

# Villes en développement



Sept. 1994 - N°25

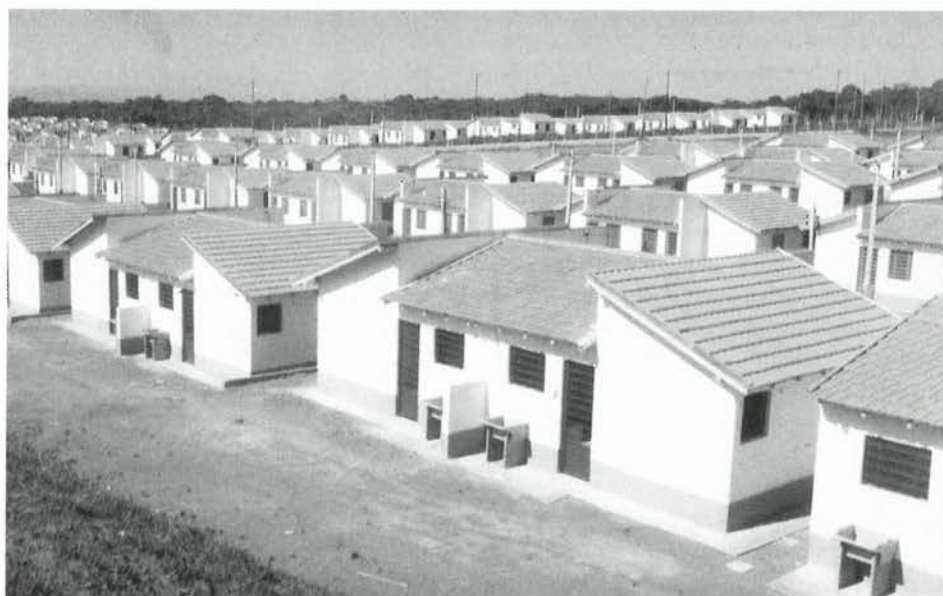
## Rental Housing

In spite of the efforts made by public authorities to provide housing that covers the whole spectrum of housing needs, what characterises housing economies all over the world is their institutional, legal and financial compartmentalisation. Each market segment is its own little world, with its own players, rules and financings.

In the most highly developed countries, each market has its own dynamics and pays no attention to what may be happening on a wider scale. «Market forces» exacerbate competition in the most profitable niches, cause cyclical crises, and leave the least profitable segments to public funding systems. These systems, whose effectiveness depends on the country or on the scope for reallocating budgetary resources, cannot avoid having «threshold effects» that make their accessibility difficult.

In middle income countries, and even more so in developing countries, whole market segments are missing or are still in embryo, notably in the rental housing sectors. Access to ownership is tailing off. The sources of savings and of finance are limited. The operators are still disorganised and ephemeral. Access to credit extends only to the middle classes. Yet the diversification of the supply of housing has become a fundamental requirement for sustainable development.

From this point of view, all field surveys show the need for the various types of housing tenure, at all levels of affordability, to be lasting and consistent with each other. Private or subsidised rental housing should not be in competition with access to home ownership. Instead, it should be seen as a complementary source of housing, a form of support, and a way of helping to regulate the market.



«Casa própria» São José Dos Campos (Brazil)

But the development of a rental housing sector remains an immense, complex and very long-term task. It takes time to heighten the awareness of the public authorities, from central to local government level; to create suitable institutions; to professionalise the operators involved and to make them more aware of their responsibilities; to build up a housing stock that is sufficiently large and of sufficiently good quality; to find the necessary funds; and to strike an economic and financial

balance that makes it possible to perpetuate, improve and develop a rental housing sector. Today's world undoubtedly finds it very difficult to accept that the development of nations and cities calls for very long-term investments. However, the way the many operators involved are taking up the challenge is very encouraging.

**Patrick Terroir,**  
Head of the Savings Funds Department,  
Caisse des Dépôts et Consignations.

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# Changes in the rental housing sector in France

## The main changes in the rental housing stock

In France, more and more households own their main home: between 1963 and 1988, the proportion rose from 42% to 54%. Over the same 25-year period, the rental housing sector's share of the total housing stock declined from 44% to 37%, as the proportion of free tenants fell sharply.

Within the rental housing sector, the number of private rental homes diminished significantly (by around 700,000 units), whereas the number of social rental housing units was multiplied by 3.5, increasing by nearly 2.5 million units: in 25 years, the proportion of the social rental housing stock rose from 7% to 17.1%.

All told, in terms of numbers, over this period, two thirds of the increase in the number of households were absorbed by access to ownership and one third by social rental housing.

More recently, between 1988 and 1992, access to ownership stopped increasing, owing to the slowdown in the construction of new homes and to the fall in the purchases of existing homes. At the same time, the private rental housing stock grew by nearly 200,000 units, reaching the same level as in 1984, while the social rental housing stock increased by 270,000 dwellings.

This trend towards a steady increase in the proportion of owner-occupiers has been observed in most European countries. However, the higher the standard of living and the more urbanised a country is, the greater the weight of the rental housing sector. Thus, in southern Europe, 60% of households are owner-occupiers and the publicly financed social rental housing sector is practically non-existent. Whereas in northern Europe, rental housing still predominates: in Germany and the Netherlands, fewer than 50% of households are owner-occupiers. In Great Britain, although the private rental housing stock is very small, the social rental housing stock, (25% of the total housing stock), still plays a very important part.

## Who produces and manages rental housing in France?

The stock of dwellings owned by **private individual lessors** is estimated at 4.2 million units, of which 3.6 million are rented

**Table: changes in the type of tenure of main homes in France**  
(In thousands of housing units)

Type of tenure	1963	1973	1978	1984	1988	1992
Owner occupiers	6210	7801	8707	10323	11387	11913
Tenants	6652	7595	8185	7933	7913	8336
of which: social housing	1089	2230	2823	3362	3622	3775
1948 Housing Act	1433	1187	934	708	522	442
private sector	3329	3545	3895	3862	3769	4118
Other types of tenure						
of which: free tenants	1854	1749	1753	1605	1541	1488
<b>Total</b>	<b>14716</b>	<b>17145</b>	<b>18645</b>	<b>20365</b>	<b>21257</b>	<b>22131</b>

Sources: INSEE housing account and housing surveys

out, accounting for nearly 87% of the privately owned rental housing stock. Ownership is very fragmented as the number of private individual lessors is estimated at around 2 million: today, apart from a very small minority who own several buildings, most private landlords own one or two dwellings at the most, above all as a financial investment. This is the reason for which this part of the housing stock diminished sharply by an estimated 250,000 units between 1984 and 1988, because of the decline in this sector's profitability relative to other forms of financial investments.

The 1.1 million homes leased by **private-sector companies** are split into two equally large sectors: the competitive sector (insurance companies, pension funds, real estate investment companies, banks or even large private companies); the «semi-public» sector (mixed economy companies, subsidiaries of the SCIC group, bodies that collect employers' 1% housing contributions and various government departments and state-owned organisations).

The social housing category of lessors includes the 293 local public social housing corporations, and the 346 private non-profit organisations. The rental housing stock managed by these bodies is of equivalent size to the rental housing stock owned by private individual lessors, i.e. 3,450,000 homes, of which 98% are occupied. This stock is managed by a very small number of bodies. 36 of them manage nearly 30% of

the social housing stock, whereas close to 60% of the remaining bodies manage housing stocks comprised, on average, of less than 4,000 dwellings.

## What roles do the various rental housing sectors play?

Private or public, rental housing is primarily for mobile households. And yet each sector's ability to respond to the requirements of mobility is tending to diminish. This has caused tensions and has led to the emergence of new difficulties, of which the most extreme sign has been the increase in the number of homeless people in large urban areas.

**The role played by the private rental housing sector** has been transformed by the stagnation of the stock and by the trends affecting their price and level of comfort: there are fewer and fewer uncomfortable older dwellings, known as «de facto social housing» because of their low rents that make them affordable to low-income households.

As regards homes rented under the 1948 Housing Act to low-income households composed mainly of elderly people, workers and non-working people, their number has diminished by 1 million over a period of 30 years, of which 270,000 disappeared between 1984 and 1992.

The disappearance of this stock or its transformation, after upgrading, into homes for



sale or lease to socially mobile young couples, helped to exclude the lowest income groups from urban rental housing, and often from central or residential areas as well. So their increased demand switched to the social rental housing sector.

Unlike the private rental housing sector, **the social rental housing sector**, which houses 44% of tenants, has been rapidly impoverished over the last 15 years as a result of arrivals and departures.

The households, *leaving* the social rental housing sector are among the most affluent: two third of them have been heading for ownership; in 1988, 70% of them had incomes above the average for social rental housing tenants. The *entrants*, on the other hand, among whom small and single-parent households predominate, have incomes far lower than those of outgoing households. The public authorities' policy, between 1981 and 1986, not to raise income thresholds, and to set up contractual systems with local authorities and with social rental housing bodies, increased the selective entry of low-income households, causing the social imbalances that are a feature of numerous so-called «high-risk» neighbourhoods.

The traditional role of the social rental housing sector has been to provide for the needs of households that are not in shared housing, and to offer a compromise between renting an uncomfortable home from a private landlord and renting a comfortable home or gaining access to ownership. This role has changed to specialisation in providing housing for the most underprivileged sections of the population, not fast enough in the opinion of the public authorities. But, owing to the insufficient growth in the overall supply of rental housing, it has gone far enough to worsen the imbalances in the other segments of the market.

## Conclusion

The movement of access to home ownership initiated in the 1980s was a response to strong demand. But today, with hindsight, we are better able to weigh up the risks involved: the difficulty in providing homes for the low-income groups, who have been faced with a fall in the supply of older homes; the lack of continuity in the supply of homes, which has hindered the mobility of middle-income households.

The size of the social rental sector is not changing, access to the ownership of existing and new homes is diminishing, and mobile young or established households are faced with a smaller and more expensive

supply of private rental housing. Attempts to develop an «intermediate» rental housing sector between the low-cost social segment and the free-market private segment have all come up against this sector's lack of attractiveness to investors in terms of both income and capital gains.

Helping the housing markets to recover their equilibrium through a truly continuous and diversified supply of home will take time and increased investment not only in new homes for access to ownership, but also in diversified and appropriate support for the social rental sector and for the older

private rental sector. It will also be necessary to offer social housing bodies the opportunity to meet the demand for rental housing of middle-income groups who do not wish to be forced to buy a home.

This will make it possible to meet the needs of both the most underprivileged sections of the population and of mobile middle-income households and will also achieve the objective of maintaining a diversified range of urban housing.

Gilles Horenfeld,  
UNFOHLM

## The role of private rental housing for low-income groups

Surveys of the types of tenure existing in several African and Asian cities<sup>1</sup> show they all have rental housing. Indeed, tenants are often relatively in the majority compared with owners and people in free shared housing. However, the relative size of the number of households in rental housing does not say much about people's housing record or about how the rental sector accommodates new entrants and contributes to the provision of housing.

Conditions for renting homes are very diverse: land tenancy, when the tenant has to maintain or even to build the home himself; payment of a deposit amounting to the equivalent of several years' wages; legislation introducing the freezing of rents, thereby diverting private investment from the housing stock concerned; membership by landlords and tenants of the same ethnic group (Pakistan), or, on the contrary, recruitment from «outside»; consideration of the length of time tenants have been occupying a home when calculating by how much to raise their rents (Conakry); extension of rent due dates in case of a problem; etc.

Renting makes it possible to reduce the cost of housing. But it may also be an obstacle to changes of residential status (e.g. non-repayable deposits). The profitability of renting, excluding capital gains on land or buildings, is also very variable: the rental housing market often seems to be complementary to the other sectors of the economy.

In spite of this diversity, everywhere tenants and landlords alike have contributed to the provision of the housing required by the strong growth of urban areas in the third world (yard-structured housing in African cities is by nature partially rental). Illegal occupancy, with which low-income households are easily and systematically associated, generally involves in reality (unofficial) owner-lessors and people in free shared housing. With the fall in the public provision of housing<sup>2</sup>, such private provision is often the only way to house the poor. Thus, these private housing stocks, about which we still know so little, are necessary for improving «precarious tenure» housing or the housing of low-income groups. One of the major difficulties which have until now hindered efforts to support such «de facto social» private housing has been the problem of how to prevent landlords from being the only beneficiaries of aid. As in developed countries, this aid could be considered and made available. This is certainly the price that has to be paid to reintegrate social housing policies into urban development policies, or to complement them, in many poor countries.

Eric Laubé

<sup>1</sup> Peshawar, N'Djamena, Cotonou,

Calcutta, Dhaka, Conakry, Abidjan

<sup>2</sup> including the still necessary public provision of building land...



# Rental housing in Abidjan

## The rental housing sector's share of housing in Abidjan

In the 1980s, over 80% of Abidjan households were tenants. This percentage does not seem to have diminished. One of the symptoms of the country's economic difficulties has been the slowdown in urban growth to around 4% a year in Abidjan. This situation is due to the characteristics of the city's population. The very strong rate of urban growth in the past (over 10% a year between 1960 and 1975) generated strong demand for rental housing, particularly on the part of newly arrived (or formed) households, single people and the young. The proportion of tenants is large in all types of housing, but more particularly in the precarious tenure sector. Contrary to the term «informal», and to popular belief, precarious tenure refers especially to housing produced by non-native people to be rented to other people of the same origin. These people often deliberately choose to live precariously in the city in order to transfer their savings to their places of origin. Nevertheless, it is in the so-called «evolutive», structured, districts where around half of the city's population have their homes, that there is the highest proportion of tenants (83.2% in 1984). The range of customers is very wide, but most of them are from the «informal sector»: the

self-employed (33%), low-ranking employees (50%) and casual labour.

The production of homes by property companies was targeted at another clientele: government employees and modern private-sector salaried employees. These homes accounted for a maximum of around 20% of the housing stock.

Finally, at its peak, the housing market produced a stock of high-class homes to be rented to high-income foreigners (accounting for 2% to 3% of the housing stock). The production of this housing was reserved for Ivory Coast nationals: they alone had access to ownership of the serviced land and to public loans.

## The role of rental housing

The annual rate of urban growth does not give an accurate view of the dynamics of the city's population: in 1978-79, a «repeat survey» revealed that Abidjan's 80,000 non-native newcomers that year actually represented the difference between 272,000 arrivals and 192,000 departures! Shared housing is the first answer to this extreme mobility.

However, mobility is not very great in the housing sector. E. Laubé's recent survey showed that 15% of tenants have been in Abidjan since at least 1970 (compared with 50% of owners); that half of the tenants

have occupied only one dwelling; and that, among those who have changed dwellings, 90% have stayed in rental housing, whereas only 6% have graduated to access to ownership. Among those in shared housing, 70% shared rented homes and 9% shared the homes with their owners.

Recourse to rental housing is undoubtedly only a stage in the process of settling in the city; but it is a lasting one. Aspiring city-dwellers are not forced into it for financial reasons alone. It is also, and especially, the only way to settle near a vast conurbation's centres of employment and economic activity. Single rooms and bed-sitters, i.e. one or two rooms with a surface area of between 12m<sup>2</sup> and 20m<sup>2</sup>, grouped around a yard (often reduced to a corridor when the density of inhabitants rises), with shared kitchens and sanitation, is the most frequent form of upgradeable rental housing. This is achieved in stages: at first, the landlord may live among his tenants before leaving the plot and/or entrusting it to someone he is close to when he owns more than one plot. One of the main advantages of this form of housing in terms of urban development is that a single connection, a single subscription to a water or electricity company can serve the needs of several families, even if access to water and electricity is not systematically part of the rental. Of course, this advantage does not exist in the informal sector, in which homes are very often built on unsuitable land or on land not classified as building land, and therefore totally unserviced.

## Who produces rental housing?

To quote from the book entitled «Abidjan: côté cour» («Abidjan: behind the scenes», publisher: Karthala) by Ph. Antoine, A. Dubresson and A. Manou-Savina, «in people's minds, homes are built to be rented». Quite often, people who build a home for themselves, when it has been completed, decide to let it in order to increase their income, and to continue living in this home they have let.

Rental housing for low-income groups makes no demands on public or even official funding. The first home to be rented after the one supposedly intended for personal use also calls for a great effort: money has to be set aside to buy materials and to have «bricks» made; jobbers have to be paid;



*Nainanagar, Dhaka, Bangladesh. Private land tenancies. The inhabitants themselves do the building work, which has to be authorised by the lessors.*

Eric Laubé

finishings (steel sheeting, ironmongery, etc.) have to be bought on credit. But, in their heyday, when the return on rents reached 20% a year, it was soon possible to finance the construction of a second home... In the mid-1980s, the total amount of rent paid in one year by 200,000 tenant-households to their landlords reached at least CFA Fr36 billion. Even allowing for loan repayments, taxes (very unevenly collected) and consumption, this revenue amply covered the cost of annual increases in the housing stock of 10%, i.e. 20,000 units costing less than CFA Fr1 million including the land. Thus, the «machine for producing rental housing for low-income groups» has turned out to be effective and replicable. It has become the envy of the official housing bodies which have been forced into liquidation by rent control, whereas the funds they have benefited from could (should) have made them equally dynamic and self-sustaining. The price of this rental housing «service» is fixed by a genuine market - unlike the prices of the homes themselves for which there exists practically no market. The lack of credit for buying existing homes is undoubtedly a major cause of this: the driving-force of an efficient housing market is the ease with which existing homes may be resold; whereas the construction of new homes is the most common justification for public support for access to ownership housing.

### The status of a tenant

Recognition of tenants' rights has progressed. Although it is still rare for a leasing agreement to be signed, it is now common practice for a rent receipt to be issued (in over 50% of cases). In general, tenants pay one or two months' rent in advance when they move in. But this is not «key money», and serves more often to pay for the first rents than to cover the risk of outstanding rents. When, as a last resort, a tenant has to be evicted, this is still done most often by the co-tenants, although recourse to a bailiff and the courts has been developing (E. Laubé). Property managers have also been emerging. At first, they are just rent collectors paid on a commission basis by a big or an absent landowner. Then, they become real estate agents (dealing in rentals). Finally, in order to secure rent-collection mandates, they lend money to prospective home builders. It is true that the quality of this rental housing for low-income groups is poor and that the ratio of the collected rent to the value of a home is high, reflecting the scarcity of both homes and money.



*Dixinn, Conakry «Minimal» rental housing: the plot is not enclosed. This type of home is frequently found in areas where housing density is increasing.*

People put up with this form of housing rather than choose it. Therefore, they criticise it a lot. The scale of high-rent subletting of property company homes, the frequency with which tenants simultaneously invest in other homes for the purpose of letting them, or in other activities, and the development of precarious tenure justify rental housing more than anything else.

The fact is: there are two types of «housing plan», two approaches to living in an urban home. For some people it is mainly to satisfy the «essential need» of having a home, which in most cases is satisfied by renting - a service for which you pay the lowest possible price; others, however, have an «asset value» approach based on the will to settle durably, to show off their upward social mobility, notably to their families, which results in an ostentatious investment... completion of which is often postponed.

The overall standard of housing will not improve markedly without a significant rise in income levels. Most households in Abidjan will not for a long time be able to afford the transport costs they would have to bear if they switched from rental housing near their places of work to access to ownership housing in the outer suburbs, an unlikely prospect.

In these conditions, is it not unduly risky to base a housing policy on access to ownership that is not limited to well-off or modern households? Indeed, the products on offer will always fall far short of expectations. Moreover, home-buyers will continue

changing and extending the purchased home as soon as they move in. As a result, they will add to their supposedly «maximum» official debt burden private or family commitments that will reduce the bankers' guarantees to nothing.

At present, for people who have funds to invest, be they urban operators or coffee and cocoa «planters», there is no substitute for rental housing. Housing remains a safe investment. A policy of rapid development of access to ownership housing would not *ipso facto* modify the distribution of savings, and would deprive investors of this opportunity to invest, without there being any other obvious means of mobilising their savings more officially. Even reciprocal credit, if it were left free to develop, would best be used to finance rental housing for low-income groups.

Nevertheless, providing they monitored its impact on the supply of housing, the authorities could cautiously reintroduce stricter controls of sanitary conditions (density, better cess-tanks, distancing or destruction of wells, inspections of compliance with basic standards of hygiene, etc.).



# Developing the Social Housing Rental Sector in Brazil

## Why cooperate in this field?

From the start, Brazil's federal housing aid policy was centred exclusively on access to ownership. Theoretically intended for low-income groups, successive aid programmes actually benefited those in higher-income groups, which, in practice, were the only applicants eligible for «formal» ownership and for loans to purchase property.

This exclusive preference for access to ownership corresponded to the social demand expressed by Brazilians, who largely subscribe to the idea of «*casa propria*». It also reflected the political will to establish a social consensus among the most active members of the middle classes. Left to private initiative, the supply of rental housing was never large enough for a regulated market to develop. This shortage of rental housing caused the whole range of dysfunctions in urban areas already observed elsewhere: excessively high rents, continually empty apartments, overcrowding in insalubrious housing (*cortiços*), multiplication of disreputable intermediaries, etc. The public authorities attempted to take administrative measures such as rent control. But this soon proved to be inapplicable, ineffective or to have unintended effects such as undeclared rentals and more precarious living conditions.

As from the mid-1980s, dysfunctions also jeopardised social access to home ownership:

- persistent hyperinflation destabilised financing of access to ownership. The risks relating to the creditworthiness of borrowers and especially to liquidity for lenders led to the failure of the National Housing Bank. Today, financing of access to social housing remains an unresolved problem following the failure of the PAIH programme.

- The social misappropriation of aid became apparent when insolvent buyers were forced to resell their homes and to transfer their subsidised loans to higher-income groups. The sellers then returned to the favelas or *cortiços*.

- The lack of social housing close to workplaces had increasingly harmful consequences: residential immobility, time-consuming and expensive transport, urbanisation with no sewage system, increasing pollution, etc. Urban development specialists began to take this opportunity to

diversify the supply of homes and of types of tenure both for financial reasons and to optimise the social effectiveness of housing aid.

Their conviction was expressed during a Franco-Brazilian seminar in Brasilia in 1990 on «Housing and Urban Development». Particular attention was paid to France's experience of social housing. Federal authorities were made aware of the possibilities of social rental housing by Brazilian experts who had conducted surveys in France.

## Implementing the programme

However, implementing a cooperation programme to support the establishment of a social rental housing sector has been a long and difficult process. A legitimate concern existed regarding the specific kind of cooperation required for this support, in terms of policy definition. Centralised cooperation is subject to various risks, which often relegate studies and reports to oblivion. Even the principle of a standard-setting, centralised definition of social housing rental policy did not fit Brazil's politically and culturally complex Federal system of government.

Thus, centralised action had to be linked up with decentralised operational projects. Cooperation both at the centralised level and through decentralised projects also made it possible better to meet the requirements of the partnership system that had to be set up. The actions of several operators had to be «harmonised»: states, public authorities, financial institutions, NGOs, public and private organisations. Over the last four years, the programme has developed, thanks to the political and financial support of the French ministry of foreign affairs and of the Department of Economic and International Affairs (DAEI) of the *ministère de l'Équipement*, under the leadership of a French operator called Act Consultants. In line with Brazilian specifications, this operator has organised assignments involving French operators with Brazilian central and local government authorities, most often the COHAB, or stays in France for Brazilian operators.

- Among the assignments carried out with Federal or state authorities have been the following: assignments completed by the French Housing Ministry and Caisse des

Dépôts in 1990 on rent regulations and, in 1991, on social rental housing policy; and, in 1992, a visit to France for all Brazilian local Secretaries of State in charge of housing.

- Among the decentralised actions, there have been, on the one hand, assignments with the COHAB and the CDHU (Sao-Paulo state urban development company) undertaken by French social housing organisations (OPIEVOY: Office interdépartemental de la région parisienne or SA d'HLM du Hainaut); and, on the other hand, training periods in France of Brazilian COHAB (Santos, Cubatao, etc.) and CDHU officials. Today, the cooperation programme of support for developing a social rental housing sector in Brazil is well under way. Between 7 and 10 social housing developments are being delivered, or are in progress or planned (at Cubatao, Santos and Sao-Paulo). The object of these developments is, at various levels of demand, to test several concrete ways of ensuring the creditworthiness of families (through rent levels and/or individual support) and of managing social rental housing, from straightforward renting to access to ownership leasing arrangements.

Making up for the temporary eclipse of the Federal government (one of the consequences of the Collor years and of the budget crisis), the cooperation programme has benefited from the constant support of the state of Sao-Paulo and of the CDHU. It has also had excellent backing at national level from the leaders of the non-profit organisation COHAB. The combined support of all these experts has made it possible to plan a further development of such programmes whoever is elected to be the next President of Brazil.

Pierre Auréjac  
Caisse des Dépôts et Consignations



# Development Aid News

## ◆ Resources

Lemer (Andrew C.). - The role of rental housing in developing countries: a need for balance.- Washington, D.C.: World Bank, 1987 (Discussion paper, 104)

UNCHS-Habitat.- Strategies for low-income shelter and services development: the rental housing option.- Nairobi: UNCHS, 1989 (HS/172/89E)

Aurégac (Pierre).- Social urban issues and the role of social rented housing.- Paris: Caisse des Dépôts et Consignations; 1990

UNCHS-Habitat.- Rental housing. Proceedings of the expert group meeting to review rental systems and rental stability; Rotterdam, IHS, 9-13 October 1989.- Nairobi: UNCHS, 1990 (HS/217/90E)

Malpezzi (Stephen) ; Ball(Gwendolyn).- Rent control in developing countries.- Washington,D.C.: World Bank; 1991 (Discussion paper, 129)

Association Réseau;- Seminar on the financing of housing; Franceville; Gabon; May 13 1992

Kumar (Sunil).- Subsistence landlords and petty capitalists: a theoretical framework for the analysis of the production and exchange of low-income rental housing in Third world cities.- London. Development Planning Unit, 1992

Foo Tuan Seik. - Low-cost condominiums. A viable alternative for housing the urban poor? A case study in the northern corridor of Bangkok. - Bangkok : Asian Institute of technology, 1992

Gilbert (Alan).- In search of a home, rental and shared housing in Latin America.- London: UCL Press, 1993

Laubé (Eric). - The role of private rented housing with regard to council housing. For a renewal in housing policy (Peshawar, N'Djamena, Calcutta, Dhaka, Conakry, Abidjan). Thesis for a Doctorate in urban planning and development supervised by Mr Coquery, Institut français d'urbanisme, 1994

## ◆ ADP

The 1994 study day of the Professional Association for Urban Development and Overseas Cooperation on «Cooperating with local government authorities» will be held on September 9 1994 in the Caquot amphitheatre of the Ecole nationale des ponts et chaussées, starting at 9.30 am. Address:- 28, rue des Saints Pères, 75007 Paris-France.

## ◆ Interurba GdR

New address - Université Paris 1, s/c CECOD, 162 rue Saint Charles, 75740 Paris Cedex 15, Tel. (33.1) 45 58 18 99

## ◆ Info coopérants

Jacques Guidot, head of the Bujumbura urban project (Burundi), has sent us a paper written in June 1994 by his team entitled «Development of the Carama zone: a response to urban growth in Bujumbura».

This document has been sent to a selected group of potential private sector urban planners.

Copies of this 16 page document can be made free of charge for those development aid workers who request them.

Contact: *Villes en développement -ISTED Arche de la Défense, 92055 Paris-la-Défense,Cedex 04, France, Fax (33.1) 40 81 15 99*

## UNCHS Habitat II Conference

The United Nations conference on human settlements (Habitat II) will be held in June 1996 in Istanbul. A first meeting of the preparatory committee was held from 11th to 22nd April 1994 in Geneva. On this occasion, France set up working structures for the conference. M. Georges Cavallier, ingénieur général des ponts et chaussées, who was appointed as the overall coordinator of the preparatory structures, headed the French delegation at the meeting of the preparatory committee. The committee's main recommendation was that each country should draft a national synthesis report based on joint work by the various operators on the setting up of a system of city indicators.

On the initiative of the French delegation, a meeting of the representatives of French-speaking countries was held at the preparatory session in Geneva. Proposals were made to intensify cooperation between French-speaking countries at Habitat II. It was also decided that M. Georges Cavallier, assisted by Mme Marie-Claude Tabar-Nouval, who is in charge of the urban sector at ISTD, would set up a standing interdepartmental working group with a national steering committee, which will be responsible for relations with NGOs and local authorities.

The secondment of a French expert to the Conference's secretariat is also under consideration.

The Istanbul conference, which is also referred to as «The City Summit», should mobilise public opinion and make people aware of the scope and gravity of the questions raised by urban development and its related challenges. It should give fresh impetus to an approach that is on a par with the scale of the problems that have to be solved. Like the Rio conference, it should bring together top-level personalities (ministers, local councillors, business leaders, eminent members of civil society, representatives of NGOs, communication specialists, etc.).

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# Calendar of Meetings

## 11-13 October 1994, Havana - Cuba

**IIIrd International Conference on Housing and Urban Development** organised by the l'Instituto nacional de la vivienda and the ministry of construction, in cooperation notably with CRATerre EAG.

*Contact: Salvador Gomila, Palacio de las Convenciones, apartado postal 16046, La Habana, Cuba. Fax: (537) 2283-82, (537) 3316-57.*

## 17-21 October 1994, Paris - France

**Remote sensing and geographical information systems.** Tools for urban and regional development. Continuing training seminar.

*Contact: Catherine Gazanois, IAURIF, 251 rue de Vaugirard, 75740 Paris Cedex 15, France. Fax: (33 1) 40 43 79 84*

## 7-12 November 1994, Hong Kong.

World congress on urban growth and the environment.

*Contact: Congress Secretariat, 10 Tonsley Place, London SW18 1BP, United Kingdom. Fax: (44) 81 875 0686*

# Book Review

**Atlas du Viêt-Nam/Atlas Viêt Nam/An atlas of Viet Nam** by Vu Tu Lap and Christian Taillard.- Paris-Montpellier: Reclus-La Documentation française, 1994.- 421 p. (Coll. Dynamiques du territoire). This trilingual atlas, of which there is also a computerised edition, has been designed for economic agents. It measures the country's degree of integration, and the growth of large metropolitan areas around the capital cities in the north and in the south. It evaluates the country's resources and potential, and reveals its spatial dynamics.

*Contact: Documentation française, 29-31 quai Voltaire, 75344 Paris Cedex 07 - France. Price: FFr320.*

**La Méditerranée, espace de coopération (The Mediterranean, an area of cooperation)** by Centre d'Etudes et de Recherches internationales et communautaires, Université d'Aix Marseille III.- Paris: Economica, 1994.- 372 p. (Coll. Coopération et Développement).

Four institutes in Aix had organised a meeting of personalities from both sides of the Mediterranean to consider three main areas of cooperation: intercultural relations, security and the role of international institutions, the management and use of space in the Mediterranean region.

*Contact: Economica, 49 rue Héricart, 75015 Paris - France. Price: FFr300.*

**Report on world development in 1994: infrastructure for development.** Washington, D.C.: World Bank, 1994.- 264 p.

This report, which focuses on services (transport, telecommunications, water and sanitation, power and gas, etc.), studies the links between infrastructures and development. It suggests a few ways of improving the provision and quality of such services in developing countries: notably, commercial management, competition and stakeholder involvement.

*Contact: Banque Mondiale, Bureau européen, 66 avenue d'Iéna, 75116 Paris - France. Price: FFr140.*

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Nom :  
Organisme :  
Adresse :

Directeur de publication :  
J. Baudoin, président de l'ISTED  
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Comité de rédaction : X. Crépin,  
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Secrétaire de rédaction et PAO : Ch. Rebel  
Impression : IRPEX  
ISSN 1148-2710

Abonnement : 120 F/4 n° par an