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TO: Claudio Fortunato, Acting PDO, USAID Yaoundé

FROM: Duane Kissick and Jerry Erbach, Cameroon Low Income Housing Advisors

SUBJECT: Progress and Activity Report for the period June 1, 1980 to September 1, 1980

DATE: September 1, 1980

I - GENERAL

During the report period the fifth meeting of MAETUR's Board of Directors was held on the 4th of July. This meeting essentially concerned a summary of the progress of ongoing projects, revue of the budget and upcoming program for 1980 - 1981 and the approval of a new organization chart. In effect this new organization foresees the dissolution of STAR in favor of a more general "Division of Programming" temporarily placed under the authority of the Director General. (A chart showing the new organization is attached to this report.) The actual in-house staff of the programming division now consists of 2 architects/urban planners, 1 engineer/economist, 3 technical assistants, four draftsmen and shared secretarial services with the "Division of Project Execution". There are now also 4 engineering assistants trained by STAR working on project construction supervision.

Three members of the staff were hired by MAETUR during the report period: the engineer/economist and two draftsmen selected after an extensive competition held at MAETUR in July. Considering the present volume of work however, it is likely that an additional draftsman will be hired in October.

Also during the report period, Mr. Kissick was on R and R from June 23 until July 14, and Mr. Erbach gave a presentation of the Bertaud/PADCO Model to World Bank EDI trainees in Abidjan on June 19. Attending the six week seminar from Cameroon were Mr. Mballa from MAETUR and Mr. Kewe from the Direction of Town Planning and Housing. During this time Mr. Erbach was also able to consult with Mr. Johnson of RHUDO/Abidjan on the progress of the Cameroon project.

II-PROJECT DEVELOPMENT

A. YAOUNDE SITES AND SERVICES PROJECT

The preliminary engineering studies were submitted to MAETUR by the consulting firm SCET at the end of July and the go ahead was given to complete final engineering drawings. Studies should be finished within the next couple of months and bids let sometime in November. No major delays or difficulties are foreseen at this time and the project should remain on schedule.

B. DOUALA SITES AND SERVICES PROJECT

Topographic surveys of the Douala North site have been completed by SATET and submitted to MAETUR in the form of drawings at a scale of 1 to 1000. Contrary to the first maps done by aerial photographic interpretation (and obscured by heavy forest) the new maps show a significant part of the site which cannot be developed due to poor drainage. An engineer from MAETUR will visit the site and investigate possibilities of draining this part of the site and/or selecting additional buildable land. This will also require additional topo surveys and considerable modification of original site plan. Thus, preliminary engineering studies are likely to be delayed for several months.

C. YAOUNDE PILOT PROJECT

Progress continues on infrastructure construction in spite of unexpected delays due to rain. All roads have been laid out, grading for most roads completed, terraces for SIC housing completed and the sports field and park levelled. Construction is basically on schedule with work expected to be completed around the end of the year.

Working drawings for the 16 model houses to be constructed by MAETUR have been completed, quantity estimates made and contacts established with small scale contractors (tacherons) who will construct the houses. Bids for these houses have been received and are being studied. As the bids are not well done however, a considerable amount of time in discussions and negotiations is required. MAETUR may decide to purchase materials itself and contract the tacherons only for labor.

Contacts have also been made with the Municipality to obtain the necessary building permits. In addition, working drawings are now almost complete for "core house" versions of the model houses in order to provide cheaper alternatives and to reduce initial costs for low income families. Once analysis of the bids is completed, a better idea of the affordability of the proposed houses will be obtained and further reductions in cost considered.

D. DOUALA PILOT PROJECT

Final engineering drawings have still not officially been submitted by the SEDA to MAETUR. This makes a total delay to date of almost nine months. Documents which have been informally submitted by SEDA are still inadequate and since the SIC has once again changed the site plan of its housing units, it is not certain when the project will get underway.

E. GAROUA PILOT PROJECT

The completed housing survey of Garoua was presented

to local authorities in Garoua in early August. They are now thoroughly reviewing the report and will soon submit their comments to MAETUR. The current proposal is to develop between 20 and 25 hectares, on one of two possible sites, with a total of 400 plots ranging in size from 200 to 400 m² and 50 units of SIC housing. If MAETUR has an affirmative answer on its proposed program, topographic surveys and a preliminary site plan will be started on the selected site. The sites under consideration are essentially flat and should pose no special problems for construction. A government subsidy to bring primary infrastructure to the site, however, may be necessary.

F. MBALLA YAOUNDE HOUSING PROJECT

The site plan for the project has been completed and preliminary engineering studies finished and under review by MAETUR. The project consists of 56 hectares with 320 plots ranging in size from 600 to 1500m². A large part of the site will also be sold to private developers.

G. VICTORIA MARKET

Financing for almost a third of the total cost of the market (500 000 000 fCFA) has been obtained and MAETUR continues to assist the Mayor of Victoria in looking for other sources of financing.

III - INSTITUTIONAL DEVELOPMENT

With two projects now under construction and several others nearing the construction stage, operating procedures and required government approvals are becoming more regularized and rapid. Projects in Victoria and Garoua have also given MAETUR experience in dealing with local governments and secondary cities.

With four essentially sites and services projects either actually under construction or in the final design and engineering stages (total of 6160 plots with approximately \$/'4 affordable to families with less than the median income ; plus 1130 units of SIC housing) and two more projects proposed by the World Bank, MAETUR's main thrust in the immediate future will continue to be low income housing. In addition, the World Bank has proposed that MAETUR also provide technical assistance to the upgrading project for Nylon Douala, although exactly how this will be done still needs to be decided. The new organization chart however, does eliminate the official mandate for the planning unit (ex-STAR) to concentrate on low income projects. This will probably have little effect on the unit for the remainder of the project. In the long term however, it means that unit will be subject to the whims of the Director General and his interpretation of GURC housing policy. It is clear that the intervention of USAID and the World Bank in the area of low income housing has greatly aided the Cameroonian government to concentrate on housing which is affordable to the majority of Cameroonians living in its two major cities, and eventually in secondary cities as well.

IV. TRAINING

During the report period, MAETUR engaged two new draftsmen and an engineer/economist. This brings the total number of Cameroonians now receiving full time on the job training to 17 (6 technicians with university degrees, 6 technical assistants from the National School of Technology and five draftsmen).

In June, MAETUR sent one of its engineers to Abidjan to attend a six week training course for high level technicians from French speaking African countries. The subject matter of the course concentrated on the problems and projects of low income housing with a special emphasis on the 'sites and services' and squatter upgrading approach. On June 19, Mr. Erbach gave a presentation at this course of the BERTAUD/PADCO Model for evaluating project norms in terms of target group affordability.

Preparations for the East Africa field trip have virtually been completed and a final list of candidates prepared by GURC. The trip is scheduled to take place at the end of September.

V. SUMMARY OF STAR/MAETUR ACTIVITIES

- Completion of working drawings and quantity estimates for 16 model houses to be constructed by MAETUR at Biyem Assi; consultations with tacherons and reception of bids
- Discussions with the Municipality (YDE) on building permits for model houses
- Completion of working drawings of 'core house' plans of the same model houses
- Preparation of models of the prototype houses
- Completion of preliminary engineering studies and drawings for the Yaounde Sites and Services Project
- Completion of topographic surveys of the Douala North Sites and Services Project ; request for additional surveys.
- Completion of preliminary engineering and drawings of the Mballa housing project
- Continued construction of the Yaoundé Pilot Project with completion of major road layout, terracing for SIC housing and start of connecting road to the Yaoundé II Sites and Services Project
- Completion of the Garoua Housing Report and a preliminary program for a small scale pilot sites and services project; presentation of report and program to local authorities

in Garoua; inspection of possible sites

- Completion of a cost analysis of the Yaoundé Pilot Project infrastructure costs for RHUDD/Abidjan according to a comparative format established for West African countries
- Assistance to the Mayor of Victoria in finding financing for the Victoria Market
- Preparation of paper on beneficiary selection for the Secretary General, MINUH
- Preparation of the East Africa field trip
- Preparation of contract documents for the Douala ^{Pilot} Project
- Start of final drawings for the Yaoundé Sites and Services Project at 1/500
- Preparation of draft final report
- Preparation with Director of Administration and Finance MAETUR of procedures on plot sales and management

VI. ANTICIPATED WORK PROGRAM AND ACTIVITIES UNTIL END OF PROJECT

In addition to the unit's normal work load and the completion of ongoing tasks, the TA team anticipates the following schedule of events:

- East Africa Field Trip , September 23 - Oct. 4, 1980
- Beneficiary Selection Workshop, mid-October
- Draft Final Report , submission to USAID/YDE end of October
- Seminar on Low Income Housing , Nov; 12 - 16; 1980
- Project Evaluation, about Nov. 25 -29
- Mission comments on draft final report, end of November
- Preparation of final report in Washington, December, 1980

(The TA team would leave for Washington in the first week of December in order to prepare the final report for reproduction and submission to AID in January as required by the contract.)

NOUVEL ORGANIGRAMME

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DIRECTION CENTRALE

Directeur
Secrétaire
Chauffeur

Division Administrative
et Financière

Chef de Division

Comptable chargé de la
gestion courante

Comptable chargé des
opérations

Secrétaire

Standardiste

Planton

3 Chauffeurs

2 Personnel d'entretien et
Gardiennage

1 Tireur de plans

Division des Programmes

(1)

(Chef de division)

1 expert d'assistance technique

1 Ingénieur économiste

2 Urbanistes architectes

2 Adjoints techniques

2 Dessinateurs

1 Secrétaire

Division des Travaux

Chef de Division

4 Ingénieurs d'opérations

4 Adjoints techniques

2 Dessinateurs

2 Secrétaires

Division Commerciale

(2)

(Chef de division)

1 Agent commercial

1 Adjoint Technique

1 Employé administratif

1 Secrétaire

Agences

Géographiques

p.m.

provisoirement placée sous l'autorité du Directeur

provisoirement placée sous l'autorité du Chef de la division administrative et financière

provisoirement antenne de la division des travaux à Douala

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