

## SUMMARY

This work analyzes the impact of the plot projects on urbanization as well as the socio-economic impact of urban services on the spatial extension of Cameroonian cities in particular, and of African cities general in.

The research problem of the work lays on two major hypotheses that are:

- The inappropriateness of urbanization tools,
- The limits of the different formulas of plots as alternative to the access to the property in a coherent diagram of urban development.

Hence our analytical approach consisted in:

- the analysis of the context of the creation of the considered cities;
- the description of the institutional setting of the urban development programmes, and the cohabitation of the authorized urbanism with the urbanism of the projects of plots;
- the setting up of cities management schemes that are suitable to the socio-economic environment of Cameroonian cities;
- the conception of a management tool for the spatial extension of peripheral quarters;
- the evaluation of the socio-economic incidence of plot projects on the development of cities;
- the assessment of the correlation between the major urban commercial services and the spatial extension of the considered cities.

The field work led to a sample of 667 households in the cities of Douala (325), Yaounde (221) and Garoua (121); as well as the collection of data on the major actors in land tenure, housing and urban services, and a survey of the principal social groups. On each of the three areas considered in the study, the supply of land and the access to urban services were analysed, given that those constitute the fraction of the market covered by both the private and the public sectors. The analysis of the collected data targeted problems related to land tenure and land laws, on the one hand, and transportation and other social infrastructures (potable water, electricity, telecommunication...) on the other hand.

Overall, the study led to the following conclusions:

- Land policy is a complex articulation of culture, traditional or custom practices and modern law as inspired by the colonial system. Such a historical feature determines the supply of urban housing, such that unplanned urbanization schemes make up the bulk of the settlement process of emerging cities, as well as implying a great number of the population. Thus, the fundamental problems to which collide the planning of the cities take source not only in their history and their traditions but also in the legal setting and the socio-economic organization.

Moreover, the status of real estate in urban areas is such that one finds: completely parcelled quarters (old quarters of the town and the new slots of the peri-urban areas); large non occupied state domains that are either allocated to some administration services or illegally occupied by individuals (garbage dump, High intensity electrical zones...); communal zones of smaller areas in coverage).

In the creation of the urban space, and with the progression of the mutations of property, the lands clear themselves of the customary distribution rules to arrive to acts whose authenticity is certainly established by the chief of district, but whose formulation rests on rules near of the modern right. This socio-economic and morphological dimension coexists with a historico - social dimension characterized by the creation of cities in a context of real estate speculation.

- The analysis of the impact of urban development projects on the strategies of access to land and to urban services in Cameroon indicates that the technical networks (running water, electricity, communication...) that are vital to urban dwellers and productive activities, have been built without any planning plans, to the point where the constructions follow quasi - anarchical manner. It has non negligible consequences on the productive activities of the households and enterprises.

Those consequences have a range that goes beyond the zone considered to concern the district and the city. The density of the population and the traffic jam exacerbates the deterioration of the urban environment, resulting from the pollution of less the air than water.

- The majority of the towns base their real estate policies on urbanisation plans, when these exist, along with regulations and the opposable servitude at a third party laws. Such schemes in a way spell out the Government's desire to have a full control over the urban areas. But in practice, those plans are barely undertaken, given that they have been established without accounting for the voices in the community, and without a prior determination and analysis of the rights and function of those communities. Hence, communities tend to wilfully block the plans. Moreover, urbanisation plans that determine the uses of the urban areas do not account for the contribution of neither the public sector, nor the community. For instance, the PUD of the city of Garoua (Northern Cameroon) that was elaborated in 1980 and approved two years later, foresaw the parcelling out of the urban area into 23 lots. However, only 14 lots have been undertaken according to the PUD's forecasts, that is 60% of the plans, while 8 lots were done, without being programmed under PUD; which corresponds to 37% in terms of innovation in comparison to the PUD. This assessment shows at what point the agglomerations studied are apt to be part of a poor technical network. In effect, apart from Garoua, urbanisation plans for Douala and Yaounde were not approved, which tends to reinforce the informal character of urban documents and their application. From where the particularly difficult conditions for the application of existing urban documents for the towns of Douala and Yaounde without a defined institutional plan.

- Shortcomings exist, which hinder the access of most people to land and urban services. That is why the Douala, Yaounde, and Garoua urban models in particular, which we are proposing rests on the following cardinal principles:

a) A priori conditions to fulfill : supply decentralized communities with qualified technical personnel on the one part and with the appropriate institutional bases on the other hand, hence to allow them to undertake their role as a development pole with clearly specified attributions and a sure autonomy in their management;

b) The urban development plan (PDU) ought to have a double characteristic:

- they must be regulatory because it fixes urban regulations all actors should respect in the urbanisation process, and which can be opposed by third parties;
- they must be operational as to integrate the urban development dynamism ; indeed, they specify the time frame of the realisation of the various structuring operations of the considered zone.

Those documents should be soft, articulated on key questions such as transportation services and equipment, urban environment (household waste), functions, urban productivity, as well as accounting for the participation of the population as a whole and the communities at all levels (conception, implementation, and monitoring) A task such as the building of a given infrastructure, in addition to the usual constraints (financial means, profitability...), is constrained by physical (size, special confinement...) as well as temporal factors (delays in the implementation of the overall project...).

c) Fringe quarters management techniques. These consist on the one hand, of quantitative methods for producing pertinent information necessary for the analysis of the double constraint of needs and mobilized funds in accessing to land, and on the other hand, of the combined use of teledetection and GPS technologies for numerical cartography in the implementation and monitoring of the spatial extension of the considered towns.

Moreover, the study indicates that the urban planning policy in some way failed in Cameroon. Despite the efforts made and the techniques put in place, the demand for land and urban services is not yet met.

The strategy aimed to attenuate the constraints that make obstacles to the urban productivity consists of four elements:

- Reinforcing the management of the urban infrastructure to the level of the city—while improving the volume and the composition of the investments, and backing the institutional means of the increased exploitation of the private sector.
- Improvement of the authorized setting in force, to make the market more efficient and to allow the deprived sector to participate better in the construction of lodgings and works of infrastructure.
- Improvement of the financial and technical means available to the municipal institutions, through a judicious distribution of resources and responsibilities between central and local administrations.
- Backing of financial services for the urban development.

A systemic approach of integration of time and space in the urban development process that preserves the environment would be therefore efficient. This technique of programming of the urban development could notably take into consideration the potentialities and the constraints of social, cultural, economic, fundamental, political and environmental order. Thus, the present urban planning that puts the accent on the deadlines: short (5 years), medium (10 years) and long term (20 years) would be replaced and reinforced either by an urban development plan that essentially accounts for the actions to be undertaken, of the necessary means and the delays of execution. Making use of the efficient coordination of the networks in the operations of planning, this tool is aimed to manage the temporal and spatial programming of the operations that contributes to the construction of a comfort, of a setting of decent life to the populations.