest and with the support of the French foreign ministry, the World Bank, the UNDP and the UNCHS, a seminar was held in Mexico from 24th to 26th February 1993 on the following theme: «*Access for low-income groups to urban land; new policy approaches; regularisation of titles in developing countries*». This seminar was a follow-up to research work into «*Policies on the regularisation of titles in illegal urban settlements in developing countries*» engaged as part of the French contribution to the Urban Management Programme. Coordinated by AITEC, it focused on three Asian and six Latin-American cities (Bangkok, Delhi, Bhopal, Cordoba, Santiago, Sao Paulo, Recife, Lima and Mexico). The Mexico seminar was attended by around 75 specialists from Latin America, Asia, Europe and North America, with very diverse educational and professional backgrounds, all of whom are involved in ongoing efforts to define or to implement title regularisation programmes and projects: researchers, study officers, local government officials, representatives of associations, NGOs and international institutions. The following questions were carefully considered:

- what are the objectives of the regularisation of titles in illegal settlements?
- Is there a real consensus among actors in the land development process on the implementation of title regularisation programmes?
- What is the real state of affairs with regard to title regularisation programmes?
- What constraints on and obstacles to the implementation of title regularisation projects are there?
- What conditions are favourable for the success of title regularisation policies?
- What operational aims can consequently be suggested to the actors in the urban development process, governments and development aid institutions?

The debate centred mainly on: the respective roles of the state, local authorities and intermediation bodies in the conception and implementation of title regularisation projects; policy options and alternative conventional title regularisation projects; the costs and financing of these projects.

When considering new solutions, the participants in the seminar emphasised the importance of social dynamics: on the one hand, because social forces play a key role in the

production of housing; on the other hand, because innovations emerge from the interplay between the populations concerned, bodies representative of the community and the actors in the urban management process.

The participants reviewed the objectives of title regularisation policies and underlined the appearance of new trends in the 1990s: title regularisation has gradually come to be seen as part of an overall national development strategy; sound alternatives to squatter removal policies have come to light, based on new solutions to the problem of security of tenure.

A set of suggestions and recommendations has been put forward.

The recommendations pertaining to political, legal and land matters emphasise that priority ought to be given to the question of the recognition of land rights. They restate, on the one hand, the need, when title regularisation strategies are being formulated, to recognise the diversity of land users' current practices, and, on the other hand, the need to transfer certain central government responsibilities to the local level. Today, it is absolutely necessary to conceive and to set up improved information systems that take into account the diversity of social relationships that are centred on land ownership.

The recommendations pertaining to financing and infrastructure restate that it is imperative, prior to any title regularisation project, to assess the will and the ability of beneficiary households to pay for the services that such projects provide in order to check their degree of real commitment.

These mutual financial obligations must be formalised by contractual arrangements indicating the amounts of the commitments made and the payment mechanisms to be used.

Innovative systems for obtaining credit, notably community-based ones, are among the main instruments for contributing to the financing of title regularisation and housing improvement projects, and for cost recovery. Their development must be encouraged.

Finally, financing mechanisms must be introduced that are likely to have a spillover effect on the mobilisation of community resources in order to give independent community associations access to funds for title regularisation.

The recommendations pertaining to the regulatory framework suggest a set of

measures to simplify, make more flexible and adapt this framework and the legislation governing land management. This implies a critical assessment of procedures and mechanisms for access to land, land registration and land development. From this point of view, the emphasis must be on the participation of the public and on facilitating access to information on legal representations and procedures.

The success of land development projects is conditional on their being managed locally and on their being defined jointly with the populations concerned. The participation of local actors is of particular importance to the choice of service standards and of forms of land use, to determining financial responsibilities and to assessing the beneficiaries' ability to contribute financially. Finally, the need to incorporate title regularisation programmes into an overall urban policy and housing project was underscored. This goal cannot be dissociated from preventive measures to overcome the main blockages that cause the growth in illegal settlements.

The seminar held in Mexico brought phase one of this research work to an end. In 1993-1994, it will be followed up and broadened to include other case studies. In two years' time, a working group formed during the seminar will produce a more elaborate orientational document for the benefit of the various urban actors involved in conceiving and implementing title regularisation policies, programmes and projects.

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Other developing and parcelling techniques

Taking into account existing plot layout

The doctrine of «making a clean sweep» still predominates. It continues to be thought of as the ideal which, in a land management manual, would be expressed as follows : to obtain the most rational development or plot layout, completely clear the land that is to be developed/parcelled of all existing uses and tenure rights !

Fortunately, it is more and more difficult to implement this doctrine: money is lacking to indemnify people, land users protest or demand the impossible... So, more and more often, land developers and other land-use planners integrate land occupants and their possessions - objects and rights - into their land allotments.

To facilitate this integration, land-use developers have to bring themselves to use other methods. In particular, they must base their plot layout on existing parcel subdivisions. The first advantage of this approach is that it preserves existing homes. Also, each existing plot must contain at least two new ones, one being the site of the existing home, the other being «for the children» (or for the market)... In this way, according to our experience, numerous developments can be planned that do not entail any land costs (other than servicing expenses).

This approach has another important advantage which goes beyond land development. It forces project managers to be more micro-based, i.e. to be more knowledgeable about land conditions and the inhabitants' own uses of the land (including uses prejudicial to the soil, water resources etc.); such knowledge improves the quality of projects. The customary boundaries of land occupancy are sometimes physical (changes in the type of soil), ecological (anti-erosion hedges), economic (production of small fruit), and, of course, scenic (landscaping). Common sense suggests that they should be preserved.

Developing land in cooperation with landowners

Several experiments are being planned or conducted to learn about cooperation between land developers and landowners. However, none has reached a sufficiently advanced stage yet for lessons to be drawn from them.



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"Villes en développement"

To describe briefly the land development aspects of this approach, we shall study Rwanda's project. Here, the key element is the site development process. The chosen housing site has been provided with a sufficiently tight network of roads for the space inside each mesh to be flexibly developed without undue risks. But what really structures the space is the network of minor roads: it defines the size and shape of the lots to be developed by landowners and land occupants under the supervision of the public authorities, who, for lack of funds, have given up the idea of expropriating the land to develop it themselves. Such forced liberalism relies on a relatively strong tradition of rural land tenure. Farmers and landowners at the periphery of built-up areas are considered by the public authorities as holders of land rights that have to be registered and managed by each municipality. Thus, at the very core of this approach are minimal government intervention and the recognition of customary tenure.

Providing a site with minor roads defines the shape and size of lots that have to be developed by the owners, if they have the means to do so, and especially by land buyers who have plans to build on them. Land is parcelled under market pressure and in accordance with a development sketch, which is as flexible a development plan as possible. Subdivision permission is considered as a building permit and gives rise to the payment of special servicing charges. Land purchases are recorded by the municipality in a special register for land and possessions subject neither to the civil code nor to laws governing public authority regulation and control.

Naturally, there are municipal officers who are charged with helping and monitoring owners, buyers and builders.

Multiplying the number of developers

The fundamental drawback of traditional physical planning processes is that they make a single operator entirely responsible for a whole operation. This operator wants to do everything: design the layout of the estate's internal road network, subdivide the land, bring the land to market etc. This in-house product ends up by suiting only the in-house customers, the social groups whose loyalty is to this in-house product. To establish a wider customer-base, the number of physical planners with very different ideas and clienteles has to be multiplied.

To avoid having a situation where each planner launches his pet project in «his» special preserve, land production has to be concentrated in one site with a minimum provision of common services and facilities. In this case too, the network of such services and facilities defines the shape and size of the lots that are to be developed by central government agencies, mixed private-public companies, local authorities etc. Each planner deals with «his» lots, i.e. comes to an agreement with the customary owners and occupants, makes land available to construction consortia, sells plots of land to persons wishing to invest in rental housing etc.

Jean-François Tribillon,
Teacher and consultant

Constraints on land in China

In a country where everything is planned and where the land «is owned by the people», some may be surprised to discover that urban growth has been partly uncoordinated and that the cost of undeveloped land for extensions is so high.

Rapid urban growth

In principle, the growth of China's towns and cities has been highly planned:

- population growth has been stopped (single child policy, controls over migration of people etc.);

- a tight rein has been kept on extensions of urban areas (a clear, prescriptive and strict master plan);

- sources of funds, management methods and division of responsibilities have been clearly established (at national, regional and municipal levels).

In practice, the extension of large towns and cities has come up against big problems:

- the population has grown more than expected (30% of urban inhabitants are probably part of the «mobile population», about which little is known except that it has increased a lot);

- there is an increasing shortage of funds for a type of urban planning that prescribes rigid and high standards ;

- regulators have poor control over certain forms of pirate urban development (small enterprises, disguised as «farmers' cooperatives», which give rise to illegal settlements);

- the «consumption» of agricultural land has been much more difficult and expensive than expected.

Major constraints on land

Realistic use of the legal framework.

The current application of rules laid down in the 1950s reflects a pragmatic interpretation

of Land Law, which has had to adapt to the trend towards a market economy. The pace of this adaptation depends on the pace at which China as a whole changes.

The rules governing land ownership and the transfer of tenure rights.

Land in urban districts «belongs to the people», and it is managed by the state (directly or through local government authorities): in this sense, it is referred to as «state land». Land on the periphery of urban areas and agricultural land (other than land legally held by the state) is under collective ownership; such properties are managed by «collective units» particularly «agricultural cooperatives». No individual or company or other entity has the right to buy, sell or transfer land. The state alone may buy the collectively owned land in the general interest (either directly or through the local governments).

However, it is possible «to transfer tenure rights». Such transfers, providing they abide by the laws governing «land management» and «urban planning», are recognised by the state. They may be effected for valuable consideration. Tenure rights may also be leased, mortgaged, etc.

Tenure rights

«State land» may be used by a state entity or by a collective unit (cooperative). State and collective land may also be used by private developers for rational and law-abiding development.

In the «planned» zones, land users have to comply with urban development plans and submit their projects to the public authorities concerned (economic development, construction, urban planning) for approval. The periods of tenure rights vary according to the type of use: 40, 50, 70 years. They are renewable.

«Use value» : an ever-higher price to pay.

Tenure rights translate into numerous indemnities that the developer has to pay before he may use the land earmarked for his

project. The amounts of such indemnities, which have tended to rise from year to year, can vary slightly from one province to another. We have chosen to list nine of them.

Five indemnities go to the occupants of the land :

- for the land;
- for the annual harvests and planted trees;
- for reconstructing homes and out-buildings;
- for space that has been lent;
- for businesses that have been closed down.

One indemnity for host companies, i.e. those that will be made to hire farm workers made redundant (employment restructuring aid).

Three indemnities go to the local government:

- *for the environment* (cost of repairing damage caused by works, such as damage to the soil and to the water distribution network);

- *for reconstructing arable land and market gardening zones* (maintenance of the capacity for supplying urban areas);

- *for increases in subsidies* (a farmer who becomes a city-dweller is no longer self-sufficient in food and is thus entitled to buy wheat, rice, oil etc. at subsidised prices).

Conclusion

This presentation of the numerous «indemnities» shows what difficulties the powerful «Residential neighbourhood construction companies» come up against in China: farmers and their cooperatives are well organised to defend their rights. Thus, in a country where, in principle, the «land market» does not exist, the price of land turns out to be high: 15 to 60% of the cost of developing land, depending on the location. This is a particularly large proportion when you consider the very high quality of infrastructure facilities in the extensions to Chinese towns and cities.

Christian Bouchaud, Groupe Huit

	Shanghai	Hangzhou	Ningbo	Shaoxing	Wenzhou	Chine (urbain)
«Built-up» areas in 1990 (km ²)	375 km ²	77 km ²	36 km ²	14 km ²	30 km ²	
Total population (in 000s)	9 240	1 350	685	280	545	736 646
of which mobile population (in 000s)	1 655	250	60	60	75	101 606
Density in 1990	246 hab/ha	175 hab/ha	190 hab/ha	200 hab/ha	182 hab/ha	
Total population in 2000 (in 000s)	11 480	1 500	900	340	730	953 750
Annual total pop. growth	2,2%	1,1%	2,8%	2,0%	3,0%	2,6%
Land needs '90-2000 if 75m ² /inhab.	168 km ²	11 km ²	16 km ²	5 km ²	14 km ²	
Land needs '90-2000 if current density	91 km ²	9 km ²	11 km ²	3 km ²	10 km ²	

Table drawn up on five cities surveyed by Groupe Huit in the framework of studies financed by the World Bank.

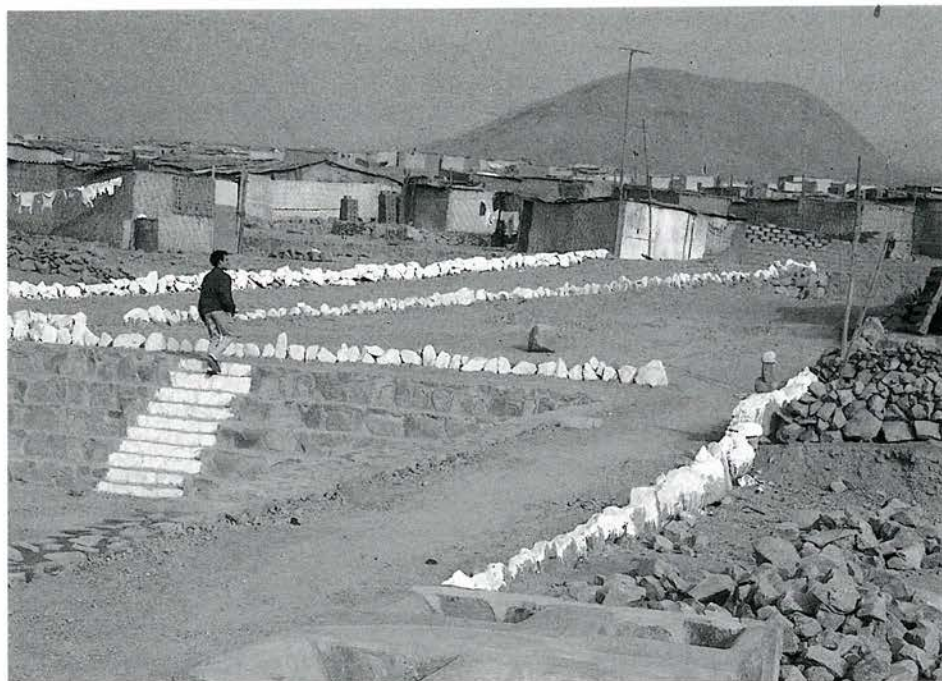
The social challenges of urban land tenure

Not only have recent transformations affecting the question of urban land in sub-Saharan Africa hardly been studied at all, which has had a very adverse impact on innovative municipal urban management policies, but also, and more importantly, such transformations have been approached from the distorted viewpoint of «landownership». I mean that scientific publications and urban development documents «naturally» approach the land question from this viewpoint. Of course, this «natural» approach is deeply rooted in a cultural frame of reference which is fundamentally ethnocentric. In this article, I shall only consider the social effects of changes in the legal forms of land tenure.

An original development of forms of land tenure

For the French code of civil law (the Napoleonic code), which was introduced to francophone Africa on 5th November 1830, and for doctrine, the situation is apparently simple. Land is «by nature» a permanent asset (art. 517); a permanent asset is a good (art. 516), and a good is «something that is recognised in law if it has a monetary value and can be owned». If ownership is defined as «the right of absolutely free enjoyment and disposal of objects» (art. 544), you have the elements of a paradigm that assumes axiomatically that all urban land is a good over which you can or will have to exercise ownership rights characterised by free alienability or the most absolute right of disposal. But is all urban land a good? Is the conveyance of land *inter vivos* comparable to the exercise of landownership rights, even of a collective nature?

In fact, it is no longer possible to make such generalisations. Private property, after taking over the «Plateaux» areas where the public authorities were located, had spread to the «medinas», and then to the other parcelled neighbourhoods. Then, through force of numbers and the failings of the land conservation authorities, it came up against another reality: the non-parcelled neighbourhood. These *de facto*, illegal, non-formal neighbourhoods, the urban developer's nightmare, have become one of the predominant forms of urban development in developing countries. Since their independence, the exception has therefore gradually become the rule, and landownership has become an elitist right reserved for a few



Jean-Marie Bireaud

middle-class neighbourhoods stuck in the middle of «the urban jungle».

Patrimonial strategies and social reproduction

After having tried some circumvention strategies, the Africans had to find ways of reconciling their traditional methods for making land tenure secure (based on belonging to a community) with modern (and western) concepts and procedures. So they learned how to «domesticate», and even to «assimilate», innovations from outside, while continuing to work on their own traditions in order to link land title with new social structures and to respond to social and «political» challenges (stabilisation of new systems of domination at local level).

- As pre-colonial and pre-capitalist conceptions of land were not based on landownership, the appropriation of land was seen as «allocating land to a use» in the framework of multiple and interdependent controls.¹ This process started with priority controls (in squatter settlements), followed by specialised controls (in urban shanty towns), and ended up with exclusive controls in illegal settlement neighbourhoods. In this case, land is more than just a «good»: it is an inheritance from the family or residential community, on which new social relationships are based.

- For land, more than having monetary value, has a symbolical value derived from its two fundamental functions: «personalised allocation of favours» (as shown by C. Goislard relative to Banfora) or the adaptation of lineage strategies to a situation of scarce urban land (K. Adjamagbo in Lomé). On the basis of these land relationships, social relationships are formed which are not (yet) of a capitalist nature because, although they do produce land rents, they are for the purpose of consumption and not of capital accumulation.

This is therefore the background against which new land practices have been developing based on processes involving actors, brokers and unexpected regulation techniques. What lends consistency to these processes is not the concept of «nonformal tenure», but rather the negotiated management of the social crisis that has affected Africa for 15 years. In my view, all urban land management policies should be based on this approach. But to elaborate on this would exceed the scope of this article.

Etienne Le Roy

¹ E. Le Bris, E. Le Roy, P. Mathieu, *L'appropriation de la terre en Afrique noire*, Paris, Karthala, 1991.

Malian land markets

Although private, registered land remains the reference for Malian land development managers, it accounts for less than 10% of built-up areas in Mali's capital and secondary towns. Customers of the private property market have unstable and often legally flawed relationships with the state land office.

Most inherited family properties are yard-structured housing on land conceded by the state on a precarious basis. Since 1982, efforts have been made to regularise the technical and fiscal management of such housing (prior registration and servicing of new extensions, cadastral survey in Bamako). But the outlying suburban areas remain under-equipped, and the existing subdivisions have hardly been renovated.

The most dynamic segment of the suburban land market is the one for plots outside the housing subdivisions. The growth of this «illicit» segment has been closely connected with the backwardness of the housing estates and the increasing tendency to select beneficiaries according to their means and to their political allegiance. The informal settlement neighbourhoods (known as «sonorobougou») orchestrate the social pressure exerted by poor migrants and workers. They conform to the practices on other markets

of the small rental housing landlords or of the «pluralists» who re-sell undeveloped land. Social divisions are created based on the landowners' variable ability to acquire the speculative skills needed to face the alternation of regulation and repression typical of Malian urban land development.

Such social stratification and its links with the land market reveal the need to switch from a rigid legalistic approach to one that seeks to understand the socio-economic processes of survival, integration, and even of accumulation that underpin the city-dwellers' quest for property ownership.

The urban land market crisis has persisted under the 3rd republic (June 1992).

It is important to look beyond the managing of the supply of plots and to understand what motivates the demand for land, which is neither passive nor homogeneous. The concept of the channel helps to understand the patterns of affordability but also of social legitimacy that structure the urban social pressures, and which are the obstacle to a narrow conception of programming. Each individual's and especially each family's logic can be seen to determine its unequal entry into the urban environment: reliance on rent differentials and on varying opportunities to settle abroad;

making time of residence the determinant of chances of integrating, reintegrating and decongesting land development.

This approach to housing needs calls for an understanding of urban markets at several levels. The social mechanisms whereby savings are mobilised cannot be apprehended only at the level of yard-centred neighbourhood units. But it is at this level that tenants and landlords cohabit, revealing the distinction between «senior» and «junior» plots according to length of occupancy by the various strata of urban migrants. The upgrading and relocation areas highlight the financial limitations of operational urban development. Yet they point up some of the links that perpetuate the integration of land development, including the economic advantages of work and networks of relationships «outside work». Finally, the pressures exerted on managers by workers transferred to inland areas or by emigrants abroad testify that the new landowners are motivated by the same mixture of landownership projects and of patrimonial aspirations (to house their dependants, and to pass on the status of urban guest).

Monique Bertrand

Burundi : towards a new role for the state

In Burundi, public land development projects should increasingly be conducted on a contractual basis: more and more local public actors are taking over from the state the responsibility for conceiving, implementing and supervising projects; and although these actors intervene under state supervision, they are in a position to set up development projects with the support of the donors and the collaboration of the technical partners of their choice.

Does Bujumbura need a serviced allotment or a major facility? In both these cases, as in others, the state delegates (or is about to delegate) by special agreement its responsibilities as a developer to municipal bodies, a public development corporation (such as the famous REGIDESCO) or even a private developer (the idea is gaining ground); the delegatee, in turn, is free to make any useful arrangements with the donors and technical partners.

The instrument of this approach to urban development is the contract. It is true that a

legal expert may well not recognise the signed document as having so high a status. In fact, it is a «meta-contract» with limited legal effects. But its practical consequences may turn out to be useful: even when it is nothing more than a letter of intent, it can attract important publicity and generate financial support. Of what value is this new conception of public intervention in favour of land development?

In the case of Burundi, state intervention has traditionally been governed more by project-management logic than by the logic of an overall urban land policy. What is new is the tendency to give up the single view of comprehensive intervention to the benefit of other actors and other values: companies, local authorities and contracts. This trend has resulted in more flexible and effective management of specific projects.

But have all the consequences of this trend on state intervention in urban development been studied?

Increasingly, the state risks becoming a «sleeping partner» in urban development; in the provinces, real power could switch from the state's representatives to decision-making centres in Washington, New York or ... Paris. This could pose delicate problems of administrative coordination. Thus, in Burundi, the future heads of the «local units» implementing the «Development of Urban centres» project will have much greater material and financial resources at their disposal than the state governors, without for that being in a position to substitute for them as administrative coordinators.

However, there is reason to believe that the planned reduction in the role of the state is not a symptom of state decomposition but rather a redeployment of public intervention as part of efforts to renovate the state.

Michel Prouzet

French development aid news

Appointments

Civilian development aid workers appointed in 1993

- **Jean-Paul Fiorese**, IDTPE, formerly head of the international personnel office of the international economic affairs department, took up the post of development aid attaché at the French embassy in Rabat, Morocco on 1st September 1993.

- **Jean-Pierre Muret** took up the post of advisor to the Director General for local government at the Moroccan ministry of the interior and of information on 1st Sept. 1993.

- **Yves Kernivinen**, ITPE, has been appointed as technical advisor to the Urban Planning Department in Guinea-Bissau.

- **Claude Praliaud**, IPC, has been appointed development aid attaché at the French embassy in Algiers as from 1st October 1993.

UMP

The African regional coordination office of the Urban Management Programme (UMP), with the support of UNCHS-Habitat, UNDP, the World Bank and various bilateral development aid bodies, held a meeting of experts in Dakar from 6th to 8th July on the development of a regional information dissemination strategy.

Contact: UMP - African regional coordination office, Plot 146 Airport West, PO Box 9698 K.I.A., Accra, Ghana.

ISTED

At the annual general meeting on 15th January 1993 of Institut des Sciences et des Techniques de l'Équipement et de l'Environnement pour le Développement a charter was adopted setting out the Institute's missions, action and resources. ISTED's field of activity covers three areas: «Cities», «Roads» and «Transport». Mrs M.C. Tabar-Nouval is responsible for «Cities».

Contact: ISTED, Arche de la Défense, Pillier Sud, 92055 Paris La Défense Cedex 04, France.

Twinning of DDEs with African ministries

Under the auspices of the French departments of the environment, transport, tourism and development aid, there are ongoing contacts with Cameroon, Chad, the Central African Republic, Burkina Faso and Madagascar. French local departments of the environment in the French counties of Finistère, l'Île et Vilaine, Pyrénées-Orientales and Maine-et-Loire have responded positively to requests by African ministries to benefit from French experience of the management and decentralisation of services. The World Bank wants to extend this cooperation to Venezuela.

Contact: Ch. Barillet, METT/DAEI, Arche de la Défense, 92055 Paris La Défense Cedex 04, France.

Cooperation with the RSA

In October 1992, ACTIM and the French department of the environment sent a group on a mission to the Republic of South Africa (RSA) to explore the scope for cooperation in the field of social housing.

Experts from la Caisse française de développement, la Caisse des dépôts et consignations, the UNFOHLM, and the departments of housing and construction took part in this mission, which produced a report setting out an action programme. A steering committee has been formed to monitor the implementation of this programme. This is the framework in which ACTIM-METT-the department of housing are holding a seminar on social housing in October 1993 in Paris. A mission report and abundant documentation on the RSA are available from ISTED's documentation and information centre «Villes en développement».

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Other action has been initiated with the RSA by French NGOs and companies which have set up a think tank with South African NGOs.

Contacts:

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Report on the invitation to tender issued by the French department of higher education and research about «Crisis and change in the cities of the developing countries»

Following the invitation to tender issued at the beginning of February 1993 by the development research department of the French ministry of research and space, 57 projects in the form of letters of intent arrived at the ministry.

The geographical diversity of research locations shows that researchers are looking beyond their traditional territorial limits: true, 15 bids concerned black Africa; but another 15 concerned Latin America and 11 Asia.

Nine bids were for projects covering different continents. A lot of such bids were submitted by the most experienced teams in this field including CNRS, ORSTOM, INRETS, IUP and IFU. But new teams from the CNRS and the universities of Paris, Bordeaux, Clermont-Ferrand, Lyon, Rennes, Grenoble etc. also expressed an interest, as did French institutes abroad (CERMOC, CEDEJ, IFEA, Pondichéry), CNRS laboratories not specialised in developing countries, and associations (ARCI, ENDA).

The scientific committee of the development research department accepted the judgements of the awarding committee's experts:

- 11 projects were selected for financing as early as in 1993 (three of them to be funded by the ministry of development aid);
- 4 projects were put on hold and may benefit from financing in 1994.

A very detailed analysis of the replies to this invitation to tender is being prepared.

Pierre Trincaz, ministère de l'Enseignement supérieur et de la recherche, département Recherche pour le développement.

Symposia

Caen, France
novembre 12-13 1993

Local urban development: small and medium-sized towns in black Africa. Two days of scientific exchanges in the university of Caen between social scientists, representatives of international development aid bodies and twinned local government officials.

Contact: Monique Bertrand, 2 rue de l'Engannerie, 14000 CAEN, tel: (33) 31 85 74 52, fax: CERA, University of Caen, (33) 31 45 59 60.

FIAP à Paris, France
novembre 19-20 1993

Environment and development. Follow-up to Rio - Organised by NGOs to carry on the work initiated with other partners, NGOs from the south, researchers etc. The overall set of issues to be addressed will be defined during round-table discussions covering towns and cities, energy, population, education etc.

Contact: CRID, 14 passage Dubail, 75010 Paris, tel: (33 1) 44 72 07 71, fax: (33 1) 44 72 06 84.

San Francisco, USA
décembre 8-11 1993

Healthy cities - healthy societies: improving the quality of life into the 21st century. An exchange of experiences and strategies for building an improved physical and social environment which supports health within the complex urban setting.

Contact: Healthy Cities, 2151 Berkeley way, annex 11, 3rd floor, Berkeley, CA 94704, USA, tel: (510) 540-2960, fax: (510) 540-3472.

Book Review

Politiques foncières des villes en développement, by C. Farvacque-Vitkovic and P. McAuslan - Paris: ADEF, 1993 - 157 p.

The result of worldwide fieldwork conducted within the framework of World Bank and UNCHS-Habitat programmes, this book offers a concise overview, with numerous examples, of the land issues and opportunities which the urban development of developing countries comes up against.

Contact: ADEF - Association des Etudes Foncières, Grande Arche Nord, 92044 Paris Cedex 41, France

Price: FF160

La force des Peuples. Olympiens et gens de rien à la conquête de la ville-monde, by Noël Cannat - Paris: l'Harmattan, 1993 - 226 p.

Within the next 10 years, half the population of the world will be made up of city-dwellers. What will the «world city» of the future be like, when already today the poor struggle while the affluent look on? A ready-made American-style civilisation or one that has yet to be invented under the authority of the people? This book suggests a typology of the actors involved in the urban development process and of its dynamics.

Contact: l'Harmattan, 7 rue de l'Ecole Polytechnique, 75005 Paris, France.

Price: FF120

Expérimenter pour innover ensemble. Secteur Pilote d'Innovation Outre-Mer (SPIOM). N°2, 1991-1992, Bilan. - Paris: Direction de l'Habitat et de la Construction, 1993 - 44p.

The SPIOM programme was launched in 1988 as part of the steps taken to foster social housing in French overseas counties. In presenting the results of the SPIOM programme, this booklet describes a number of local technical policies and innovations implemented in 10 projects in Guadeloupe, Martinique, French Guyana and Mayotte.

Contact: Mme F. Gadbin, Direction de l'Habitat et de la Construction (METT), Arche de la Défense, 92055 Paris Cedex 04, France.

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