

villes en développement

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Financing urbanisation in the South

On September 8, 1995, the yearly ADP Day dealt with one of the major topics to be addressed in June 1996 in Istanbul - how to finance urban development.

The meeting was organised around 3 sub-themes :

- cost recovery through tarification, participatory management or taxation
- credibility of local authorities
- mobilisation of financial sources such as domestic savings and international transfers in order to finance today investments that will have an impact for centuries.

a) cost recovery : any public service that can be paid for by users through tarification should be so financed. Relying on taxation might generate shortage and hence limit the service to a happy few ; and for irrepressible needs such as water, this opens the way to racket. Taxation should therefore be used only for what is collectively necessary and useful but cannot easily be subjected to toll systems (ways, rainwater draining, plantations etc.), although it was shown (see article by C. Jamati) that creative toll systems were developed for many services thought to be inappropriate to such systems.

However, such a theory should not lead to absurd situations : public transportation can rarely be paid in full by the majority of urban dwellers... unless if not used. But without public transportation, the road network of many cities would become counter-productive. The tax contribution of those who benefit indirectly from the existence of public transport (i.e. it allows them to use their cars more efficiently) cannot be excluded.



Port Bouët

Villes en développement

"Participatory management" is an interesting formula at neighbourhood level. It allows for a non monetary contribution of dwellers to the improvement and maintenance of their local environment. In order to be successful, this should be organised through local associations relating to local authorities on the basis of specific contracts. However, without any domestic savings on their side, the respective weight of such local associations is not enough to face up

to negotiations with local authorities. The latter should always meet their commitments in order to remain credible and to block the way to mafias, the golden rule of which is sticking to their promises, but for a huge price.

Regarding taxation, history shows that, while the number of pockets in which one can dip in is limited, one can be creative as to the proposed approaches. It is not necessary to resort to the most sophisticated

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techniques to create fair and efficient taxes (see article by J. Comby).

b) credibility of local authorities

The right to charge households and individuals for services collectively rendered, either directly or by delegation, is the basis of any "local authority". But this requires in turn visibility and utmost behavioural rigour - which refers us again to the basic "law" of participatory management : in order to remain credible, commitments are to be fulfilled.

However, when local authorities are almost completely dependent on the State for their resources, which is the case in most countries of the South (see article by N. Klimek), fulfilling their commitments does not depend on them alone. Developing stable relations between the State and local authorities is then a prerequisite to obtain citizens' confidence. But defining the

powers and specific means of local authorities is historically a long and difficult process - it nonetheless is a prerequisite. In order for efficient levies to guarantee long term financing, local authorities must be credible as financial partners. In order for them to be credible, they must have real powers, given to them by the State, and respected by the latter.

c) savings and transfers

The participants recognised the major role to be played by popular savings and wished that savers direct their savings freely towards what they see as the future of their countries (inter alia, industry and urban investment). The meeting ended with an important conjecture : despite all the local opportunities arising from the development of urban as well as rural savings and the increasing value of such savings (decentralised savings-credit schemes linked up to natio-

nal and international financial networks), the introduction of new types of guarantees (mortgage-type), significant international transfers will be required to develop the cities of the South, even with modest facilities.

The meeting could only mention possible solutions and call for innovative ideas (see article by J.M. Cour and the quotation from Dr Wally N'Dow below) but it is clear that the issues of risk taking, international loans and transfers to finance urbanisation will be important topics to be discussed by Habitat II. The answer can only come out of a discussion on the "supply" and "demand" of sureties, which is essentially a political problem. ■

Michel Gérard
Chief Editor

" We must be able to come up with innovative financial instruments for urban development, for the requirements are enormous and beyond the reach of many cities ". Dr Wally N'Dow, General Secretary of Habitat II, in his statement presented in Berlin on October 24, 1995.

Land tax, ownership and cadastre survey

When reading the reports by experts on land management and land tax in cities of the South, one often gets the feeling that there is no salvation away from a precise cartography of the land which, together with computerised systems, would represent a safe legal base to land rights, thus paving the way for tax revenues.

But we see from experience that such a recommendation led to repeated failure. Why should we wonder about it? History shows us that none of the now developed countries built its land tenure and tax systems in such a way.

In fact, small-scale land tenure is the most inventive system ever developed to get people to work : it boosts, in an often surprising way, people's working and saving

capacity ; as soon as household heads know that they own uncontested claims on where they live, they start investing. Therefore, never mind the various names invented by the diverse regimes of the world to mean "ownership" when they did not like such a notion - from "negotiable right of use" up to the astonishing "eternal right of use" used in the former USSR before the fall of communism.

The mistake of our experts, therefore, is not their interest for ownership as such but the sequence of operations envisaged (i.e. survey/ownership/tax) as well as the technological level deemed necessary at each stage. Historically, surveying always followed ownership and never was a prerequisite to land tax. In addition, more often than not, taxation led to "create" land owners out of taxpayers.

We shall illustrate this statement with examples from the history of old developed

countries, France in particular, and we shall then try to draw some lessons in order to achieve better results in the countries of the South. Initially - and this always applies to pioneers - there was no distinction between the concept of ownership and that of land use. How was a new city built in Ancient times, in the Far West or how is it, today, in the Matto Grosso? Well, by giving out free of charge plots demarcated by a few posts. But there is one condition : the applicant must settle on the piece of land and pay a tax and/or provide work for the community. In older developed countries, the development of established cities and towns was based on two types of levies : firstly, taxes on consumption and trade (marketing rights, "octroi" or local city toll, tax on wine), and secondly, taxes on land uses. Indeed, history shows it clearly : what is obviously taxed is the various forms of land use. The constitution of ownership, as

understood in France, is only recognised by the local community, and later by the State, on the basis of tax paying, seen as a form of capitalisation.

In France, the Revolution showed it clearly as the occupiers of seigniorial land became owners between August and September 1789, replacing the fees paid to the seigniorial masters by equivalent land duties paid to the State. In fact, the leasing rights paid to the seigniorial masters became a State tax and the payment of such tax, proof of ownership.

Local authorities always understood that they could not charge a tax on land use if, in return, they did not recognise the rights of occupiers, and first and foremost, "territorial" security. Because urban collective amenities are in fact an exchange of friendly services and because of the ensuing increase in the value of individual property, tax is based on the value of property or, more precisely, on the increase in value (appreciation). For example, Philippe-Auguste, in 1184, charged residents for paving the streets.

Therefore, land ownership does not need land surveying in order to be. Neither does, a fortiori, land tax. Land surveys were born out of the will to better distribute charges "because an appropriately distributed tax can be more productive". Some of the first ever land cadastre registers are very old, although uncommon and rather scanty. Only when the performance of measurement techniques improved was the concept generalised by Napoleon countrywide. However, the first general survey of the French countryside was only finalised in the 1840s.

Land tax did not wait all that long to take its almost present form - it was introduced in France some 50 years previously. The tax was "shared" among the various "communes", and distributed, within each "commune" among the various land owners by a land owners committee responsible for assisting the tax officer who had to draw up the list ("tax roll") of all land owners as well as the respective size of their property.

Historically, it is therefore land use which is the base for land tax, land tax which is proof of ownership and the need for justice, accuracy as well as financial forecasts which gives rise to surveying.

It should not be inferred from this paper that the countries of the South should ignore modern instruments such as aerial photography, topography and computer-assisted cartography, which can help them to progress faster than European countries did from Ancient times to the 20th century. However, waiting for the adoption of



Huaycan

sophisticated techniques and for the relevant technical staff to be trained to use them before any land tax is charged and any form of land rights recognised would be "putting the cart before the horse".

Firstly, those countries should not overlook the work-for-tax approach. This still existed in France 20 years ago and is particularly suited for countries with low monetary income and lots of labour-time available. Then, any tax formula must be simple. The "manual on land tax" published by the UN in 1970 recommends to correct property areas taking into account the width/length ratio : no industrialised country gets into such refinement. Perfectionism is the first cause of any standstill situation.

Finally, greater symbolic significance should be given to taxation and to the recognition of land rights : these are societal facts rather than mere administrative procedures. Similarly, in developed countries at the moment, computers alone will not solve complex legal situations involving property letting, sub-letting, or the superposition of diverse types of law applicable to land. However, local committees working hand in hand with a tax officer around two basic principles -

firstly "any occupier is presumed owner" and secondly "there is always an owner who should pay the land tax" - can solve most problems, generate revenues and recognise ownership, thus boosting economic development in the cities and throughout the country. ■

Joseph Comby
Etudes foncières

By the same author :
«comment fabriquer la propriété» in «Etudes foncières» n°66 de mars 1995
«l'impossible propriété absolue» 1^{er} chapitre d'un livre collectif
«un droit inviolable et sacré» 1991 ADEF.

Tarification of urban services

The experience of our group is wide in geographic terms but limited in as far as our main interest is urban water. Power, transport, telephone services have different characteristics and one must be somewhat cautious when extending our experience in the area of urban water to other fields.

What is this all about? The aim is to supply a rapidly growing population: thus, within a century, the population of Africa grew tenfold and that of its cities multiplied by 100.

Urban infrastructure are faced with several groups of difficult customers: first, public departments which are both principals and major customers but are often bad debtors; then, the poor, who cannot pay; and finally, the rich, who can afford not to pay. There is also a large number of illegal connections. Many cases are specific, but in each case, the best possible means must be found to cover running and investment costs.

Rather than launching into a lengthy presentation, I would like to start the discussion with two major statements following from our experience.

Firstly, the wave of privatisation does not put an end to non-tariff instruments.

Privatisation is a rather vague term, still ideologically charged. This is why we shall draw a distinction, when delegating to the private sector, between two types of both different and complementary entities: industrial bodies on the one hand, and private associations on the other.

The methodology of private associations is for example useful for waste collection or water supply in rural areas.

Industrial entities are best suited to larger cities; indeed, in a more structured urban environment, they resort to industrial methods: automation, technology, increase in capital... Example: Lima, Mexico, Jakarta, Manila, Adelaide. In Buenos Aires, such a system was particularly effective.

However, private industrial bodies do not provide solutions for all the situations. As a representative of one of the major private water distributors, I note with amazement that some international consultants or officers of international organisations sometimes exaggerate in their proposed approaches. There remains a lot to be done in contractual engineering in order to design approaches best suited to the specific situation of a given city.

Secondly, even if, generally, tariffs are not abided by, we can say that, **in the area of**

water supply, cost recovery is possible and socially acceptable through tarification.

This is in accordance with the economic theory according to which says that the optimum level of social well-being can only be achieved through tarification. Tarification, and its corollary (i.e. consumer = payer), brings consumers to only consume the amounts which are socially useful or economically beneficial. Any form of waste is thus avoided and the resource, often scarce, is used rationally.

Contrary to some prevailing die hard conceptions, any tarification below the average cost of the service is not socially beneficial; it is regressive.

Indeed, given the lack of financial resources, managers tend to neglect maintenance and to rely on public subsidies. Public services can no longer develop; therefore, a service which only benefits a small part of the population will be financed by the whole community, through tax. I will recall that in African countries with a population of around 10 million, there are often less than 100 000 water subscribers and that the cost of connection to the network is a deterrent. Such a policy goes with aggravating factors: lack of empowerment of users and employees of the service-providing company, preferential treatment, fraud. The chain reaction is well known: degradation of the quality of the service, waste of the resource, social injustice, loss of users' confidence ... and financial collapse for the company.

Tarification is possible and effective if carefully designed and applied. First, tariffs should faithfully mirror the unit cost of service provision in order to cover overall costs, while avoiding detrimental changes in behaviour.

How then is it possible to take into account the limited financial capabilities of the most disadvantaged users? By applying marginal costs to the first social segment and by charging "luxury" consumers for average cost recovery.

The main difficulty is basically to have, within the service company, enough skills to be able to provide for realistic economic

and financial follow up of tarification and its commercial application.

The general trend, especially in Latin America (economic laboratory of the World Bank and the Interamerican Development Bank), is towards capacity building within public services through the establishment of permanent units responsible for economic and tariff studies. Such capacity building calls on the expertise of specialised companies. This approach was used by LYSA in Nicaragua with IDB funding and will be soon applied in several other countries of the American continent. ■

Claude Jamati,

Manager at Lyonnaise des Eaux

Associated Services - LYSA

Madagascar



Groupe Huit

Municipalities in Europe and in the south

The choice of countries studied in Europe (Germany, Great-Britain, France) was essentially determined by the respective history of each of those countries, which shows that there is a communal tradition dating back to ancient times. The choice of the countries of the South (Mexico, India, Indonesia, Côte d'Ivoire, Morocco) takes into account the widest range of situations.

While we noted that in all the European countries under study, the "commune" was the undeniable basis of local power, we also saw that its institutional basis and respective scope of activity differed among countries, depending on their tradition.

In the United Kingdom, local authorities do not enjoy constitutional guarantee. Neither do they have a general scope of activities. The operational framework of British local authorities has evolved over time through legislation and court interpretation. The District (communal level) tends to be the sole level for State intervention; county level tends to disappear.

In France, on the contrary, the "commune" is guaranteed constitutionally - which dates back to the 1789 Constitution. All communes were then granted the same status. In 1994, there were 36 627 communes, i.e. over half of all communes in the other 11 member countries of the EC.

In Germany, where towns had a significant role in the past, the notion of commune was always related to values such as autonomy and self-administration. But there is no single organisational framework for communal institutions, such as the French Code of Communes; instead, there are various codes in the various Federated States (Länder), some of which were influenced by French communal organisation and others following the British pattern.

In the countries under study (and throughout Europe in general), the scope of communes and their responsibilities increased significantly in the last 15 years. Their intervention in all sorts of areas - economic, urban, social, cultural - grew very fast. It should however be noted that in great Britain, District autonomy is an issue under discussion, especially since county authority seems to be disappearing all around the country. Soon, there will be no shield any longer between Government and District. Is this not a form of State re-centralisation?²⁰ At financial level, the situation evolved similarly as municipal resources have

increased significantly since the 1980's, through a process of tax decentralisation. However, while European communes enjoy growing financial resources, they presently tend to resort more and more systematically to private players in the area of public services. The water industry is an obvious example of this : it has been so for a long time in France and more recently, in Britain. Since the water sector was completely privatised in 1989 (and even as early as 1973/74), the commune does not have any say as far as water management is concerned; it now is struggling to get back into business. In Germany, water is still largely under communal responsibility. There, a number of services remain integrated (Stadtwerke) while these are delegated in France and in Britain.

It was noted that in Europe (and generally in all developed countries), decentralisation is on the way and local authorities have a role to play in this process. It can be stated that, as a whole, the situation prevailing in developing countries is quite different : despite some willingness to push democracy at local level, many local authorities are still dependent on the State. Rather than decentralising, what we see is a process of deconcentrating responsibilities and financial resources towards deconcentrated State administrations in the provinces or the Federated States.

This is what happens in Mexico (a Federation), where centralisation is part of history. The State, which provides impetus for national development, dominates decentralised structures - limited to municipalities - and contributes in fact to strengthening the power of ministerial delegates in the various States. The Governor, appointed by central Government, is therefore the head of decentralised power which merely reproduces central State hierarchy. This is therefore deconcentrating rather than decentralising power.

The same situation applies to various other countries, whether federated or not, such as

India, Indonesia, but also Côte d'Ivoire, where the institutional environment is made up of uncompleted reforms. Morocco should be mentioned separately as this is a country showing a real willingness to grant progressive autonomy to local authorities. This is clear from the growing scope of responsibilities given to communes and the will to provide them with concordant financial resources. It should be mentioned that in Morocco, the reform of the institutions is already well under way as it dates back, for communes and "departments", to independence. However, in developing countries as a whole, local authorities are still too dependent, for their resources, on the financial decisions of the State. As regards revenues, in particular, there is a clear gap between the revenue forecasts of the communes and their actual revenues. Doesn't that mean that the range of taxes charged by local authorities should be revised, in order for them to pay for the charges normally incurred by them? It would be interesting to further study the case of Morocco, where at least 30 % of the VAT revenues are distributed to communes.

In addition, the role of the State as tax collector should be contractual. Too often, the State "forgets" to pay back to communes the revenues of taxes charged on their behalf.

Finally, it would be necessary for the State to guarantee regular cash flows to communes in order to avoid illegal financial deals to cater for their daily needs.

As a conclusion : "The proper functioning of local authorities depends on the proper functioning of the State".¹ ■

Nathalie Klimek,

(Summary of the comparative study, document preparatory to the meeting)

²⁰ File "Prospectives et territoires", La Documentation Française, Paris, 1992, pp. 69-75

¹ Elong M'Bassi (J.P.), "Démocratie locale en Afrique" in Villes du Sud, No. 120, December 1990, P. 25.

Miscellaneous suggestions for west Africa

The suggestions below deal on the one hand with the international level: how can the transfer of resources required for financing development in non yet emerging countries be organised in a sustainable manner? And on the other with the local level: how can the level of public expenditure of cities and decentralised structures be rapidly increased ?

Organising international transfers

In West Africa, the need for net external funding to cover settlement expenditure alone accounts for some 3 to 4 % of gross regional product in real terms.⁰ Therefore, overall, regions should receive some \$ 5 to 7 billion, which grows at a yearly 5 % rate. But we also know that no significant net input can be expected from foreign direct investment in the near future. And that non concessional loans, with repayment schedules and rates inappropriate for settlement investments, often represent net negative transfers. How then can it be possible to better forecast net transfer requirements over time while avoiding growing indebtedness ?

The need to finance settlement is a lasting one and the simplest option would be to resort to non repayable official transfers, both in the least developed countries and in medium income countries, which are immigration countries.

But how can such transfers be financed when rich countries are moving away from keeping 0.7 % of their GDP for overseas development aid¹ and increasing conditionality ? Hence the idea to create Special Drawing Rights (SDRs). SDRs equate to credits on the economy of countries with a reserve currency and would be like a levy on their wealth as well as that of those countries holding reserves in their currency.

Such a system would be logical, modest and effective. Logical, because financing the settlement of our planet is the responsibility of all countries. In a world environment characterised by the free movement of factors other than people, such transfers would be the natural and unavoidable counterpart for the limitations imposed by rich countries to inter-continental migrations.

Cardboard-money in Nouvelle France (Canada)

In 1685, Jacques de Meulles, Intendant for Justice, Police and Finance in Canada, ran short of cash to buy skins and to pay civil servants as the ship bringing the currency probably sunk on its route from Europe. "I found myself in great need for subsistence... Not knowing where to turn to, money being really short, I thought about granting real value to paper notes used for card games... I therefore issued an edict in which I ordered people to receive such notes as payment, committing myself to pay them back later... Nobody refused and it went so well that, through this means, the troops lived as usual".

Despite the King's anger, the next Intendants continued issuing card money... until the British navy evicted the French from Canada. In 1763, through the Treaty of Paris, the King of France undertook to compensate the bearers buying the cards back for a quarter of their nominal value. In the meantime, for over 70 years, the Beautiful Province could thrive and develop thanks to such cardboard-currency, which was an inspiration for Law.

It would be modest as compared to the magnitude of economic activity in rich countries and to the resources invested in the past by the latter for settlement of the New World and for reconstruction after major wars. It would also be effective because boosting infrastructural expenditure will have a positive impact on rich countries. Finally, the inflationary impact of such a measure would be less significant than the impact of borrowing, debt rescheduling and debt cancellation, which is what is happening now.

Boosting public expenditure by granting new financial resources to cities

The poverty of local authorities in Africa is of greater concern than the poverty of their population: per capita, their budget is nearly a thousand times below that of their European counterparts, while they are faced with population growth rates of around 5 % per annum. However, the less they spend, the less resources municipalities can raise, and the less they can convince their constituencies that charges must be paid for the provision of public services. How can this vicious circle be broken and how can lasting solutions be provided to public under-investment at local level ? By granting

local authorities the ability to spend advisedly, which is an incentive for local economic players. Local needs can be identified; skills, manpower and materials can be found locally to design and implement relevant local projects... What is missing is only funding. While the private sector manages to sort it out using barter or informal financial schemes, local authorities are paralyzed by the lack of financial resources.

Couldn't monetary measures help get out of the deadlock ? Based on approaches used in the past in now developed countries, couldn't "local currencies" be issued, with limited convertibility and deferred payment ? Why should African cities "pay cash" to finance their growth without spending more than the resources they generate, when our own cities developed by creating their own means of payment ? ■

Jean-Marie Cour

Sahel Club, 11 November 1995

0. As estimated in Walps study (World Bank).

1. The first aim of ODA should in any case be territorial development and setting up an appropriate environment to promote private initiative and factor mobility, including population, throughout the regions.

◆ Youth, Cities, Employment

The Programme Jeunes Ville Emploi (JVE) is preparing a feedback workshop in Ouagadougou from 27 to 29 February, 1996. The aim is to assess what has been done so far and to propose a follow-up to this experimental programme.

As part of its organising work, the JVE Office organised a mobilisation committee in Paris on 15 November last with representatives of the concerned cooperation missions (Burkina, Benin, Côte d'Ivoire, Mali, Senegal, Niger), of various departments of the Ministry of Cooperation (DEV/I, DEV/H) and of the relevant heads of geographic missions. This committee meeting was an opportunity for cooperation missions to present their programme approach and the difficulties they met.

Participants thought that the JVE "methodology" should be supported because it put into presence on operational grounds both governmental and non governmental partners, from the North and from the South. They supported the idea that young people must be viewed as players in the development of the cities, and not as a problem.

The participants then discussed programme perspectives in 3 areas : i) to maintain a JVE unit in Paris, which would essentially play the role of a "watch" system and would help maintain the continuity and cohesiveness of the overall programme. The rehabilitation experts and local authorities from the North will be mobilised again. ii) to continue supporting JVE committees which start operating in the South, in order to move towards a greater opening to civil society and to the State. Exchange will be organised among the various JVE committees by strengthening one of them as head of such network. iii) to think about matching the JVE Programme with the relevant bilateral and multilateral cooperation programmes, particularly those relating to urban sectors and youth.

A draft programme is being prepared as well as draft minutes with full detail of the content of the JVE Programme : general principles and detailed information on the 35 operations, projects and research.

Contact : Fanny Chauveau and Anne Piguet
JVE Programme
Tel (33-1) 44 18 63 95
Fax (33-1) 44 18 63 96

◆ Cities of the South Week

On September 27 and 28, 1995, a round table on Housing and urban development was organised in Paris by the Commission on Cooperation and Development (CCD) with the support of the Housing Solidarity Programme. It followed immediately after a conference of French urban researchers on developing countries organised by the Interurba research group; both meetings made up a full week on the development of cities in the South.

The round table, designed as a forum of international cooperation partners in the urban development sector, gathered together some 300 participants : representatives of international solidarity organisations, local authorities, professional bodies, governments, multilateral institutions, research, universities and several partners from Africa, Latin America and Asia. The objectives were twofold :

- i) to prepare recommendations on non governmental and decentralised cooperation in the area of urban development for the world conference Habitat II (to be held in Istanbul in June 1996).
- ii) to draw up the basic framework of a joint cooperation programme in this area in France.

Contact : Commission Cooperation Development (CCD), 6 rue de Talleyrand, 75007 Paris, France - Tel. (33-1) 45 50 47 77 - Fax - (33-1) 45 50 47 80
Programme Solidarité Habitat (PSH), 213 rue Lafayette, 75010 Paris, France - Tel (33-1) 40 05 61 60 - Fax (33-1) 40 05 61 10

◆ Popular low rent housing

Low rent popular housing is often quantitatively under-assessed and its productive capacity, management type and determining factors and regulations badly known. But we can see that such type of housing is more and more essential for a large part of low income people. Public policies tend to oscillate between ignorance, indifference, regulation or standardisation.

A one-day meeting was organised on December 13, 1995, by the Réseau Socio-Economie de l'Habitat, Interurba, PSH and Isted-Villes en développement ; this was an opportunity for exchange and reflection between cities of the North and of the South, particularly based on the research work by R. Coulomb (Mexico) and other researchers on Chili, Africa (Côte d'Ivoire) and Asia (Singapour, Bangkok, Corea).

Participants from ministerial departments, professional bodies and others players in the area of housing were then able to react to the various presentations and tried to identify common concerns and experiences in the area of public policies, both at national and local levels.

R. Coulomb's PhD thesis, presented in 1995 and entitled "Habitat locatif populaire et dynamiques urbaines dans la zone métropolitaine de Mexico" (Popular low rent housing and urban dynamics in the city of Mexico) can be consulted at the Villes en Développement documentation centre.

Contact : Réseau Socio-Economie de l'Habitat - ENPC - Central II - La Courtine 93167 Noisy le Grand cedex, France

Appeal for research proposals on "Mobilisation, distribution and protection of drinking water in peri-urban areas and small cities in Africa"

The French Ministry of Cooperation requested the Programme Solidarité Eau to organise a programme on "Water and sanitation in peri-urban areas and small cities in Africa". This programme should mobilise non governmental players and researchers around this topic in order to develop an intervention methodology adapted to the specific conditions of peri-urban areas.

The programme research component includes an appeal for research proposals. It is opened to research teams made up of players from both the North and the South (laboratories or research centres, consulting firms, NGOs, local authorities etc.)

Projects should be sent to the Ministry of Cooperation before February 15, 1996.

Contact : Christophe Le Jallé, Programme Solidarité Eau, c/o GRET, 211-213 rue La Fayette, 75010 Paris, France - Tel. (33-1) 40 05 61 55 - Fax (33-1) 40 05 61 10

Symposia

January 24-25, 1996
Nantes, France

3rd Nantes Ecopolis meeting. Urban innovation : building public-private-civil partnerships. A step forwards Istanbul, the World Summit on the future of cities.
Contact : Secretariate of 3rd Ecopolis meeting, Trimedia, 6 rue Halévy, 75009 Paris, France - Tel. (33-1) 47 42 04 52 - Fax (33-1) 47 42 05 37

February 5-9, 1996
Grenoble, France

History of earthen architecture. Workshop organised by the Grenoble School of Architecture and CRATerre. Current know-how on historical background and evolution of earthen architectural heritage. Overview of contemporary architecture.
Contact : Mrs. Marina Trappeniers, 60 avenue de Constantine, BP 2636, 38036 Grenoble Cedex, France - Tel. (33-1) 76 40 14 39 - Fax (33-1) 76 22 72 56

April 23-26, 1996
Tokyo, Japan

Metropolis for the people. Towards solidarity among world citizens with a view to sustainable development. Metropolis 96, triennial congress of the Metropolis Association.
Contact : The Secretary-General of IAURIF, 16 Bd Raspail, 75007 Paris, France - Tel. (33-1) 40 43 78 00 - Fax (33-1) 40 43 79 85

Book Review

Les familles dakaroises face à la crise, by Ph. Antoine, Ph. Bocquier, A.S. Fall, Y. Guisse, J. Nanitelamio, Paris : IFAN, ORSTOM, CEPED, 1995, 210 pages.

The main objective of this multidisciplinary study carried out in Dakar by IFAN and ORSTOM is to identify how the conditions and forms of urban integration change in a context of deepening economic crisis. Three components of integration into city life were studied : access to employment, access to housing and household formation. In a situation of crisis and uncertainty, new social structures emerge and add up to older forms of socialisation.

Price : FF. 80

Contact : ORSTOM Editions, 32 rue Henri Varagnat, 93143 Bondy cedex, France

Pauvretés, edited by Bruno Lautier and Pierre Salama, in : *Revue Tiers-Monde*, IEDES, Volume XXXVI, No. 142, April-June 1995, pp. 245-409.

Several major issues relating to the debate on poverty taking place within international organisations are being addressed in this issue, based on case studies in French-speaking Africa, India, Latin America : how to identify and measure poverty and its evolution in recent times; the relevance of economic policy instruments in the combat against poverty; the identification of the poor in terms of behaviour and trajectory.

Price : FF. 140

Contact : PUF, 14 avenue du Bois de l'Epine, BP 90, 91003 Evry Cedex, France

La Banque mondiale et les villes - du développement à l'ajustement, by Annick Osmont, Paris : Khartala, 1995, 309 pages (Coll. Hommes et sociétés)

Linked to the liberal and then neo-liberal patterns of growth, urban policies implemented from the 1970s with the impetus of the World Bank were only designed in macro-economic terms. On the basis of a detailed analysis of various doctrinal presentations by the World Bank, this study critically confronts principles and reality, operational models and how national leadership apply them in 3 countries : Senegal, Burkina Faso and Tunisia.

Price : FF. 160

Contact : Editions Khartala, 22-24 Bd Arago, 75013 Paris, France.

Institut des Sciences et des Techniques de l'Equipement et de l'Environnement pour le Développement

Centre de documentation et d'information "Villes en développement"

Arche de la Défense, 92055 Paris-la-Défense Cédex 04 - France

Tél. (33.1) 40.81.15.74 - fax. (33.1) 40 81 15 99

Nom :

Organisme :

Adresse :

Directeur de publication :

J. Baudoin, président de l'ISTED

Rédacteur en chef : ADP, M. Gérard,

Comité de rédaction : X. Crépin,

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