

URBAN HOUSING PROJECT



I. BACKGROUND AND JUSTIFICATION

1.1. Demand

Cameroon is currently grappling with a strong demand for housing, especially in the major cities. With the soaring urban growth that results in the expansion of informal settlements, the organised supply of houses and plots of land for construction is insufficient. The quantity of plots provided by MAETUR as well as the number of houses built by SIC are insufficient to meet the current needs in this field.



1.2. Target population

This project targets all inhabitants of the major cities of Cameroon. And more specifically. It can be categorised as follows:

- Real estate developers;
- Private applicants;
- Corporate citizens, and
- Diaspora.



1.3. Strategy

This project's strategy consists of transforming the available lands in the councils into assets to attract investment in the sector.

This includes:

- Setting up council real estate consortia comprising title holders, council and community lands;
- Setting up consortia of real estate investors; and
- Establishing a strategic partnership between landowners/investors and the State for the development of urban real estate.

This strategic partnership involves:

- Councils;
- The Ministry of State Property, Surveys and Tenure;
- Ministry of Housing and Urban Development (MINDUH);
- Crédit foncier du Cameroun (CFC);
- FEICOM;

- Real estate investors;



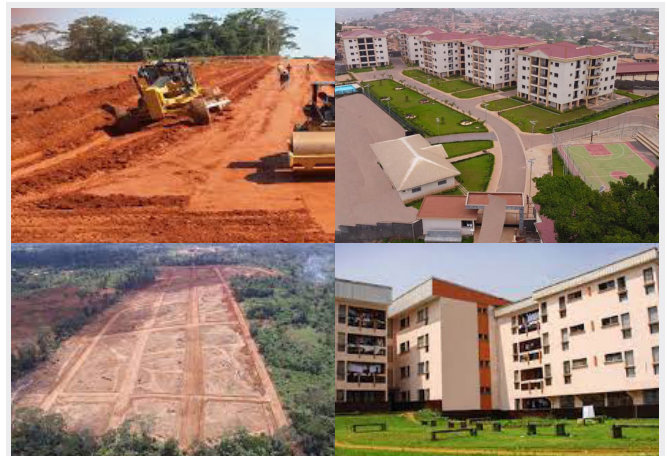
II. OBJECTIVES



- Provide families with developed plots of land;
- Provide real estate developers with developed plots of land for the construction of houses to be rented and sold;
- Provide the diaspora with developed land

in specific settings; and

- Build council housing estates of 100 to 200 houses.



III. DESCRIPTION



3.1. Components of the project

The project comprises two major components:

- Accommodation; and
- Construction

3.2. Outputs

The following outputs stem from the project's activities in its sectors:

- Plots developed for residential construction;
- Developed plots for real estate projects;
- Council housing estates;
- Social housing; and
- Real estate projects for lease and sale

3.3. Features of the Project

- Given the prevailing low purchasing power of the population and the rising cost of building materials, this project is worthy of support from the public

authorities.

- This social project could become a structuring project involving the construction industry, and could have an impact both on this sector and on the economic recovery of the country as a whole.
- This project could be upgraded to a new city project in the cities of Douala, Yaounde, and Kribi, with additional components such as mobility, urban furniture, sanitation, etc.



III. Methodology

- 4.1. Procurement of land reserves
- 4.2. Setting up a land consortium and signing of MoUs
- 4.3. Preparation and presentation of business plans to potential investors
- 4.4. Setting up an investors' consortium and signing MoUs
- 4.5. Provision of funds and commencement of works.

SOUS LE TRÈS HAUT PATRONAGE DU PRÉSIDENT DE LA RÉPUBLIQUE DU CAMEROUN, S.E.M PAUL BIYA
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LES JOURNÉES ÉCONOMIQUES INTERNATIONALES DES COMMUNES
pour le développement des territoires

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Thème : « LES TERRITOIRES FACE À L'IMPÉRATIF DE LA SÉCURITÉ ALIMENTAIRE »

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