

NOTES ON GUINEA SECOND PROJECT-JD

Levels of Urbanization

1989--1.65 million or 25% of population

2010--4.5 million or 40% of population

Conakry-- 1.1 million in 1989, 6% growth rate, 2 million by 2000

60% of industrial enterprises are located in Conakry

informal sector is growing, 42% between 85-89, accounts for 18,000 jobs

employment shifting away from transport and small trade to manufacturing and construction activities

Conakry has received a considerable share of PIP. Liberalization of economy has resulted in an increase in investment in housing construction

From 83 to 87, annual average increase in housing units of 8,000 units, represents 50 million or 3% of GDP for Conakry or 6% of GDP for the country.

New regional development strategy will result in more balanced growth through a densification of the urban network.

Urban and national infrastructure at rock bottom after years of neglect. (1.07)

Lack of maintenance of services has resulted in steady deterioration of environmental conditions and contributed to Conakry's hazardous health conditions.

First Urban project support to UPSU to maintenance and repair of drainage system and garbage collection. Newly created semi-public transport group SOGTRAG carries 100,000 passengers daily on 60 buses. Second water supply project will add 300km of water distribution networks.

Above resulted in marked and visible improvements to environmental conditions.

Yet 70% of population still lives under-serviced over-densified areas.

Continued crowding of central area where 58% of residents are tenants and peri-urban growth.

Boost in economy and improved road network resulted in rapid growth of activities at markets and truck terminals and increased intra-city traffic.

Central market activities overflowing to neighboring streets and result in serious health hazards.

Institutions

Problems due to pervasive weakness of institutions responsible for planning, provision and maintenance of basic urban services.

Since 84--progressive decentralization of decision making process

Government aims to lay the foundation for sustained growth through the development of private institutions...efficient cities can give the to the creation of economic activities and to the generation of employment activities.

Policies include:

1. improved functioning of urban centers and the development of more balanced urban network in support of urban-rural linkages.
2. improved service delivery through the decentralization of urban management and implementation of self-reliant mechanisms for the provision of urban infrastructure.
3. appropriate mechanisms to finance priority urban investments
4. improved land tenure system through the revision of laws
5. Implementation of replicable housing and land development operation.

Ministry of Urban Planning and Housing--see annex 1-1 for organizational plan.

DATU

DAFO

DACO

Conakry Urban Master Plan--

- 1-Activities located in Tombo will be relocated to two new urban subcenters to be created to induce more balanced growth
2. An administrative center will be located on the Kipe plateau, north of the airport
3. Industrial area developed next to the existing OBK facilities
4. New housing sites to be developed north and central parts of the peninsula.
5. New north-south road links

Stop continue bokra

6. Total urbanized area to increase by 90 square kilos between 85 and 2010 or 360 hectares per year.

Urban investments to support 1-6 necessitate:

- a. rehab and upgrading of primary infrastructure in existing urbanized areas
- b. extension of primary infrastructure in the areas to be urbanized within the next decade.

Next section on regional development plan initiated by the CEPUR within the MUH-DATU

Para 1.17

- a.
- b.
- c.

USAID considering financing development program for market towns.

Financing urban services

Presidential Order in 1986 on Territorial Organization and Decentralization Policies--defines bottom-up structure from local entities (urban neighborhoods to municipalities to Prefectures. Not in operation as of yet.

Has started in Conakry with first urban project...Former "province" of Conakry replaced by City of Conakry and five communes- (Tombo, Dixin, Ratoma, Matam and Matato). City will have specific status, decentralized authority and an elected council.

City and communes will be responsible for services-garbage, roads and drainage maintenance. Delimitation of the infrastructure responsibilities between the state and the city will be part of this project. This will have a major impact on the budgets...FAC will support a program of administrative and financial organization for the city.

Urban budgets still dependant on state. Local revenue amounted to \$.66 per cap compared to 3.53 in Mali, 5.25 in Upper Volta, and 13.3 for upper volta.

Above due to:

1. under assessment
2. inefficient billing system
3. low collections

Most revenues consist of centrally set fiscal resources collected by decentralized services of Min of Finance. They include:

- Patente, a tax on professional activities
- Tax on vehicles
- market fees
- some user charges and revenues from city property.

New improvements collections have occurred for Patente and head tax.

UPSU--administratively and budgetarily autonomous agency under the supervision of the city of Conakry.

Project wants to phase out central govt subsidies and finance services through fees to be collected from beneficiaries of services and appropriate contributions from city and communes.

Urban Infrastructure investments.---improved municipal revenues will at best cover the cost of services therefore, priority urban infrastructure will have to be financed through direct contribution of households and enterprises and Public Investment Budget.

Households should pay for the cost of billable services. plus the cost of maintenance of basic road and drainage maintenance for fronting lots. This financing principle implies the development of intermediary actors with the borrowing capacity to finance investments and the authority to recover costs from users.

Total urban investment 25% of PIP or 3% of GDP.

Primary road and drainage infrastructure 20% of total urban investments or 5% of PIP. Conakry's share and secondary cities share equivalent to 70 of total and 30% of primary infrastructure.

Land title

See section 4 page 10.

- land titles from colonial times
- Provisional occupancy permits converted to permanent
- Illegal settlements from informal financial arrangements with customary

Of total residential area of 5,925 hectares in 1985:

- 2,000 hectares conventionally developed
- 1,335 hectares traditional areas which had been officially restructured
- 2,590 hectares subdivided informally

4,000 new plots and 200 hectares of land are being developed each year based on informal arrangements.

French aid is assisting in a pilot operation to revise land documentation within Tombo, the city's oldest financial district.

MUH housing plan includes:

1. creation of infrastructure networks for large blocks of about 10 ha within which planning mechanisms should be minimal.
2. Internal sub-division and infrastructure entrusted to variety of developers, private, semi-public or public
3. MUH will define rights and obligations of developers but..developers will be free to determine subdivision layout and infrastructure servicing.
4. Developers will deliver certificates allowing purchasers of plots to formalize their tenure status and apply for a legal land title.

SUMMARY

- a- development of more balanced urban network in support of regional development
- b. progressive decentralization of urban management
- c. appropriate financing mechanisms for urban investments
- d. implementation of replicable land development operations.

Project Components

1. Priority Urban Infrastructure Upgrading Program
 - a. Strengthening the primary road network in Conakry
 - b. Rehab of drainage network
 - c. Priority infrastructure in secondary cities
 - d. Strengthening of MUH units responsible for planning, design and supervision of above work.
2. Housing and Land Development Component
 - Self-financed creation of about 200 hectares of serviced land or the equivalent of 4,000 to 5,000 plots per year.
 - a. adoption of the necessary procedures
 - b. construction of secondary infra
 - c. subdivision and servicing of blocks, including cost recovery and formal recognition of land tenure.
3. The adoption of Procedures, Programs, and Master Plan
 - a.
 - b.
 - c.
 - d.
4. The implementation of secondary infrastructure to support land development operations
 - a. sign agreements between MUH and city and utility agencies concerning execution of utilities etc.
 - b. establish technical group within MUH (DATU) responsible for coordination and supervision of infrastructure and servicing of civil works.
 - c.
5. Subdivision of blocks
 - a.
 - b.
 - c.
 - d.

may include small business component and loan program.

Urban Institutions Development Component

- local resource mobilization for Conakry
 - Support to improve the management of upsu
 - Institutional and Financial Strengthening of new city/commune structure.
- See page 21 for details

The Secondary Cities Urban Management Improvement Subcomponent

- a. strengthen local institutions
- b. mobilize local resources
- c. develop simplified

The Strengthening of MUH's project management capability:

a. Strengthen units within DATU services responsible for the planning, design and supervision of the works to be financed under the project's infrastructure upgrading (para 2.03) and land development operation components (para 2.04)

b. strengthen MUH's capacity to integrate environmental protection concerns into project design and to implement appropriate resettlement program

c. identify, justify economically and design priority infrastructure upgrading operations (including traffic management) to be implemented as part of follow-up operations to be financed with the assistance of the bank group and other donors and;

d. identify appropriate action programs to better the immediate environment at the neighborhood level through enhanced participation of local communities and to improve urban health through the preparation of appropriate local planning guidelines.

STOPPED ON PAGE 22