



- **33RD SHELTER AFRIQUE ANNUAL GENERAL MEETING**

2014 SYMPOSIUM
Tuesday, June 03rd

ABIDJAN, GOLF HOTEL



MINISTRY OF CONSTRUCTION, HOUSING,
SANITATION AND URBAN PLANNING



REPUBLIQUE DE COTE D'IVOIRE
Union – Discipline – Travail

PRESENTATION

Theme :

**Alternative Construction Technologies and Methods
(A.C.T.s):**

Sustainable solution to alleviate housing shortfall in Africa

PRESENTATION OUTLINE

- I. BACKGROUND
- II. POLITICAL WILL
- III. GOVERNMENT SOCIAL HOUSING PROGRAM
- IV. THE *A.C.T.s*
- V. GOVERNMENT METHOD
- VI. EXAMPLES OF CONSTRUCTION TECHNIQUE
- VII. CONCLUSION

I. BACKGROUND

- ✓ From the challenge we've been facing over the last ten years about the shortage in annual housing units production: from 8 000 units in 2002 to 2 000 units only in 2012,
- ✓ we need, therefore, to recongnize that further efforts must be made in order to fill in the gap for more than 400 000 housing units in the whole country.

II. POLITICAL WILL

- Faced with this challenge, the President of the Republic has made housing issues one of his priorities.
- Thus, taking into account the Government policy that is keen on developing a housing units production to cater for the effective needs of households, and to translate this will into reality, the Ministry of Construction, Housing, Sanitation and Urban Planning, proposes massive production of housing units to enable the majority of households access property.
- This was reflected, in particular, in the implementation of a presidential program for the construction of 60,000 social housing units to be allocated to 50,000 households in Abidjan and 10,000 households in the main departmental townships in the country.

III. GOVERNMENT SOCIAL HOUSING PROGRAM

□ This is the most significant real estate program our country has ever experienced since it gained independence.

□ In its inception phase in 2013, it has recorded:

- ❖ Adherence of 56 000 Ivorians who have subscribed immediately to the operation,

- ❖ Interest expressed by a number of real estate developers, out of which 46 were selected,

- ❖ Accreditation of 250 builders,

- ❖ Adherence of traditional authorities to avail lands,

- ❖ Approval of the program strategy implementation by the bankers,

□ At the end of the first quarter of the year 2014, the Prime Minister visited the construction sites of the social housing units in Abidjan and

□ the visit at sites within the country has been made by the Ministry of Construction, Housing, Sanitation and Urban Planning.

□ Most of the construction sites have been launched and are now at the

IV. THE ACTs

- In this symposium, to implement this vast presidential social housing construction program, there is need to show the importance that must be given to Alternative Construction Technologies and Methods (ACTs).
- Seeking for innovative construction methods and techniques in order to facilitate the mass acquisition of housing units by the majority of the low income earners, remains a major concern of the Government and researchers in Africa.
- The fact is that these innovative methods, though offering a lot of benefits in mass construction adapted to the site conditions and financial capacity of the economically low income class, did not get people's approval.
- The conventional techniques, especially « cement brick and mortar» is the commonly used technique for a long time.
- And we have come to notice that no matter how efficient the solutions may be, it is necessary, even more important to get people's adherence for such innovations.
- Accordingly, this symposium will be a platform of information and exchange on the new techniques and methods for the construction of housing units.

GOVERNMENT'S METHOD

- The context of CI to present such huge 60,000 social housing units construction program is very well-marked for the venue of this meeting.
- It is worth recalling that the 60,000 unit social housing program is being implemented a under public-private partnership arrangement.
- The public-private partnership framework implies that even though the Government appears to be controlling the quality and techniques used in terms of prevailing standards and rules, they do not impose any technology on players in the housing sector, nor impose any developer on housing seekers. Each party is free to choose the solution that very well suits their aspirations.
- Indeed, as for the Government, by putting in place an overall strategy for mass housing production, has committed to guide and encourage the private sector - the developer - by taking the following incentive actions:

- ✓ securing and availing a free land;
- ✓ pre-marketing the housing units to be constructed and providing a list of reliable buyers to developers;
- ✓ marketing the housing units by real estate developers to the low income beneficiaries as per criteria set by the Government;
- ✓ improving social housing finance mechanisms;
- ✓ submitting a clearing system to the developer whereby the cost for customary dues as well as investment cost on the secondary infrastructure works would be waved;
- ✓ promoting construction of storey buildings;
- ✓ granting tax exemptions;
- ✓ implementing on behalf of the Government, the primary infrastructure works ;

V. EXAMPLES OF CONSTRUCTION TECHNIQUE

- Regarding private developers assisted by their technical partners (Architects and Engineer Firms),
- they demonstrate their adherence to the innovative techniques and methods of construction, by proposing their solutions to the Presidential Program, which you will have the opportunity to discover.
- As such, two developers have been selected to present and explain here their innovative techniques in mass construction of housing units :

❖ OPES HOLDING

❖ KIMEC

Presentation of real estate
developer, OPES HOLDING's,
technique

Presentation of the real estate developer, KIMEC's, Technique

VII. CONCLUSION

□ We believe that the overall strategy put in place by the Ivorian Government for implementing this ambitious 60,000 unit social and low-cost housing construction program, is an incentive enough for investors, both domestic and foreign, and therefore will help reduce the housing deficit we are currently facing, and of course, with the assistance of the private sector players that we support.

□ Further, when we consider, on the one hand, an institution like AfDB which has thousands of employees with huge incomes, is preparing to come back to Abidjan, as of September 2014, and on the other hand, the on-going and future major works planned by the Head of State, for conducive investments, are well justified many respects.

□ We therefore take the opportunity of this Symposium to invite all those who adhere to our idea to come and invest, and propose at the same time their innovative techniques and methods for construction of mass housing units.