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Correspondence - Volume 1

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Washington, D.C.

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The World Bank
1818 H Street NW
Washington DC 20433
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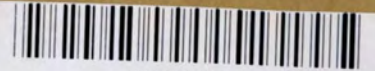
RETURN TO W. AFRICA FILES

SENEGAL - Credit 336 SE

Vol. I

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Archives



1382488

R1983-012 Other #: 2017-

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Sites and Services Project (01) - Senegal - Credit 0336 - P002280 - Correspondence -
Volume 1

This file is closed as of JUNE 30, 72.

For further correspondence, please see VOL II.

RECORDS MANAGEMENT SECTION

Yellow
✓ Senegal - Urban Dev.
cc Senegal - Terms of Ref.

INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL DEVELOPMENT ASSOCIATION

OFFICE MEMORANDUM

TO: Mr. J. Yenny DATE: June 28, 1972
FROM: D. A. Strombom *pas*
SUBJECT: SENEGAL - Site and Services Project Supervision Mission
Terms of Reference

1. On or about June 29, you will proceed to Senegal for 3-4 days to discuss with the recently appointed Director of OHLM the Site and Services Project and review progress made on the conditions of effectiveness of the project.
2. You will also introduce Mrs. Sicre (consultant), travelling under separate Terms of Reference, to the Government officials in charge of community development.
3. You will be joined in Senegal by Mr. Denning from Western Africa Department.
4. Upon your return, you will prepare a combined Back-to-Office and Full Report.

JYenny:nom

Cleared with and cc: Mr. Huber

cc: Messrs. Chadenet, Baum, Ripman, Lee, van der Tak, Sadove, Kirmani, Bohr, Dunkerley, Elkouby, Iverson, Venkateswaran, Kikuchi, Keare, McBride, Denning

✓ Senegal - ^{Yellow} Urban Dev.
cc Senegal - Terms of Ref.

INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL DEVELOPMENT ASSOCIATION

OFFICE MEMORANDUM

TO: Mrs. Betty Sicre (Consultant) DATE: June 28, 1972
FROM: D. A. Strombom *pas*
SUBJECT: SENEGAL - Site and Services Project Supervision Mission
Terms of Reference

1. On or about June 29, 1972, you will proceed to Senegal for about a week to review progress made by Government on the community development aspects of the project.
2. In particular, you will:
 - (a) review progress and assist the Direction de la Promotion Humaine (DPH) in the preparation of the study to be carried out in several quartiers of Dakar and within several formal and informal groups to survey and determine the attitudes and opinions of residents of such quartiers and members of such groups in respect to (i) the community development activities to be undertaken by OHLM's Section d'Assistance aux Communautés for the purpose of the Project, (ii) the creation of the housing cooperative associations, (iii) the model sales contract, (iv) the wishes of such residents or members, and (v) the means required for the implementation of the Project;
 - (b) review progress made by DPH and OHLM in making the Section d'Assistance aux Communautés in OHLM operational and particularly confirming the timing and mode of intervention of the staff of other ministries and agencies; and
 - (c) investigate potential Senegalese nationals to fill some of the technical assistant positions in the project.
3. During the mission, you will report to Mr. Yenny and upon your return you will prepare a Full Report on the above.

JYenny:nom

cc: Messrs. Chadenet, Baum, Ripman, Lee, van der Tak, Sadove, Kirmani, Bohr, Dunkerley, Elkouby, Iverson, Venkateswaran, Kikuchi, Keare, McBride, Huber, Denning

JUN 29 2 43 PM 1972 JUN 29 2 43 PM 1972



AW/AC-475/72

Sites

JUL 3 1972

signed

AMBASSADE DU SENEGAL

WASHINGTON, D.C. 20008

le 28 juin 1972

Senegal - Credit 336 SE
Authorizations

Monsieur Roger Chauffournier
Directeur du Département Afrique de l'Ouest
de la Banque Mondiale
Washington, D. C.

Monsieur le Directeur,

J'ai l'honneur de vous adresser ci-joint lettre par laquelle le Directeur de l'Office des Habitations à Loyer Modéré (OHLM) me donne mandat pour signer en son nom l'accord du projet "Parcelles assainies".

Je joins à cette lettre le curriculum vitae du nouveau directeur.

Je vous prie d'agréer, Monsieur le Directeur, l'assurance de mes sentiments distingués.

André J. Coulbary
Ambassadeur



INTERNATIONAL DEVELOPMENT
ASSOCIATION

INTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL FINANCE
CORPORATION

Senegal - Urban Dev

OUTGOING WIRE

TO: MR. DENNING
C/O MR. GROS
OFAB
CONAKRY

DATE: JUNE 27, 1972

CLASS OF
SERVICE: FULL RATE

COUNTRY: GUINEA

TEXT:
Cable No.: 2

Rc

HAVE JUST RECEIVED FROM MINISTER SECK AGREEMENT ON YOUR AND MR. YENNY'S
MISSION SENEGAL STOP REGARDS

HUBER

NOT TO BE TRANSMITTED

AUTHORIZED BY:

NAME Klaus Huber

DEPT. Western Africa

SIGNATURE *[Signature]*
(SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE)

REFERENCE: KHuber:tb - SENEGAL - Site And Services

ORIGINAL (File Copy)
(IMPORTANT: See Secretaries Guide for preparing form)

CLEARANCES AND COPY DISTRIBUTION:

cc: Mr. Yenny

For Use By Communications Section

Checked for Dispatch: ☒

Transmit - When Due

INTERNATIONAL FINANCE
CORPORATION

INTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL DEVELOPMENT
ASSOCIATION

RECEIVED
CENTRAL MAIL BOX

DATE JUN 30 3 26 PM 1972

CLASS OF
SERVICE FULL RATE

TO: MR. DEBENT
C/O MR. GINS
GRAB
CONWAY

COUNTRY: GUINIA
TEXT:
Cable No. 2

HAVE JUST RECEIVED FROM MINISTER SEEK AGREEMENT ON YOUR AND MR. THINKE'S
MISSION ANNUAL STOP REWARDS

HUBER

NOT TO BE TRANSMITTED

CLEARANCE AND COPY DISTRIBUTION

cc: Mr. Y...
COMMUNICATIONS
JUN 27 7 29 PM 1972

COMMUNICATIONS
JUN 27 6 25 PM 1972

NAME Klaus Huber
DEPT Western Africa

RECEIVED
SIGNATURE OF INDIVIDUAL AUTHORIZED
Huber:th - SECRETAL - Site And Services

DISPATCHED

ORIGINAL (File Copy)

(IMPORTANT: See Appendix Guide for preparing form)

Checked for Dispatch

ORIGINAL (File Copy)

Senegal - Urban Dev

INCOMING CABLE

DATE AND TIME
OF CABLE:

JUNE 27, 1972 1815

LOG NO.:

116 /28

TO:

HUBER INTBAFRAD

FROM:

DAKAR

ROUTING

ACTION COPY:

MR. HUBER

INFORMATION
COPY:

MR. CHAUFURNIER

DECODED BY:

TEXT:

REPONSE VOTRE TELEGRAMME M'ANNONCANT ARRIVEE DENNING ET YENNY EN VUE
ENTRETIENS AVEC NOUVEAU DIRECTEUR OHLM HONNEUR VOUS DONNER MON ACCORD
SUR DATES PROPOSEES. SAISISSEZ OCCASION POUR CONFIRMER NOMINATION MR.
MAMADOU DIA DONT CURRICULUM VITAE VOUS SERA ENVOYE POUR INFORMATION
COMME DIRECTEUR OHLM. HAUTE CONSIDERATION.

OL DIA OHLM

OUSMANE SECK SECRETAIRE D ETA PLAN

AS RECEIVED

SC

SECTION
COMMUNICATIONS
JUN 28 11 56 AM 1972

LABED

INCOMING CABLE

DATE AND TIME
OF CABLE:

JUNE 27, 1972 1615

LOG NO.:

116 158

TO:

HONORARY MEMBERS

FROM:

WALSH

TEXT:

RECEIVED FROM WASHINGTON D.C. ADVISORY BOARD AT 10:00 AM
INTERESTING AND RELEVANT INFORMATION FOR MEMBERS AND ASSOCIATES
FOR THEIR INFORMATION. ADVISORY BOARD MEETING ON JUNE 28, 1972
MEMBERS AND ASSOCIATES WILL BE INVITED TO PARTICIPATE
IN THE MEETING. ADVISORY BOARD MEETING ON JUNE 28, 1972

CL. 100 100

ADVISE RE: ADVISORY BOARD MEETING ON JUNE 28, 1972

AS RECEIVED

RECEIVED
CENTRAL FILES
JUN 30 2 11 26 AM 1972
COMMUNICATIONS
SECTION
TYPED

Senegal - Urban Dev

INTBAFRAD WSH

LOG 136

WU WSH TLXA142 PBO19

P IPE1373 VIA WU1 2306/06

UWB8916 PSX947 SGF052

UWNX BN SGDR 000

DAKARRP

PSX831 XGB011 SGF953 364 26 SUSP DUPE

Distribution: Mr. Huber
Mr. Chauffournier

MONSIEUR HUBER DEPARTEMENT AFRIQUE OUEYSBANQUE MONDIALE

WASHINGTONDC

JUNE 26, 1972

NO 090

REPONSE VOTRE TELEGRAMME M ANNONCANT ARRIVEE DENNING ET
YENNY EN VUE ENTRETIENS AVEC NOUVEAU DIRECTEUR OHLM HONNEUR
VOUS DONNER MON ACCORD SUR DATES PROPOSEES STOP SAISISSEONS
OCCASION POUR CONFIRMER NOMINATION MR MAMADOU

1109A JUN 27C

MESSAGE RECEIVED INCOMPLETE; BEING SERVICED
INTBAFRAD WSH

INTBRAD WSH
MESSAGE RECEIVED INCOMPLETE; BEING SERVICED

1109A JUN 27E

OCCASION POUR CONFIRMER NOMINATION MR MAMADOU

VOUS DONNER MON ACCORD SUR DATES PROPOSEES STOP SAISISSEZ

YENNY EN VUE ENTRETIENS AVEC NOUVEAU DIRECTEUR OHLM HONNEUR

REPONSE VOTRE TELEGRAMME M ANNONCANT ARRIVEE DENNING ET

NO QAO

JUNE 26, 1972

WASHINGTONC

MONSIEUR HUBER DEPARTEMENT AFRIQUE OUEYSBANQUE MONDIALE

PSXB31 XGB011 26F523 36A 26 SUSP DUPE

Distribution: Mr. Huber
Mr. Chantemier

DAKARRR

UWXX BN 26DR 000

UWBR016 PSXB47 26F052

P 1P13733 VIA WUI 260624

WU WSH TLX142 P0109

INTBRAD WSH

JUN 29 4 29 PM 1972

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RECEIVED

LOG 136

2 copies - Wilson Dev

Guinea-Terms of Ref
cc Guinea-Assistance to Boké
cc Senegal-Liaison
cc Senegal-Education (2)
✓ cc Senegal-Urban Dev.
cc Senegal June 23, 1972 Terms of Ref

Mr. Stephen Denning

Roger Thaufourmier

Terms of Reference: Guinea/Senegal mission, June 23 - July 6, 1972

1. You will arrive in Guinea on June 26 for a stay of four days accompanied by Mr. Frank Lawson..
2. You will assist the Government prepare a request to the UNDP for technical assistance to OFAB along the lines of the draft request sent by telegram on June 20. You will endeavor to have the Government submit the request during your stay. You will also explore whether OFAB has any preferences for the nationality of the firm which would undertake the technical assistance.
3. You will also arrive in Senegal on June 30 for a stay of several days to look after ongoing operational matters, including the preparation of the second education project and implementation of the site and services project.
4. On your return, you will write a short report of your mission.

SDenning:seb

cc: Mr. Cheek
Mr. Lawson

File: GUI Boké
GUI Operational
SEN Urban
SEN Education
SEN Operational

STELLA ET II SHUL

le 23 juin 1972

Monsieur l'Ambassadeur,

J'ai l'honneur de vous envoyer copie du télégramme que nous venons d'adresser à Son Excellence Monsieur Ousmane Seck, relative à l'approbation par notre Conseil d'Administration du projet Parcelles assainies.

Je vous en souhaite bonne réception et vous prie d'agréer, Monsieur l'Ambassadeur, l'assurance de ma très haute considération.

Klaus Huber
Département Afrique de l'Ouest

Pièce jointe

Son Excellence
Monsieur André Coulbary
Ambassadeur de la République
du Sénégal
2112 Wyoming Ave., N.W.
Washington, D. C. 20008

SDenning:seb - SEN Urban

Summary: Letter transmitting our cable to Government.

INTERNATIONAL DEVELOPMENT
ASSOCIATION

INTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL FINANCE
CORPORATION

Senegal - Urban Dev.

OUTGOING WIRE

TO: SON EXCELLENCE MONSIEUR OUSMANE SECK
SECRETAIRE D'ETAT AU PLAN

DATE: JUNE 23, 1972

DAKAR

CLASS OF
SERVICE: LT

Handwritten initials

COUNTRY: SENEGAL

TEXT:

Cable No.: HONNEUR VOUS INFORMER QUE NOTRE CONSEIL DES ADMINISTRATEURS A APPROUVE
PROJET PARCELLES ASSAINIES STOP PROJET A FAIT L'OBJET D'UN ACCUEIL
PARTICULIEREMENT FAVORABLE PAR NOS ADMINISTRATEURS QUI ONT EXPRIME
LE DESIR D'EN SUIVRE L'EXECUTION STOP SIGNATURE DES ACCORDS INTER-
VIENDRA DES QUE ASSOCIATION DISPOSERA DE RESSOURCES SUPPLEMENTAIRES STOP
POUR SIGNATURE ACCORDS DEVONS RECEVOIR AUTORISATION OHIM POUR SIGNER
ACCORD PROJET STOP HAUTE CONSIDERATION

CHAUFournier
INTBAFRAD

SUMMARY TRANSLATION - NOT TO BE TRANSMITTED

Board has approved Urban project but signing agreements cannot
take place until Association has sufficient funds. For Project
Agreement, we need OHIM's authorization.

NOT TO BE TRANSMITTED

AUTHORIZED BY:

NAME Roger Chaufournier

DEPT. Western Africa

SIGNATURE
(SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE)

Handwritten signature
haufournier/SDep:cgj - SEN Urban

ORIGINAL (File Copy)

(IMPORTANT: See Secretaries Guide for preparing form)

CLEARANCES AND COPY DISTRIBUTION:

cc: Son Excellence
M. André Coulbary
Ambassadeur de la République du Sénégal
cc: Mr. Kochman
cc: Messrs. Duval
Yenny

For Use By Communications Section

Checked for Dispatch:

Handwritten signature

RECEIVED

COMMUNICATIONS

DISPATCHED

INTERNATIONAL DEVELOPMENT
ASSOCIATIONINTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENTINTERNATIONAL FINANCE
CORPORATION

OUTGOING WIRE

TO: SON EXCELLENCE MONSIEUR OUSMANE SECK

DATE: JUNE 23, 1972

SECRETAIRE D'ETAT AU PLAN

CLASS OF
SERVICE: FULL RATE

DAKAR

COUNTRY: SENEGAL

TEXT:
Cable No.: REFERENCE PROJET PARCELLES ASSAINIES STOP HONNEUR VOUS INFORMER QUE NOUS AVONS
APPRIS LA NOMINATION DE MONSIEUR MAMADOU DIA AU POSTE DE DIRECTEUR OHLM STOP SERIONS
RECONNAISSANTS SI VOUS POUVIEZ CONFIRMER CETTE NOMINATION STOP SOMMES DISPONIBLES
ENVOYER MISSION DU TRENTE JUIN AU SIX JUILLET COMPOSEE MESSIEURS DENNING ET YENNY
POUR UN ECHANGE DE VUE AVEC NOUVEAU DIRECTEUR RELATIF MISE EN VIGUEUR ET EXECUTION
AINSI QU'A MONSIEUR DIAGNE
DU PROJET SI CELA VOUS CONVIENT/STOP PRIERE NOUS CONFIRMER VOTRE ACCORD STOP
TRES HAUTE CONSIDERATION

HUBER
INDEVAS

Summary (not for transmission): Ref. Urban project. Have learned of nomination
Mr. Madadou Dia as Director OHLM. Appreciate if you would confirm this nomination.
Able to sent mission from June 30 to July 6 composed Messrs. Denning and Yenny
for exchange of views per effectiveness and execution of project if you are in
agreement.

NOT TO BE TRANSMITTED

AUTHORIZED BY:

NAME

Klaus Huber

DEPT.

Western Africa

SIGNATURE

(SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE)

REFERENCE:

SDenning/KHuber:seb - SEN Urban

CLEARANCES AND COPY DISTRIBUTION:

cc: Mr. Yenny

For Use By Communications Section

ORIGINAL (File Copy)

(IMPORTANT: See Secretaries Guide for preparing form)

Checked for Dispatch:

INTERNATIONAL FINANCE
CORPORATION

INTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL DEVELOPMENT
ASSOCIATION

OUTGOING WIRE

DATE JUNE 23, 1972

TO: SEN EXCELLENCE MONSIEUR OURSANE SECK

CLASS OF
SERVICE FULL RATE

RECEVABLE D'ETAT AU PLAN

INR

COUNTRY
SENEGAL

TEXT
Cable No.

REFERENCE PROJET PAROISSIALES ASSAINIES STOP MONSIEUR VOUS INFORMER QUE NOUS AVONS

ALORS LA NOMINATION DE MONSIEUR MAMADO DIA AU POSTE DE DIRECTEUR CHIEF STOP SENS

EXCELLENCE SI VOUS POUVEZ CONFIRMER CETTE NOMINATION STOP SOMMES DISPONIBLES

VOUS MISSION DU TRINTE JUNE AU SIX JUILLET COMPOSEE MESSIEURS DENNING ET YENNY

EN RECHANGE DE VUE AVEC NOUVEAU DIRECTEUR RELATIF MISE EN VIGUEUR ET EXECUTION

ALORS QU'A MONSIEUR DIA

ET SI C'EST VOUS CONVIENT STOP PRIERE NOUS CONFIRMER VOTRE ACCORD STOP

TRIS HAUTE CONSIDERATION

HUBER
INDREAS

Summary (not for transmission): Ref. Urban project. Have learned of nomination
Mr. Madoou Dia as Director CHIEF. Appreciate if you would confirm this nomination.
Able to send mission from June 3 to July 6 composed Messrs. Denning and Yenny
for exchange of views per effectiveness and execution of project if you are in
agreement.

NOT TO BE TRANSMITTED

CLEARANCE AND COPY DISTRIBUTION

cc: Mr. Yenny

COMMUNICATIONS
JUN 23 4 23 PM 1972

DISPATCHED

ORIGINAL (File Copy)

REPRESENTATIVE (File Copy for preparing form)

RECEIVED
JUN 27 12 32 PM 1972
COMMUNICATIONS

OFFICE MEMORANDUM

TO: Files

DATE: June 22, 1972

FROM: Silvia Piso-Joó *SPJ*SUBJECT: Minutes of the Negotiations of the Site and Services Project of Senegal

1. Negotiations for the Project Site and Services of Senegal were held from May 22 till June 2nd between the Bank headed by Mr. Steve Denning (Western Africa) with participation of Messrs. J. Yenny, L. Moss (Special Projects Department), C. Duval (Legal Department), L. Moussu-Rizan (Controller Department) and Miss S. Piso-Joó (Western Africa Department) and the Senegalese Delegation which was led by Mr. Ousmane Seck (Secrétaire d'Etat au Plan), who was assisted by Messrs. Ch. Hamidou Kane (Directeur des Finances Extérieures), Birama Fall (Commercial Counselor, Embassy of Senegal), Sall (Magistrat et Conseiller à la Cour Suprême), M.D. Diagne (Directeur de l'Urbanisme), S.M. Dioury (Directeur de l'OHLM) and S. Sarr (Directeur des Projets et Programmes au Plan).

2. Housing Policy

Position of the Government in relation to : i) level of subsidies, ii) public housing targets in the IV Plan and iii) squatters policy were defined as follows:

i) level of subsidies

The budget of the Senegal Government has been allocating 150-200 million CFA to OHLM and 600 million CFA to SICAP, a semi public housing corporation. As of June 30, 1973, the Government will eliminate all subsidies to SICAP. Concerning OHLM's supereconomic units ^{1/}, the subsidy will consist of the cost of land and infrastructure (30 percent of the total cost) and for the economic units ^{2/}, subsidies will be reduced over a period of ten years starting from the implementation of the Fourth Plan (July 1973). The Government feels unable to introduce a more rapid reduction until the success of the Site and Services Project is demonstrated. Accordingly, the reduction should be much faster in the second five years than the first; however, subsidies are expected to decrease by the end of the first five years between 20 and 25 percent. During these five years a timetable will be prepared to reduce the rest of the subsidies in the following five years.

^{1/} Super economic units: are those units whose cost is at most CFAF 15,000 per square meter. The monthly income for these type of units ranges between 12,000 and 30,000 CFA.

^{2/} Economic units: are more expensive than the supereconomic units. The minimum monthly income for these units is more than 30,000 CFA.

ii) targets in the IV Plan.

For the Fourth Plan (1972-1973) the Government has set three main objectives for the sector: a) to increase the efficiency of investment by introducing designs and standards conducive to lower costs; b) reduce the burden on public finances by progressively raising rents to eliminate subsidies and c) distribute the benefits of housing more equitably among the different groups by determining the level of production taking into account the needs of the low income groups. The Government will maintain the size of the public housing program about the same as in the Third Plan, thus from 1973-1977. OHLM plans to build 2400 economic units and 2200 supereconomic units and SICAP plans to build 3120 units.

iii) squatters policy.

The Government agreed to suspend the eradication of squatter settlements, upon completion of its existing commitment to remove some 40,000 squatters in order to develop more rational ways of dealing with these low standard districts. The Government also agreed with the Association's recommendation that to the extent possible these illegal settlements should be improved in situ. It was agreed that the Government will make provision for relocation of households so as not to have detrimental effects on the proposed project. In particular the Government agreed not to a) lower the minimum income requirement in allocating lots under the Project for the sole purpose of relocating squatters; b) give priority in the allocation of lots to residents of squatters settlements on the sole ground that these squatter settlements are being eradicated; c) grant title to persons allocated lots under any site and services project unless the person has paid in full (including interest at 7 percent) the cost of providing the lot plus infrastructure; d) develop other site and services projects in close proximity to the proposed project unless a similar level of services is provided and capital, operating costs and interest charges are recovered from the lot occupants on a similar basis as under the proposed project. It was decided that OHLM should undertake as part of the proposed project, a pilot project for improving a low standard district in situ, by upgrading of public facilities and where necessary housing stock quality. This would be referred to as a "community improvement" type project.

The Government requested of the Association technical assistance to develop appropriate criteria and experience with community improvement projects. Given the Government's willingness to suspend the major part of its eradication program pending the formulation of appropriate criteria and the interest of the Association in the community improvement approach as constituting one of the few techniques available for helping people in the lowest range of urban income, accordingly provision was made in the present project for consultant services to study existing squatter settlements and prepare criteria for deciding whether to improve or eradicate them and to prepare a feasibility study and detailed engineering for a pilot community improvement project of about 10 hectares in the Dakar squatter settlements of either Colobane or Fass, and for implementation of such a pilot project.

3. Technical Assistance

During appraisal it was agreed with the Government and UNDP, that UNDP would finance two technical assistance posts for the project. The Government duly submitted a formal request to the UNDP, at the Association's request, the United Nations Housing Center immediately began recruiting for the two posts. The government informed us during negotiations that they have withdrawn their request from the UNDP on account of other technical assistance projects which they would prefer UNDP to finance and requested the Association finance the technical assistance component. The amount involved is US\$ 120,000. After discussion it was decided that the Government would renew its request to the UNDP. However, if the assistance was not forthcoming from this source the amount for this technical assistance would be included in the total cost of the Project. But, it was also agreed that the amount of the credit should not increase beyond US\$ 8.0 million.

4. Reduction of proposed project

The project design provided for 25 percent of the lots with septic tanks and individual water connections. During negotiations the proportion was reduced to 15 percent or 2100 septic tanks, instead of 3500. This was done on the basis that the proposed project had taken into consideration those earning more than \$120 per month. The Government's proposal to undertake a program of some 1,800 supereconomic housing units during the Fourth Plan (1973-1977) for those earning less than \$120 per month implied a reduction in the potential demand for lots under the proposed project. While this was considered to have little effect on the overall demand for lots, since there is substantial excess demand at the lower end of the income spectrum, it will affect the demand for the more expensive lots to be provided with septic tanks and private water connection. In view of this the proportion was reduced to 15 percent.

5. Personnel for the Project

The Government will allocate the personnel necessary for the functioning of the schools and health centers. In order not to aggravate the regional disparity in the supply of medical personnel the Government has given assurances that the personnel for the medical centers will be obtained by relocating within the Dakar area existing personnel, or under technical assistance. The salaries of these personnel will be paid by the appropriate ministries with the exception of technical assistance. In the case of the personnel, for the "Section d'Assistance aux Communautés", annex 3 was added to the project agreement establishing the type of personnel from DPH to be allocated to that section. There will be a chief community development officer provided by DPH and 3 community organizers which will be working under the assistance of a technical expert from IRAM. In January 1973, the personnel should be increased to a deputy community development officer and 3 to 7 more community organizers.

6. Transportation

The Government expressed its willingness during negotiations to establish all the necessary measures to provide the zones of the project of Dakar with adequate public transportation to the center of the city, rather than accepting the appraisal report suggestion of improving communication by assuring access to the areas for private mini-buses.

7. Management of the Project

The responsibilities of OHLM and its structure were defined:

- i) Responsibilities. Responsibility for constructing and managing the project would lie with the OHLM. In order to carry out the project efficiently the government has agreed to reorganize OHLM in two divisions:
 - 1) Direction Construction to carry out the housing program and formulate the urban policy and Direction Parcelles Assainies to carry out the National Site and Services Program. Within the Direction Parcelles Assainies a Section d'Assistance aux Communautés would be established with the responsibility for the formulation, administration and implementation of the program of community development activities for purchasers of lots as designed by DPH. A monitoring committee would also be created to make assessments of the project's progress from the physical, financial and sociological point of view to make recommendations for changes in OHLM operations and the project's design. In drawing up the legal steps by decree in relation to a) Direction of Parcelles Assainies no further definition of the Direction responsibilities was needed; b) Section d'Assistance aux Communautés the definition of its activities were defined in Annex 4 of the project agreement and the government's text will be based on this; c) for the Comité de contrôle it was decided that the Government would establish on the basis of the Appraisal Report (Annex 9, p. 3 footnote 2).

ii) Structure

An organigram representing the new structure of OHLM was included in the project agreement (annex 5).

iii) Director General of OHLM

Given the fact that the present director will be leaving the organization by June 15 and since the choice of the new director would be crucial to the success of the project, it was agreed during negotiations that IDA have the right to approve the qualifications and experience of successor of the current director of OHLM as well as any future changes in this position. The five technical assistants for the project will be appointed with the approval of the Association.

8. Design Standards

A draft code of the règlement de construction was agreed with the Government during negotiations. The establishment of this règlement

de construction is a condition of effectiveness (Project agreement Section 7.01 (c)). Approval from the Association would be required for the Plan d'Urbanisme de détail and règlement d'Urbanisme for each phase of the project (Section 3.10) credit agreement.

9. Finances

i) It is a condition of effectiveness that OHLM would appoint a private firm of auditors satisfactory to the Association. The rationale for this was that OHLM's present auditor the Commission des Comptes de la Cour Suprême is overloaded with the work and OHLM accounts have not been audited promptly; by appointing a private firm of auditors, better control is hoped to be established. Accounts of OHLM would be audited annually no later than four months after the beginning of the fiscal year. From 1972-73, audit reports as distinct from audit certificates would be required. We agreed to send a letter explaining the importance of an audit report.

ii) It was stated in Section 3.01 (c) of the credit agreement that the resources for financing the land for the project (with the exception of the land prepared for schools, health centers and open space and recreational areas, local vehicular and pedestrian roads) and the infrastructure with the exception of the power distribution network, the schools and the health centers and the technical assistance will be the equity of OHLM and the rest of the funds will be entrusted to OHLM in its capacity of Mandataire of the borrower. The distinction is primarily based on the capital costs which OHLM will recover from the lot purchasers.

iii) In the Appraisal Report it was recommended that the power distribution system should become part of the assets of the National Electricity Company, and that the company would reimburse the Government for the capital cost of the network over 10 years at 7 percent. However, this assumed that the transfer of the power facilities from the private company (EECA) and the Government to the National Electricity Company, will eventually be resolved, but if not, the National Electricity Company would be left holding the project power facilities as its only asset with no income to pay its indebtedness to the Government. Accordingly, we proposed a covenant that on completion of the project, the Government will dispose of the power facilities on terms and conditions satisfactory to the association. The Government however objected to a positive obligation to dispose of the assets, so it was finally stated in Section 3.11 of the Credit Agreement that the Government shall not dispose of the power distribution network without the approval of the Association.

10. Settlement Cooperative Associations

It was expressed by the Bank's delegation that in most countries where community development programs have been established the success of the programs has been linked to a community development program. The Appraisal Report had recommended the creation of saving and credit Associations. However, the Senegalese delegation preferred the less explicit "Associations Coopérative d'Habitat". It was agreed in the Project Agreement that the Association Coopérative d'Habitat would be created with the responsibility for contributing to the execution of the Project by regularly collecting payments to be made by lot purchasers, acting as saving mechanism for lot purchasers and undertaking any other activities that could be, from time to time, determined by lot purchasers such as extending credit to lot purchasers. It was envisaged that the Association would agree to the Associations having the right to the deposit on the purchase of lots, though this was not included in the agreements and will require our approval under Section 2.07 (e) (iii) of the Project Agreement. A model statuts for these associations was agreed during negotiations and the taking of legal measures necessary to establish the model statuts is a condition of effectiveness. Such a model will lay the foundation for beginning the project. As experience is gained, from the response of lot purchasers, OHLM will develop variations on the model to suit the needs of particular communities with the approval of the association. The rationale for including a clause for variations to the model statuts (Credit Agreement Section 3.09 (b) iv) is related to the fact that only after completion of a study of attitudes and preferences in several quarters in the city of Dakar as envisaged in Section 2.13 of the project agreement, will it be possible to introduce the necessary changes in the model statuts.

11. Procurement

It was agreed that the contract with the successful bidder shall provide for extension by the OHLM of 5 percent of cash payment instead of 10 percent as initially was stated in the project agreement (Section 7 b of Schedule I).

12. Termination

The obligations of the associations and the OHLM may be terminated with the exception of the obligation to maintain the organigram of OHLM the date on which the credit agreement ends in accordance with its terms of a date of 20 years after the date of the present agreement. For the organigram of OHLM is 6 years instead of 20.

13. Contrat de vente

i) we have agreed in principle on the dispositions which need to complete or modify the sales contract. Establishment of the Contrat de Vente by decret is necessary as a condition of effectiveness (Credit Agreement Section 7.01 (d)).

14. Study of Criteria

The terms of reference of the study of criteria for determining whether to relocate squatter settlements or improve them in situ have still to be determined. We promised to send draft suggestions to the Government by mid-August.

15. Provision of Funds

The Appraisal Report had recommended that all project funds be paid to OHLM quarterly in advance. The Government has agreed to the provision for counterpart funds relating to the project. The provision, however, is not appropriate to the IDA credit funds since the Government intends to avail itself of the disbursement procedure under which the contractors will be paid directly by the Association. Accordingly, the relevant covenant (Section 3.01 (f) of the Credit Agreement) has been limited to the provision of counterpart funds.

16. Schedule

The attached schedule was discussed and agreed during negotiations.

Attachment

SPiso-job:rh - Site and Services Project

Cleared with and cc: Messrs. Denning
Moss

cc: Messrs. Huber
Bachmann
Yenny
Duval

	<u>Commencement</u>	<u>Achèvement</u>
<u>Section 7.01(a): Ratification de l'accord du projet</u>		
Ratification du conseil		fin juillet
<u>Section 7.01(b): OHIM Décret</u>		
Gouvernement rédige projet de décret	12 juin	3 juillet
Considération par l'Association	10 juillet	31 juillet
Soumission à la Cour Suprême	7 août	4 septembre
Association considère les avis	11 septembre	2 octobre
Signature du Président	9 octobre	23 octobre
<u>Section 7.01(c): Règlement de construction</u>		
Soumission à la Cour Suprême	26 juin	24 juillet
Association considère les avis	31 juillet	21 août
Signature du Président	28 août	11 septembre
<u>Section 7.01(d): Contrat de vente type</u>		
Gouvernement rédige projet du contrat	12 juin	3 juillet
Soumission à l'Association	10 juillet	31 juillet
Gouvernement rédige décret	7 août	21 août
Soumission à la Cour Suprême	21 août	18 septembre
Soumission à l'Association	25 septembre	16 octobre
Signature du Président	23 octobre	6 novembre
<u>Section 7.01(e): Experts</u>		
Association envoie au gouvernement description détaillée des postes	1er juin	19 juin
Gouvernement cherche des candidats	26 juin	4 septembre
Association prépare une liste des experts intéressés au gouvernement	1er juin	28 août
Gouvernement choisit les experts et négocie les contrats	4 septembre	23 octobre
Mission de l'Association	23 octobre	30 octobre
Gouvernement engage les experts	30 octobre	13 novembre
<u>Section 7.01(f): Organisation de l'OHIM</u>		
Gouvernement rédige projet de décret	12 juin	3 juillet
Association considère projet	10 juillet	31 juillet
Soumission à la Cour Suprême	7 août	4 septembre
Association considère les avis	11 septembre	2 octobre
Signature du Président	9 octobre	23 octobre
<u>Section 7.01(g): Modèle de statuts</u>		
Gouvernement complète projet de décret	12 juin	3 juillet
Association considère projet de décret	10 juillet	31 juillet
Soumission à la Cour Suprême	7 août	4 septembre
Association considère les avis	11 septembre	2 octobre
Signature du Président	9 octobre	23 octobre
<u>Section 7.01(h): Directeur Général</u>		
Directeur Général est nommé	-	4 septembre
<u>Section 7.01(i): Agents comptables</u>		
Firme est nommée		?
<u>Section 7.01(j): Mandat des consultants</u>		
Association prépare projet de mandat	1er juin	21 août
Gouvernement considère le projet de mandat	28 août	18 septembre
Approbation de l'Association	25 septembre	16 octobre
<u>Section 7.02: Consultations juridiques</u>		
Soumission à la Cour Suprême	6 novembre	27 novembre

JUN 27 9 22 AM 1972

FOR
EXECUTIVE
DIRECTORS'
MEETING

DECLASSIFIED

AUG 10 2017

WBG ARCHIVES

CONFIDENTIAL

For consideration on
June 22, 1972

IDA/R72-64-L/1

FROM: The Secretary

June 21, 1972

SENEGAL: Site and Services Project

There is attached a copy of the Statutory Committee
Recommendation on the proposed credit to the Republic of Senegal
for a site and services project.

Distribution:

Executive Directors and Alternates
President
President's Council
Executive Vice President, IFC
Vice President, IFC
Department Heads, Bank and IFC

RECOMMENDATION OF STATUTORY COMMITTEE

To: The President, International Development Association

Recommendation of the Committee under Section 1(d) of Article V of the Articles of Agreement on the proposed Development Credit (Site and Services Project) to Republic of Senegal.

The undersigned Committee constituted under Section 1(d) of Article V of the Articles of Agreement of International Development Association (the Association) hereby submits its recommendation pursuant to said Section in respect of the proposal that the Association grant to Republic of Senegal a development credit in an amount in various currencies equivalent to U.S. \$ 8,000,000. The purpose of said development credit is to assist the Borrower in financing a site and services project in the areas of Dakar and Thies, respectively, consisting of topographic and civil works and of consultants and experts services.

1. The Committee has carefully studied the merits of the proposal to grant such a development credit, and of the purposes to which the proceeds of the development credit are to be applied.
2. The Committee is of the opinion that the project toward the financing of which the proceeds of such development credit are to be applied comes within the purposes of the Association as set forth in Article I of said Articles of Agreement, and that said project is designed to promote the economic development of Republic of Senegal and is of high developmental priority in the light of the needs of Republic of Senegal.

3. Accordingly, the Committee finds that said project merits financial assistance from the Association, and hereby recommends said project for such assistance.

COMMITTEE

/s/ J. Burke Knapp
Chairman of the Loan Committee

/s/ A. Coulbary
Expert selected by Governor
for Republic of Senegal

/s/ R. Chaufournier
Director,
Western Africa Department

/s/ Lester Nurick
Associate General Counsel

/s/ B. Chadenet
Deputy Director, Projects

/s/ Victor C. Chang
Deputy Controller

Dated at Washington, D.C.

June 16, 1972

2. The Committee on the Status of the Republic of China in the United Nations, established by the General Assembly in 1946, has been instrumental in the restoration of the Republic of China to its rightful place in the United Nations.

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United States Department of State, Washington, D.C.

June 16, 1972

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Senegal - Urban Dev.

Mr. D. S. Ballantine

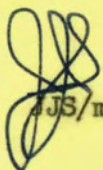
June 21, 1972

J. J. Stewart

SENEGAL - Site and Services Project

We have been involved only to the extent of commenting on the back-to-office report of the appraisal mission (copy attached). We haven't seen the appraisal report in any color. Our offer to provide an architect and possibly an educator (para. 7 of Erder's memo) was not accepted, and we have not been consulted further.

Attachment

 JS/ms

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STRIKE 15 JUL 1972
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Temple - Wilson Don

June 21, 1972

Mr. D. S. Ballentine

J. J. Stewart

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Attachment

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JUN 21 4 20 PM 1972

Mr. U. K. Ghoshal

June 21, 1972

Klaus Huber

SENEGAL - Site and Services Project

This Memorandum confirms our earlier telephone conversation to the effect that for the presentation of the above project:

- (a) Mr. Dunkerley will present the loan and will answer questions concerning the project;
- (b) Mr. Moss will be available to answer questions concerning the social and administrative aspects of the project;
- (c) Mr. Yenny will be available to answer to questions concerning the financial and economic aspects of the project;
- (d) Mr. Huber and Mr. Denning will answer questions concerning Bank Group lending in Senegal; and
- (e) Mr. Bachmann will answer questions concerning the economy of Senegal.

SDenning:sek *A*

cc: Mr. Cheek

STELLA 11/15/72

2-11-1972

June 21, 1972

Mr. U. K. Ghoshal

Klaus Huber

SENIGAL - Site and Services Project

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- (e) Mr. Bachmann will answer questions concerning the economy of Senegal.

Denning:sep

cc: Mr. Ghosh

JUN 22 11 47 AM 1972

SECRÉTARIAT D'ÉTAT
AUPRÈS DU PREMIER MINISTRE
CHARGÉ DU PLAN

*Senegal - Second Railway
- Site x Services* 001384

N° /SEPI CAB/1

DAKAR, LE 21 JUIN 1972

*Senegal - Loan 835/G. 314 N-egs
✓ Senegal - Urban Dev.*

LE SECRÉTAIRE D'ÉTAT AUPRÈS DU PREMIER MINISTRE
CHARGÉ DU PLAN

A Monsieur Klauss HUBER
Département Afrique de l'Ouest
Banque mondiale

- WASHINGTON -

Monsieur le Chef de Division,

J'ai l'honneur d'accuser réception des documents transmis
par vos lettres du 6 Juin 1972 et relatifs au 2e projet ferroviaire et
au projet de parcelles assainies.

Je vous en remercie bien vivement et vous prie d'agréer
Monsieur le Chef de Division l'assurance de ma haute considération.-



OUSMANE SECK

Dakar, le 20 JUIN 1972

MINISTERE DES FINANCES ET
DES AFFAIRES ECONOMIQUES

*Senegal - Credit 336 S E 1198
Authentification*

N^o 07352 M.F.A.E./NFE/I

Le Ministre des Finances et des Affaires Economiques

à Monsieur LE DIRECTEUR GENERAL
DE LA BANQUE INTERNATIONALE POUR
LA RECONSTRUCTION ET LE DEVELOPPEMENT
1818 - H- STREET - N W

- WASHINGTON - D.C - 20433 - U S A -

OBJET./. Projet Parcelles assainies

Monsieur LE DIRECTEUR GENERAL,

J'ai l'honneur de vous confirmer que j'ai donné
délégation au Secrétaire d'Etat au Plan, pour signer le projet
d'Accord sur les " Parcelles assainies".

Veuillez agréer, Monsieur le DIRECTEUR GENERAL,
l'assurance de ma haute considération.



BABACAR BA

SECRÉTARIAT D'ÉTAT
AUPRÈS DU PREMIER MINISTRE
CHARGÉ DU PLAN

*Senegal - Railways
Sfrs v Services*

001281

N° /SEP/

DAKAR. LE.....

*Senegal - Loan 835/G.314 Nege
✓ Senegal - Urban Dev.*
LE SECRÉTAIRE D'ÉTAT AUPRÈS DU PREMIER MINISTRE
CHARGÉ DU PLAN

A Monsieur Roger CHAUFournier

Directeur du Département Afrique de l'Ouest
de la Banque mondiale (B. I. R. D.)

WASHINGTON, D. C. 20433 - USA -

WEST AFRICA DEPT.

☒ Chauffournier

JUN 19 1972

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Monsieur le Directeur,

J'ai l'honneur encore une fois de vous
exprimer mes remerciements et ma très profonde gratitude pour
l'accueil très chaleureux que vous m'avez réservé à Washington,
lors des négociations sur : Régie des Chemins de Fer et Parcelles
assainies. Vos collaborateurs et vous-même avez mis un soin tout
particulier pour la réussite de ces négociations. Au-delà des projets
que nous avons arrêtés ensemble, j'ai pu apprécier le vaste pro-gram-
me d'intervention que la Banque se propose de développer dans
notre pays.

Le Président SENGHOR et son gouvernement
vous en expriment leurs sincères remerciements et vous assurent
de leur détermination à collaborer très intimement avec la Banque
mondiale pour son intervention de plus en plus massive dans notre
pays. Cette action est dictée par le fait que nous sentons que la
Banque, au-delà des sommes d'argent qu'elle met à la disposition
des pays en voie de développement, pense en profondeur les condi-
tions de développement desdits pays et y consacre toute son énergie
et tout le poids de son organisation et de sa compétence.

. / .

En ce qui me concerne personnellement,
je retire les contacts nombreux que j'ai eus avec vous, ~~sur~~ des
enseignements précieux et des encouragements certains dans la
mission que le Gouvernement du Sénégal a bien voulu me confier.

Veuillez agréer, Monsieur le Directeur,
l'assurance de ma haute considération. -



Ousmane SECK

Y
OUSMANE SECK

RECOMMENDATION OF STATUTORY COMMITTEE

Senegal - Credit 336 SENEGAL

To: The President, International Development Association

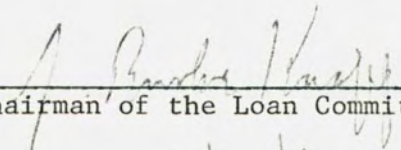
Recommendation of the Committee under Section 1(d) of Article V of the Articles of Agreement on the proposed Development Credit (Site and Services Project) to Republic of Senegal.

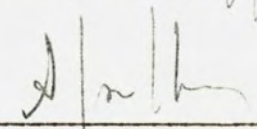
The undersigned Committee constituted under Section 1(d) of Article V of the Articles of Agreement of International Development Association (the Association) hereby submits its recommendation pursuant to said Section in respect of the proposal that the Association grant to Republic of Senegal a development credit in an amount in various currencies equivalent to U.S. \$ 8,000,000. The purpose of said development credit is to assist the Borrower in financing a site and services project in the areas of Dakar and Thies, respectively, consisting of topographic and civil works and of consultants and experts services.

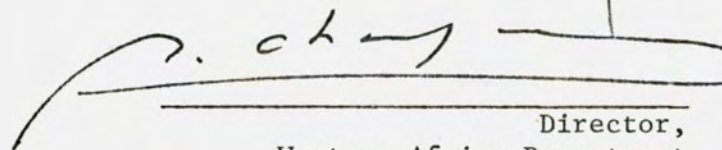
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2. The Committee is of the opinion that the project toward the financing of which the proceeds of such development credit are to be applied comes within the purposes of the Association as set forth in Article I of said Articles of Agreement, and that said project is designed to promote the economic development of Republic of Senegal and is of high developmental priority in the light of the needs of Republic of Senegal.

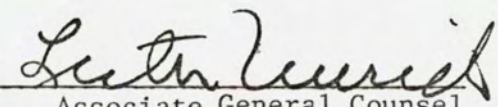
3. Accordingly, the Committee finds that said project merits financial assistance from the Association, and hereby recommends said project for such assistance.

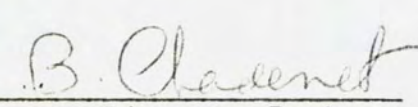
COMMITTEE

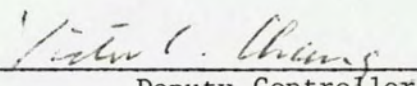

Chairman of the Loan Committee


Expert selected by Governor
for Republic of Senegal


Director,
Western Africa Department


Associate General Counsel


Director, Projects


Deputy Controller

Dated at Washington, D.C.

June 16, 1972

C.D.

OFFICE MEMORANDUM

TO: Files

DATE: June 16, 1972

FROM: John C. English *J.C.E.*SUBJECT: Dakar Sites and Services

1. I had understood that the project was to include a provision for monitoring the development of the area, but I did not see any specific mention of this in the report.

2. The Conditions of Tenure for lot owners state "The land hereby assigned is intended primarily for the construction of buildings to be used for housing. Use of it for commercial, craft or industrial activities is therefore prohibited without authorization from the Director of OHLM." My own feeling from observation of similar situations is that this sort of ordinance is likely to be observed mainly in the breach. Being able to use one's house for money-earning activities provides not only a useful supplementary source of income but also a cheap set of premises in which to start a business - something which town planners tend to overlook. In addition the plan appears to provide for ^{only} one market area for the whole development area in Dakar of about 120,000 people. If this is true then there will be tremendous pressure to create other retail facilities. This will mean either use of residential premises or the appearance of "squatter" like developments of stalls etc. on the periphery of the area. This whole problem might be given some attention in the monitoring exercise if it (*ie monitoring*) occurs.

3. Another item which might be considered in monitoring this project or in future ones is the provision at low cost of plots for family vegetable production (allotments). The 150²m plots are presumably too small to allow for much of this around the house. Availability of plots for rent at not too great a distance could be a boom for low-income families. As incomes rise there would probably be less demand for them, but they could then be developed for other purposes - as in N. Europe. The demand for such plots would of course depend on local custom i.e. whether people in towns traditionally try and grow some of their own food.

OFFICE MEMORANDUM

DATE: June 16, 1972

TO: Files

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Jun 19 4 25 PM 1972

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CENTRAL FILES

Messrs. D. A. Strombom, L. Moss

June 15, 1972

William C. Grindley (Consultant)

Potential IBRD Site and Services Investments

1. The intention of this memorandum is to set down some thoughts which we have discussed concerning the selection of potential site and services projects by the Urban Projects Division. Considering the manpower spent on preparing the Senegal project, it would be expedient to have a basis for determining the potential success and rapidity of preparation of government requests for capital assistance. This is a tentative step toward some consistency in Division response and some suggestions about where projects might be 'identified' which would lead to more rapid lending.
2. With the articulation of the IBRD's priorities and objectives in the final report, borrower nations should know their chances for loan sanction by comparing their programs with IBRD objectives. Projects in the future should be more easily organized and processed as some degree of self-selection by borrowers prior to their application or project identification occurs.
3. To facilitate more successful relations between the Division and site and services borrowers requires communications. Publishing and distributing the consultant's evaluation report will assist, but it may be judicious in addition to allocate editorial time to preparing a summary document outlining only the site and services definition, global experience, policy roles and project objectives without elaboration. This summary should be sent to project and area departments, to resident missions of the IBRD and the UNDP, and other bilateral and multilateral lending and assistance organizations.
4. The problem remains, however, of how to respond to requests in the year it will take to receive feedback and applications from the circulation of the summary document. Some of the principles which the Division might follow in sorting out requests would be:
 - (a) Since the mechanics of presenting loan requests to the Loan Committee are heavily dependent on accurate information concerning urbanization, incomes, employment and government housing, it is administratively logical to select those places where that type of information is readily available.
 - (b) Every effort should be made to have the limited Division personnel relinquish the task of project identification to Area officers, but after sufficient indoctrination about the Division's objectives for site and services.

June 15, 1972

- (c) Project identification should come after written agreement has been established with the Government on the objectives of site and services investment. If agreement is reached, preferably with more investment in time of Area officers than Division personnel, only then should project feasibility studies begin. If these steps become overlapped and confused, the borrower is in a better position to negotiate for his objectives, as the "politics of expediency" and the 'track record' of the Division become the IBRD's hidden agenda.
- (d) It is not always advisable to try and 'bandwagon' as an excessive amount of time can be spent trying to alter the administrative patterns and objectives of the agency you are dealing with. This is particularly true if plots have been given gratis and the IBRD is trying to institute economic recovery. Perhaps it is better to identify small scale efforts, amend their objectives with them if necessary, and provide the capital for their expansion.
- (e) Some effort should be made to select countries where there is the possibility of either beginning with or forming a loan agreement which includes aspects of both new settlement development and community improvement. The limits of a policy geared only to economic returns for suburban, homeownership plots are those of never really affecting the lowest income groups of an urban area and most probably displacing segments of that group to sites which make it even more difficult to advance economically. This is the back-handed lesson of Chile's productive but insensitive use of site and services.

5. My suggestions for identifying projects within the coming year are limited to my experience and perspective which favors beginning with small on-going organizations and helping them develop their delivery capacity. The two exceptions to that are the Zambia site and services program, outlined in my memorandum of 25 May 1972, and that of Peru, which I am personally familiar with through my professional experience.

- (a) In Peru, the Government policy of assisting the installation of public utilities in pueblos juvenes (literally young towns - the name substituted for the derogatory term barriada) deserves attention. There are organizations in each settlement block to establish priorities, organize manpower for volunteer jobs and to communicate the block's desire to local governments. There is a national, cabinet level organization, Oficina Nacional de Pueblos Jovenes, headed by Architect Diego Robles, which has

June 15, 1972

nearly thirty field offices throughout urban Peru and a staff of engineers, community development officers and planners to coordinate the use of government funds for community improvement of pueblos juvenes.

Also, in Peru, is a site and services component of the United Nations Experimental Housing Project (PREVI). The Chief Adviser is Architect Peter Land, and in the preparation of the project's description in 1968, he included technical assistance and site and services development for 1,500 plots. The architect of this component of PREVI, Jose Arrigone, has been actively engaged in using it to field test various advanced technologies in water systems and sewage disposal systems. It is understood that difficulties have been encountered in financing the site and services component.

The UN also has a team of twenty-five experts (twenty-three of which are Eastern Europeans who worked on the Skopje, Yugoslavia earthquake reconstruction project) in a reconstruction project in Chimbote, Peru. A cautious inquiry to Mr. Z. Nikulski, in charge of residential area design, about the use of site and services might be in order, but I suspect they are interested in housing Chimbote's +300,000 inhabitants in industrially constructed apartment blocks.

- (b) In Brazil, despite official government housing policy, the Community Development Corporation (CODESCO) has performed excellent favela improvement projects. A quasi-government organization operating on the difference between money borrowed at four percent from the National Housing Bank and loans to families at five percent, CODESCO worked only on request of the favela organization and with each step approved by a directorate of favela leaders and CODESCO professionals. Mr. Silvio Ferraz, its founder and director, is presently with the Inter-American Development Bank in Washington. The status of CODESCO's operations and the continuance of their objectives of self-reliance through control of the housing process should be checked with Mr. Ferraz.
- (c) The Salvadorian Development and Minimum Housing Foundation (FSDV), sponsored by private contributions from Salvadorians and the assistance of the Inter-American Foundation, is an interesting and apparently successful model of administering site and services and minimal housing development. Their

Messrs. Strombom and Moss

-4-

June 15, 1972

delivery capacity is rapidly expanding and they offer optimism about the rapid time possible between organization and delivery in a small, highly urbanized, low-income country.

6. Colombia, Ecuador and Panama are on the verge of beginning significant site and services experiments, but would not be ready for IBRD assistance in the coming year. The two most feasible for development during FY1973 are Peru and Zambia, and the Morocco project already under development in the Urban Projects Division. may provide a third.

WGrindley:nem

Cleared with and cc: Mr. Dunkerley

cc: Messrs. Elkouby, Madavo



Record Removal Notice



File Title Sites and Services Project (01) - Senegal - Credit 0336 - P002280 - Correspondence - Volume 1		Barcode No. 1382488		
Document Date 15 June, 1972	Document Type Letter with attachment			
Correspondents / Participants To: Monsieur l'AMBASSADEUR From: Mamadou DIA, Republique du Senegal				
Subject / Title Accord de project: "Parcelled assainies"				
Exception(s) Personal Information Information Provided by Member Countries or Third Parties in Confidence				
Additional Comments		The item(s) identified above has/have been removed in accordance with The World Bank Policy on Access to Information or other disclosure policies of the World Bank Group. <table border="1"><tr><td>Withdrawn by Sherrine M. Thompson</td><td>Date August 10, 2017</td></tr></table>	Withdrawn by Sherrine M. Thompson	Date August 10, 2017
Withdrawn by Sherrine M. Thompson	Date August 10, 2017			

✓ Senegal - Urban Dev
cc Senegal - Railways (2)

INCOMING CABLE

DATE AND TIME OF CABLE: JUNE 15, 1972 1705
LOG NO.: 33 / 19
TO: INTBAFRAD
FROM: DAKAR

ROUTING	
ACTION COPY:	MR. CHAUFOURNIER
INFORMATION COPY:	MR. HUBER
DECODED BY:	

TEXT: MINIFINANCES A DIRECTEUR GENERAL
NUMERO 0083MFAE/DFE/1
PROJETS PARCELLES ASSAINIES ET CHEMIN DE FER.
HONNEUR VOUS ADRESSER LISTE NOUVELLES DETTES EXTERIEURES PUBLIQUES
IMPORTANTES CONTACTEES DEPUIS DECEMBRE 1970 AVANCE CCCE 800 MILLIONS
HOTEL UNION PGETS ITALIEN 750 MILLIONS DATE MARS 1971 KOWETT 2,8 MILLIARDS
DATE JUIN 1971 DANEMARK 900 MILLIONS DATE 1972 BIRD RIZ CASAMANCE.
HAUTE CONSIDERATION.

=====DATE AS RECEIVED
_____AS RECEIVED; BEING SERVICED.

ee

SECTION COMMUNICATIONS
JUN 18 5 13 PM 1972
LABED

INCOMING CABLE

DATE AND TIME
OF CABLE:

JUNE 15, 1972 1705

LOG NO.:

33 / 19

TO:

INTERNA

FROM:

DAKAR

TEXT:

MILITARY & AIRPORT GENERAL

NUMBER 008241/72

PHOTOGRAPHIES ASSIGNED TO CHIEF OF POLICE

NUMBER 408241/72 PHOTOGRAPHIES ASSIGNED TO CHIEF OF POLICE

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HAVE CONSIDERATION.

DATE AS RECEIVED

AS RECEIVED; BEING SERVICED.

COMMUNICATIONS
SECTION
JUN 19 2 47 PM 1972

TYPED

RECEIVED
CENTRAL FILES
JUN 20 2 42 PM 1972

FOR INFORMATION REGARDING INCOMING CABLES, PLEASE CALL THE COMMUNICATIONS SECTION, EXT. 3051

DUPLICATE

Mr. S. Denning

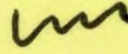
June 14, 1972

L. Moss and J. Yenny

Senegal - Site and Services Project
Information on Income

1. In our conversation with you yesterday afternoon, we noted that the income figures in para. 6 of the President's Report may be construed as referring to household income, rather than what you intended, the income of a family's principal wage earner, and that this may cause some confusion when compared to the household income figures in para. 2.03 of the Appraisal Report. As you did not think a corrigendum was necessary, we will not bring this possible point of confusion to wider attention.

2. This is to confirm that should a question be raised in or out of the Board meeting on this point, it will be pointed out that in the President's Report reference is made to income of principal wage earner and in the Appraisal Report, to household income. Also, that the US\$50 income figure mentioned in both contexts is a rounded figure which does not vary greatly between principal wage earner and household at this income level.

LMoss/dd 

Cleared with and cc: Mr. H. Dunkerley

cc: Messrs. Strombon, Huber

7/14/72 10 05 AM 1035

June 14, 1972

Mr. S. Manning

L. Moss and J. Yenny

General - Site and Services Project
Information on Income

1. In our conversation with you yesterday afternoon, we noted that the income figures in para. 6 of the President's Report may be considered as referring to household income, rather than what you intended, the income of a family's principal wage earner, and that this may cause confusion when compared to the household income figures in para. 2.03 of the Appraisal Report. As you did not think a corrigendum was necessary, we will not bring this possible point of confusion to wider attention.

2. This is to confirm that should a question be raised in or out of the Board meeting on this point, it will be pointed out that in the President's Report reference is made to income of principal wage earner and in the Appraisal Report, to household income. Also, that the US\$20 income figure mentioned in both contexts is a rounded figure which does not vary greatly between principal wage earner and household at this income level.

Moss/44

Cleared with and cc: Mr. R. Dunkley

cc: Messrs. Sturges, Huber

RECEIVED
GENERAL FILES
JUN 27 10 02 AM 1972

INTERNATIONAL DEVELOPMENT
ASSOCIATION

INTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL FINANCE
CORPORATION

✓ Senegal - Urban Dev
cc Senegal - Railways (2)

OUTGOING WIRE

TO: SON EXCELLENCE
MONSIEUR OUSMANE SECK
SECRETAIRE D'ETAT AU PLAN
DAKAR

DATE: JUNE 14, 1972

CLASS OF
SERVICE: FULL RATE

RCA

COUNTRY: SENEGAL

TEXT:

Cable No.: REFERENCE NOTRE TELEGRAMME DU DOUZE JUIN RELATIF CONDITIONS SIGNATURE
STOP PRIERE LIRE VINGT TROIS JUIN AU LIEU DE VINGT TROIS NOVEMBRE COMME
DATE PROVISOIEMENT PREVUE POUR SIGNATURE ACCORDS STOP REGRETTONS ERREUR
~~STOP~~ HAUTE CONSIDERATION

HUBER

INDEVAS

Unofficial translation (not for transmission)

Correcting signature date erroneously mentioned in cable of June 12.

NOT TO BE TRANSMITTED

AUTHORIZED BY: Klaus Huber

NAME

DEPT. Western Africa

SIGNATURE 
(SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE)

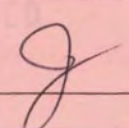
REFERENCE: SDenning: b:mo'h-SENEGAL Urban
SENEGAL Railways
ORIGINAL (File Copy)

(IMPORTANT: See Secretaries Guide for preparing form)

CLEARANCES AND COPY DISTRIBUTION:

Cleared with & cc: Mr. Duval (Legal)
cc: Mr. Koromzay (Legal)
cc: Mr. Cheek

For Use By Communications Section

Checked for Dispatch: 

DATE JUNE 14, 1972

TO: SEN EXCELLENCE
 MONSIEUR GUSMANE SECK
 SECRETAIRE D'ETAT AU PLAN
 D'AVANCE

CLASS OF
 SERVICE FULL RATE

COUNTRY
 RECEIVED

JUN 14 12 25 PM 1972
 COMMUNICATIONS

NOTRE NOTRE TELEGRAMME DU DOUZE JUIN RELATIF A LA SIGNATURE
 DE LA LETTRE VINGT TROIS JUIN AU LIEU DE VINGT TROIS NOVEMBRE COMME
 IL VOUS EN AVAIT ETE AVISE PREVIOUSSEMENT POUR SIGNATURE A ACCORDS STOP REVERTONS ERREUR
 NOTE CONSIDERATION

HUBER
 INDEAS

(Official translation) (not for transmission)

Correcting signature date erroneously mentioned in cable of June 12.

NOT TO BE TRANSMITTED

COMMUNICATIONS Mr. Cheek
 cc: Mr. Koromasy (legal)
 Cleared with & cc: Mr. Duval (legal)
 JUN 14 2 01 PM 1972
 DISPATCHED
 For use by Communications Section

AUTHORIZED BY Klaus Huber
 NAME
 DEPT. Western Africa
 SIGNATURE
 (Signature of individual authorizing approval)
 JUN 13 4 58 PM 1972
 ORIGINAL (File Copy)
 SPENDING: 100.00 - 100.00
 IMPROVING: 100.00 - 100.00

✓ Senegal - Urban Dev
cc Senegal - Railways (2)

INCOMING CABLE

DATE AND TIME OF CABLE: JUNE 14, 1972 1705
LOG NO.: 164 / 15
TO: HUBER INTBAFRAD
FROM: DAKAR

ROUTING	
ACTION COPY:	MR. HUBER
INFORMATION COPY:	MR. CHAUFOURNIER
DECODED BY:	

TEXT: NO 080

POUR ME PERMETTRE PLANIFIER ACTIVITES DANS PROCHAINS MOIS VOUS PRIER BIEN
VOULOIR ME DONNER CALENDRIER POSSIBLE POUR NEGOCIATIONS PROJETS SENQNCIVN JL INSTANCE
A VOS SERVICES VOUS SAURAI GRE BIEN VOULOIR FAIRE PROGRAMMATION ET PREPARATION DE
FACON A ME PERMETTRE SEJOURNER MOINS LONG TEMPS POSSIBLE A WASHINGTON EXPERIENCE
ME PROUVE QUE NEGOTIATIONS DEUX PROJETS A LA FOIS CONSTITUENT EPREUVE EPUISANTE
ET M ELOIGNE TROP LONG TEMPS DE MBE DEPARTEMENT CEPENDANT SI LA NECESSITE S'IMPOSE
DE NEGOCIER DEUX PROJETS A LA FOIS JE SUIS PRET A Y SOUSCRIRE VOUS PRIE BIEN VOULOIR
ME DONNER VOTRE AVIS SUR CETTE QUESTION

OUSMANE SECK

AS RECEIVED; BEING SERVICED.

ee

SECTION
COMMUNICATIONS
JUN 12 11 20 AM 1972
1972

INCOMING CABLE

DATE AND TIME OF CABLE:	JUN 14, 1972	1705
LOC NO.:	161 \ 12	
TO:	HUMAN INFORMATION	
FROM:	DARAR	
TEXT:	NO CDO	

DECODED BY:
INFORMATION COPY:
MR. CHAMOUNIER
ACTION COPY:
MR. HUBER

POUR NE PERMETTRE PLANNIFIER ACTIVITES DARS PROGRAMME NOUS VOUS PRISER BIVE
VOUTOIR NE DUNER CALERENR POSSIBLE POUR ENDOCIATION PROPOS ENDOCIATION
A NOS SERVICES VOUS SAUVAIS GNE BIEH VOULOIR FAIRE INFORMATION ET PREPARATION DE
RAGON A NE PERMETTRE SELOURNER NOUS LONG TERM FORMER A VARIATION EXPERIENCE
NE PERMETTRE QUE NEGOTIATION DUX PROJETS A LA POIS CONSTITUER SERVICE REPUBLICAIN
SE A REAGIR TRIP LONG TERM DE NOS DEPARTEMENT ORIENTANT SI LA NEGOTIATION S'ENGOE
DE NEGOTIATION DUX PROJETS A LA POIS SE SOUS PRET A Y SOUSCRIPTION VUS PRIS BIEH VOULOIR
NE DUNER VOTRE AVEZ SUR CETTE QUESTION

QUESTIONS

AS RECEIVED; BEING SERVICED.

COMMUNICATIONS SECTION
JUN 15 11 56 AM 1972

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JUN 19 12 35 PM 1972

TYPED

✓ Senegal - Urban Dev
cc Senegal - Railways (2)

INCOMING CABLE

DATE AND TIME
OF CABLE: JUNE 14, 1972

1705

LOG NO.: 164 /15

TO: HUBER INTBAFRAD

FROM: DAKAR

ROUTING

ACTION COPY: MR. HUBER
INFORMATION COPY: MR. CHAUFOURNIER
DECODED BY:

TEXT: CORRECTED COPY

NO 080

POUR ME PERMETTRE PLANIFIER ACTIVITIES DANS PROCHAINS MOIS VOUS PRIE
BIEN VOULOIR ME DONNER CALENDRIER POSSIBLE POUR NEGOCIATIONS PROJETS
SENEGALAIS EN INSTANCE A VOS SERVICES VOUS SAURAI GRE BIEN VOULOIR
FAURE PROGRAMMATION ET PREPARATION DE FACON A ME PERMETTRE SEJOURNER
MOINS LONGTEMPS POSSIBLE A WASHINGTON EXPERIENCE ME PROUVE QUE
NEGOCIATIONS DEUX PROJETS A LA FOIS CONSTITUENT EPREUVE EPUISANTE
ET M ELOIGNE TROP LONGTEMPS DE MBN DEPARTMENT CEPENDANT SI LA NECESSITE
S'IMPOSE DE NEGOCIER DEUX PROJETS A LA FOIS JE SUIS PRET A Y SOUSCRIRE
VOUR PRIE BIEN VOULOIR ME DONNER VOTRE AVIS SUR CETTE QUESTION

OUSMANE SECK

MC

SECTION
COMMUNICATIONS

JUN 18 3 55 PM 1972

118ED

JUN 16 3 22 PM 1972

COMMUNICATIONS
SECTION

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AUG 10 2017

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IDA/R72-64-A

FROM: The Secretary

June 13, 1972

SENEGAL: Site and Services Project

There is attached a report entitled "Appraisal of a
Site and Services Project - Senegal" (PS-11a).

Distribution:

Executive Directors and Alternates
President
President's Council
Executive Vice President, IFC
Vice President, IFC
Department Heads, Bank and IFC

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IDM/RYS-61-A

June 13, 1972

FROM: The Secretary

GENERAL: Site and Services Project

There is attached a report entitled "Appraisal of a

Site and Services Project - General" (PS-11a).

Distribution:

Executive Director and Alternates
President
President's Council
Executive Vice President, IDA
Vice President, IDA
Department Heads, Bank and IDA

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JUN 19 2 37 PM 1972

cc Senegal-Railways (2)
13 JUN 1972
DAKAR, LE.....

SECRÉTARIAT D'ÉTAT
AUPRÈS DU PREMIER MINISTRE
CHARGÉ DU PLAN

LE SECRÉTAIRE D'ÉTAT AUPRÈS DU PREMIER MINISTRE
CHARGÉ DU PLAN

A Monsieur Roger CHAUFOURNIER

Directeur du Département Afrique de l'Ouest
de la Banque mondiale (B. I. R. D.)

WASHINGTON, D. C. 20433 - USA -

Monsieur le Directeur,

J'ai l'honneur encore une fois de vous exprimer mes remerciements et ma très profonde gratitude pour l'accueil très chaleureux que vous m'avez réservé à Washington, lors des négociations sur : Régie des Chemins de Fer et Parcelles assainies. Vos collaborateurs et vous-même avez mis un soin tout particulier pour la réussite de ces négociations. Au-delà des projets que nous avons arrêtés ensemble, j'ai pu apprécier le vaste programme d'intervention que la Banque se propose de développer dans notre pays.

Le Président SENGHOR et son gouvernement vous en expriment leurs sincères remerciements et vous assurent de leur détermination à collaborer très intimement avec la Banque mondiale pour son intervention de plus en plus massive dans notre pays. Cette action est dictée par le fait que nous sentons que la Banque, au-delà des sommes d'argent qu'elle met à la disposition des pays en voie de développement, pense en profondeur les conditions de développement desdits pays et y consacre toute son énergie et tout le poids de son organisation et de sa compétence.

./.

Original to: M. Chaufournier
Date: 6-19-72 Communications Section

En ce qui me concerne personnellement,
je retire les contacts nombreux que j'ai eus avec vous, ~~sur~~ des
enseignements précieux et des encouragements certains dans la
mission que le Gouvernement du Sénégal a bien voulu me confier.

Veillez agréer, Monsieur le Directeur,
l'assurance de ma haute considération. -



11
OUSMANE SECK

En ce qui me concerne personnellement,
je retire les contacts nombreux que j'ai eus avec vous, des
enseignements précieux et des encouragements certains dans la
mission que le Gouvernement du Sénégal a bien voulu me confier.

Veuillez agréer, Monsieur le Directeur,
l'assurance de ma haute considération. -



OUSMANE SECK

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JUN 20 11 40 AM 1972

ROUTING SLIP

Date

June 13

NAME

ROOM NO.

Central Files

G1065

To Handle

Note and File

Appropriate Disposition

Note and Return

Approval

Prepare Reply

Comment

Per Our Conversation

Full Report

Recommendation

Information

Signature

Initial

Send On

REMARKS

To be added to
SENEGAL- Urban Sites Project-
DOCUMENTS.

Thank you

From

C. Hurval office A-822

(a3) Extrait du Code des obligations civiles et commerciales,
Chapitre II - L'Association;

C.D.

STAMPING UNIT

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2000 - Wilson Ben

(a) Extrait du Code des obligations civiles et commerciales,
Chapitre II - L'Association;

C.D.

JUN 13 4 11 PM 1972

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Senegal - Urban Dev.

Letter handcarried

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CENTRAL FILES
JUN 13 4 12 PM '72

le 13 juin 1972

Monsieur l'Ambassadeur,

Suite à notre conversation téléphonique de ce jour, j'ai l'honneur de vous adresser ci-joint la "Recommendation of Statutory Committee" pour votre signature au nom de la République du Sénégal.

Je vous envoie également copies de ladite "Recommendation" ainsi que celles relatives au Projet des chemins de fer.

Je vous prie d'agréer, Monsieur l'Ambassadeur, l'assurance de ma haute considération.

Klaus Huber
Département Afrique de l'Ouest

Pièces jointes

Summary translation

Letter sending the Site and Services
Recommendation of Statutory Committee
for the Ambassador's signature.

Son Excellence
Monsieur André Coulbary
Ambassadeur de la République
du Sénégal
2112 Wyoming Avenue, N.W.
Washington, D.C. 20008

SDenning:  - SENEGAL - Sites And Services

2-11-1972

Letter handwritten

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CENTRAL FILES
JUN 15 4 15 PM 1972

10 13 June 1972

Monsieur l'Ambassadeur,
Suite à notre conversation téléphonique de ce jour, j'ai l'honneur
de vous adresser ci-joint la "Recommendation of Statutory Committee"
pour votre signature au nom de la République du Sénégal.
Je vous envoie également copies de l'acte "Recommendation" ainsi
que celles relatives au projet des chemins de fer.
Je vous prie d'agréer, Monsieur l'Ambassadeur, l'assurance de ma
haute considération.

Klaus Huber
Département Afrique de l'Ouest

Pièces jointes

Summary translation

Letter sending the Site and Services
Recommendation of Statutory Committee
for the Ambassador's signature.

San José, Costa Rica
Monsieur André Gouffier
Ambassadeur de la République
du Sénégal
2112 Wyoming Avenue, N.W.
Washington, D.C. 20008

Stamping: - SENEGAL - Sites And Services

Senegal - Urban Dev

63.
23/11
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11 02 11 11 11 11

Le 13 juin 1972

M. Bruno Cheramy
Conseiller juridique du Président
de la République
Secrétariat Général de la
Présidence de la République
Dakar, Sénégal

Objet: Projet parcelles assainies

Cher monsieur,

J'accuse réception de votre lettre du 1er juin 1972 et
vous exprime mes vifs remerciements pour les documents trans-
mis, qui me seront très utiles.

Je vous prie d'agréer, cher monsieur, l'expression de
ma considération distinguée.

C.D.

Claude Duval
Conseiller Juridique

2761WA-5011

RECEIVED
JUN 12 11 05 AM 1972

Le 13 juin 1972

M. Bruno Chery
Conseiller Juridique du Président
de la République
Secrétaire Général de la
Présidence de la République
Dakar, Sénégal

Objet: Projet parcelles assainies

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vous exprime mes vifs remerciements pour les documents trans-
mis, qui me seront très utiles.
Je vous prie d'agréer, cher monsieur, l'expression de
ma considération distinguée.

C. D.

Claude Duval
Conseiller Juridique

Senegal - Urban Dev.

INCOMING CABLE

DATE AND TIME
OF CABLE:

JUNE 12, 1972

1100

LOG NO.:

77 /12

TO:

HUBER INTBAFRAD

FROM:

DAKAR

ROUTING

ACTION COPY:

MR. HUBER

INFORMATION
COPY:

MR. CHAUFURNIER

DECODED BY:

TEXT:

DONNONS NOTRE ACCORD CREDIT DEVELOPPEMENT ACCORD PROJET
ET AIDE XEMBIRE RELATIF PROJET PARCELLES ASSAINES. HAUTE
CONSIDERATION

RECEIVED WITHOUT SIGNATURE; BEING SERVICED.

____ AS RECEIVED.

MC

SECTION
COMMUNICATIONS
JUN 15 11 22 AM 1972

1972

INCOMING CABLE

ROUTING
MR. HUBER
MR. CHANDLER
ACTION COPY:
INFORMATION
COPY:
DECODED BY:

1100

JUNE 12, 1972

OF CABLE

77 1/2

LOG NO.

HUBER INTERVAD

TO:

DAKAR

FROM:

TEXT:

CONNECTION
ET AINS REUNION RELATIF PROJET PARCOURS ASSIMES. HAUTE
DOCTORS WITHIN AROUND CREDIT DEVELOPMENT AROUND PROIST

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AS RECEIVED.

COMMUNICATIONS SECTION
JUN 12 11 55 AM 1972

TYPED

JUN 13 4 59 PM 1972
CENTRAL FILES

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AUG 10 2017

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IDA/SecM72-141

June 12, 1972

FROM: The Secretary

STATUS OF NEGOTIATIONS

SENEGAL - SITE AND SERVICES PROJECT

Negotiations have been substantially completed, and credit documents will be submitted to the Executive Directors for consideration on a date to be determined.

The following is a description of the proposed credit.

Borrower: Republic of Senegal.

Purpose: Site and services project including preparation of 400 hectares in Dakar and 60 hectares in Thies, construction of streets, water distribution and sanitary facilities, installation of public lighting, provision of schools and health centers, technical assistance and a pilot community improvement project.

Amount: US\$8,000,000.

Amortization and Service Charge: Standard.

Distribution:

Executive Directors and Alternates
President
President's Council
Executive Vice President, IFC
Vice President, IFC
Department Heads, Bank and IFC

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AUG 10 2015

WBG ARCHIVES

IDA/SecMVT-141

June 11, 1972

FROM: The Secretary

STATUS OF NEGOTIATIONS

SENIGAL - SITE AND SERVICES PROJECT

Negotiations have been substantially completed, and credit documents will be submitted to the Executive Directors for consideration on a date to be determined.

The following is a description of the proposed credit.

Republic of Senegal.

Country:

Site and services project including preparation of 400 hectares in Dakar and 60 hectares in Thies, construction of streets, water distribution and sanitary facilities, installation of public lighting, provision of schools and health centers, technical assistance and a pilot community improvement project.

Purpose:

US\$8,000,000.

Amount:

Standard.

Association and Service Contract:

Distribution:

Executive Directors and Alternates
President
President's Council
Executive Vice President, IDA
Vice President, IDA
Department Heads, Bank and IDA

RECEIVED
CENTRAL FILES
JUN 14 4 05 PM 1972

Senegal - Urban Dev.

June 12, 1972

Drs. R. R. Bergh
I.F.A.N.
University of Dakar
Dakar, Senegal

Dear Drs. Bergh:

Enclosed is the bibliography on rural-urban migrants' slums and squatters in LDC's, which I recommended to you and Jaak Bijl last month.

The Senegal project is proceeding well. During project negotiations here in Washington, we discussed with Minister Seck the possibility of the Bank sponsoring a feedback study on the implementation of the project. The Minister approved and we are now formulating study recommendations.

In discussing with you such a study, we considered the possibility of the participation of your Institute in Leiden. I would appreciate receiving from you the name of a person we may contact at the Institute for further discussion. I would also appreciate receiving from you an estimate of the cost of Dutch research assistants with qualifications similar to those of Mr. Bijl, and Senegalese research assistants who have received or are about to receive the equivalent of an MA degree in the Social Sciences. If you have prepared a more detailed work program for your research than the one you sent to me on 9 March, 1972, I would be pleased to receive a copy.

Messrs. Denning and Yenny join me in sending best regards and thank you for introducing us to that most delightful restaurant in Grand Dakar.

Sincerely,

Laurence A. G. Moss

Enclosure

cc: Mr. Denning

Cleared with: Mr. McBride

LMoss:nom

LM

JUN 17 3 32 PM '72

2000 - 10000

Dear Mrs. Berry:

The General project is proceeding well. During project negotiations here in Washington, we discussed with Minister Seck the possibility of the Bank sponsoring a feedback study on the implementation of the project. The Minister approved and we are now formulating study recommendations.

Messrs. Demming and Yenny join me in sending best regards
and thank you for introducing us to that most delightful restaurant
in Grand Baker.

Sincerely,

Laurence A. Moss

Exclusion

cc: Mr. Denning

Cleared with: Mr. McBride

mon:sgomI

3 39 PM 1972

INTERNATIONAL DEVELOPMENT
ASSOCIATIONINTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENTINTERNATIONAL FINANCE
CORPORATION

OUTGOING WIRE

TO: SON
EXCELLENCE MONSIEUR OUSMANE SECK

DATE: JUNE 12, 1972

SECRETAIRE D'ETAT AU PLAN

CLASS OF
SERVICE: FULL RATE

DAKAR

COUNTRY: SENEGAL

TEXT:
Cable No.:

VIFS REMERCIEMENTS POUR VOTRE PROMPTE APPROBATION DES DOCUMENTS JURIDIQUES
PARCELLES ASSAINIES STOP CONDITION SIGNATURE CHEMIN DE FER PROVISOIEMENT PREVUE
EST
VINGT TROIS NOVEMBRE ~~XX~~ LETTRE DETTE EXTERIEURE STOP CONDITION SIGNATURE PARCELLES
ASSAINIES PROVISOIEMENT PREVUE MEME DATE EST AUTORISATION PAR TELEGRAMME
MINISTRE TUTELLE OHLM POUR SIGNER ACCORD PROJET AINSI QUE LETTRE DETTE EXTERIEURE
STOP AFIN DE COMPLETER NOTRE DOSSIER SERIONS RECONNAISSANTS RECEVOIR CONFIRMATION
PAR LETTRE DU TELEGRAMME MINISTRE FINANCES VOUS AUTORISANT A SIGNER ACCORDS STOP
HAUTE CONSIDERATION

HUBER
INDEVASUnofficial translation (not for transmission)

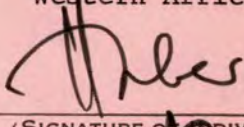
Sincere thanks for prompt approval of legal documents Urban project. Condition signing railways provisionally set for november twenty third ^{is} and external debt letter. Condition signing urban provisionally set for same date is authorization by cable Ministre OHLM to sign project agreement and external debt letter. To complete our file, would appreciate receiving letter confirmation of Minister Finance's cable authorizing you to sign agreements.

NOT TO BE TRANSMITTED

AUTHORIZED BY: Klaus Huber

NAME Western Africa

DEPT.

SIGNATURE 
(SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE)

REFERENCE: SDenning:rb:mo'h-SEN Urban,SEN Railways

CLEARANCES AND COPY DISTRIBUTION:

Cleared with & cc: Mr. Duval (Legal)
cc: Mr. Koromzay (Legal)

For Use By Communications Section

ORIGINAL (File Copy)
(IMPORTANT: See Secretaries Guide for preparing form)Checked for Dispatch: 

OUTGOING WIRE

TO: EXORLANGE MONSIEUR OUDMAN SEOR DATE: JUNE 12, 1972

CLASS OF: SECRETARIE D'ETAT AU PLAN SERVICE: FULL RATE

DIAGN: COUNTRY: SENEGAL

VITE REMERCIEMENTS POUR VOTRE PROMPTE REACTION AUX DOCUMENTS JURIDIQUES

ATTACHEES ASSAIES STOP CONDITION SEPARATEMENT CHIFFRE DE PER PROVOQUEMENT FINIRE
 VIENT TROIS NOVEMBRE ET LETTRE ENTRE EXTERIEUR STOP CONDITION SIGNATURE PAROIS

ASSAIES PROVOQUEMENT FINIRE MEME DATE EST AUTORIZATION PAR TELEGRAMME

MINISTRE TUTELAIS OUM POUR SIEGER ACCORD PROJET AINSI QUE LETTRE ENTRE EXTERIEUR

STOP AFIN DE COMPLETER NOTRE POSSIBLE SERVICES RECONNAISSANCE RECOUVRE CONVICTION

PAR LETTRE DE TELEGRAMME MINISTERE FINANCES VOTRE AUTOREMENT A SIEGER ACCORD STOP

HASTE CONSIDERATION

FURER
 INUSAR

Unofficial translation (not for transmission)

Shoreline thanks for prompt approval of legal documents Urban project. Condition
 signing railways provisionally set for November twenty third and extension date
 latter. Condition signing urban provisionally set for same date as authorization
 by cable Minister OUM to sign project agreement and external debt letter. To
 complete our file, would appreciate receiving latter condition of Minister
 Finance's cable authorizing you to sign agreement.

NOT TO BE TRANSMITTED

CLEARANCE AND COPY DISTRIBUTION

RECEIVED BY: Klaus Huber

Western Africa

CONFIDENTIAL
 cleared with & cc: Mr. Duval (Legal)
 cc: Mr. Konomu (Legal)

JUN 12 3 33 PM 1972

JUN 13 4 40 PM 1972

RECEIVED BY: DIVISION AUTHORIZED TO APPROVE
 SHARON HUBER, 2-221 Huber, 221 Eastway

ORIGINAL FILE COPY

Senegal - Urban Dev.

Mr. Joseph Fitzpatrick

June 9, 1972

Bruce M. Cheek

SENEGAL - Site and Services Project

This memorandum gives my authorization for the Print Shop to work overtime on the appraisal report No. PS-11 (grey cover) on the above project on June 10 or 11. The document is 120 pages; we need 600 copies.

SDenning: ^①eb

cc: Mr. Zolinhoffer

STELLA 25 01 11 JUL
DEPT. OF STATE
RECEIVED

2 copies - When Done

June 9, 1972

Mr. Joseph Fitzpatrick

Bruce M. Green

SENIORAL - Site and Services Project

This memorandum gives my authorization for the Print Shop to work overtime on the appraisal report No. PS-11 (grey cover) on the above project on June 10 or 11. The document is 120 pages; we need 600 copies.

①
S.D. Manning

cc: Mr. Robinson

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CENTRAL FILES
JUN 13 10 25 AM 1972

INTERNATIONAL DEVELOPMENT
ASSOCIATION

INTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL FINANCE
CORPORATION

✓ Senegal - Urban Dev.
cc Senegal - Railways (2)

OUTGOING WIRE

TO: EXCELLENCE MONSIEUR OUSMANE SECK

DATE: JUNE 8, 1972

SECRETAIRE D'ETAT AU PLAN

CLASS OF

DAKAR

SERVICE: FULL RATE - *Rca*

COUNTRY: SENEGAL

TEXT:

Cable No.:

REFERENCE PROJET PARCELLES ASSAINIES STOP SEULE CONDITION REQUISE POUR
PRESENTATION AU CONSEIL ADMINISTRATION EST APPROBATION DEFINITIVE PAR GOUVERNEMENT
DES DEUX ACCORDS ET DE LA LETTRE SUR LA POLITIQUE URBAINE STOP NOUS VOUS EN
AVONS ENVOYE COPIES PAR VOIE POSTALE VIRGULE PAR COURRIER DIPLOMATIQUE ET PAR
MONSIEUR EINTHOVEN DE LA MISSION D'EVALUATION DU PROJET ROUTIER STOP ESSENTIEL
QUE NOUS RECEVIONS CETTE APPROBATION AU PLUS TARD MARDI DOUZE JUIN AFIN DE
PRESENTER PROJET AU COURS PRESENT EXERCICE STOP TELEGRAMME SUIVIT SUR LES
POUR
CONDITIONS SIGNATURE DES DEUX PROJETS STOP/PROJET CHEMINS DE FER IL FAUT QUE
NOUS RECEVIONS SEIZE JUIN SOIT LETTRE SUR LA DETTE EXTERIEURE DUMENT SIGNEE
SOIT TELEGRAMME DONNANT RENSEIGNEMENTS NOUS PERMETTANT DE REDIGER CETTE LETTRE
POUR SIGNATURE PAR EXCELLENCE AMBASSADEUR A SAVOIR LISTE NOUVELLES DETTES
EXTERIEURES PUBLIQUES D'UN MONTANT IMPORTANT CONTRACTEES DEPUIS DECEMBRE 1970
stop HAUTE CONSIDERATION

HUBER
INDEVAS

Summary (not for transmission): Ref. Urban project. Only remaining necessary
condition for presentation to Board is final approval by Govt of 2 Agreements
and of letter on Urban policies. We have sent you copies of them by mail, by

NOT TO BE TRANSMITTED

AUTHORIZED BY:

NAME

DEPT.

SIGNATURE

(SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE)

REFERENCE:

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INTERNATIONAL DEVELOPMENT
ASSOCIATION

INTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL FINANCE
CORPORATION

OUTGOING WIRE

TO:

DATE:

- 2 -

CLASS OF
SERVICE:

COUNTRY:

TEXT:

Cable No.:

diplomatic pouch, and by Mr. Einthoven of the Railway Evaluation mission. Essential that we receive this approval Tuesday, June 12 at latest to present project this fiscal year. Telegram follows on conditions of signing of 2 projects. For Railway project it is necessary that we receive June 16 either duly signed letter on external debt or telegram giving instructions information permitting us to redraft this letter for signature by Ambassador, notably list of new external public debts of significant amounts contracted since December 1970.

NOT TO BE TRANSMITTED

AUTHORIZED BY:

Klaus Huber

NAME

DEPT.

Western Africa

SIGNATURE

(SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE)

REFERENCE:

SDenning:seb - SEN Urban, Sen RR

CLEARANCES AND COPY DISTRIBUTION:

cc: Mr. Duval

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(IMPORTANT: See Secretaries Guide for preparing form)

Checked for Dispatch:

JUN 8 4 13 PM 1972

DATE

CLASS OF
SERVICE

- 2 -

TO

COUNTRY

TEXT
Cable No.

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cc: Mr. Davel

SECTION
COMMUNICATIONS

JUN 8 9 20 PM 1972

AUTHORIZED BY

Klaus Huber

NAME

DEPT

Western Affairs

SIGNATURE

Sponsoring: SEN Urban, Sen the PACHES

REFERENCE

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REPRODUCTION: See Section 5010 for pricing form

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For Use By Communications Section

OFFICE MEMORANDUM

June 8, 1972

TO: Mr. J. Burke Knapp

FROM: Bruce Cheek

SUBJECT: SENEGAL - Site and Services Project

1. I attach for your approval copy of the draft Report and Recommendation of the President to the Executive Directors on a proposed credit of US\$8.0 million to the Republic of Senegal to assist in the financing of a site and services project. Also attached are copies of the draft Development Credit Agreement and the draft Project Agreement. It is planned to distribute the credit documents to the Executive Directors on June 16, 1972 for consideration at their meeting on June 29, 1972.
2. The draft Appraisal Report (PS-11 of May 3, 1972) was considered by the Loan Committee at a meeting on May 15, 1972. The main conclusion of the meeting was that a firm understanding should be reached with the Government concerning its policies in the urban sector. As you know, Mr. Cope has approved the understandings contained in a draft letter to be signed before, or at the same time as, the agreements. The letter forms the basis of paragraphs 32 to 39 of the draft President's Report.
3. Negotiations were held in Washington from May 22 to June 2, 1972. The appraisal report, as amended in the light of the negotiations, is attached.
4. You will note the following changes in the project from the version approved by the Loan Committee:
 - i. The number of lots to be provided with septic tanks and private water connections has been reduced from 3,500 to 2,100, following the Government's decision to make its housing program available to the same income groups as in the proposed project.
 - ii. The sum of \$200,000 has been included for a study to establish criteria for selecting squatter settlements for community improvement programs and a pilot project for community improvement.
 - iii. The total cost of the project was thereby reduced from \$10.4 million to \$10.1 million for which an IDA credit of \$8.0 million is still appropriate.

- iv. The appraisal report had recommended that the project power facilities (basically public lighting, costing about \$900,000) be transferred to the national electricity company and repaid over 10 years at 7 percent per annum. At present, the private power company (EEOA) holds most of the power facilities in Senegal. The Government owns some public facilities. Under the proposed takeover of EEOA, the Government and EEOA would transfer their power facilities to the national electricity company and the facilities would be exploited by a management company. All details of the proposed takeover are now resolved, apart from the Senegalese Government obtaining a guarantee from the French Government. However the Government would prefer not to commit itself to new institutional arrangements until the settlement is final. We therefore propose a covenant that the Government would only dispose of the power facilities on terms and conditions acceptable to the Association (Section 3.11 of the Credit Agreement). I believe this adequately protects our interest by reserving our position on the eventual ownership of the power facilities.
- v. The appraisal report had recommended that all project funds be paid to OHM quarterly in advance. The Government has agreed to the provision for counterpart funds relating to the project. The provision, however, is not appropriate to the IDA credit funds since the Government intends to avail itself of the disbursement procedure under which the contractors will be paid directly by the Association. Accordingly, the relevant covenant (Section 3.01(f) of the Credit Agreement) has been limited to the provision of counterpart funds.

5. Mr. Cope had also approved a recommendation in Mr. Cheek's memorandum of May 25, 1972 that the two technical assistance positions, which had been envisaged for UNDP financing, could be included in the project for IDA financing, the Government having recently withdrawn its request to the UNDP. However, the Government, on being informed that the amount of the credit would not be increased beyond \$8.0 million, has decided to renew its request to the UNDP. The agreements therefore proceed on the basis that this technical assistance will be provided by the UNDP though a covenant is included in Section 3.04 of the Credit Agreement to the effect that if the UNDP is not in a position to provide the technical assistance, the Government will employ other experts acceptable to the Association for the same purpose. Given the small amount involved (\$100,000) and the fact that the UNDP had approved the Government's earlier request, I recommend that we proceed without having formal confirmation from the UNDP that the Government's request has been reinstated.

6. All procurement would be civil contracting under international competitive bidding, though advertisement would be limited to Senegalese and regional publications and embassies.

7. A report on "The Current Economic Position and Prospects of Senegal" (AW-15a) was distributed to the Executive Directors on June 10, 1970. A Bank economic mission visited Senegal in February-March 1972 to assess the country's current economic situation and prospects. The President's Report reflects the preliminary findings of that mission.

8. Government approval of the credit documents is expected within the next few days.

9. The oral presentation by Mr. Dunkerley will discuss the role of site and services projects in the Bank Group's operations.

10. I would appreciate your giving any comments you may have on the draft documents, which were cleared with the departments concerned, to Mr. Denning (extension 4736) at your earliest convenience.

Attachments.

cc: Mr. McNamara

Senegal-Urban Dev.

RECEIVED
JUN 15 5 58 PM '72
STEINHAES

le 8 juin 1972

Monsieur le Ministre,

Nous vous avons déjà envoyé des copies de l'Accord de crédit et de l'Accord du projet relatifs au projet Parcelles assainies par courrier diplomatique. Dans le cas où ces documents ne vous sont pas parvenus, nous en envoyons une copie supplémentaire des documents cités ci-jointe.

Je vous prie d'agréer, Monsieur le Ministre, l'assurance de ma haute considération.

Klaus Huber
Département Afrique de l'Ouest

Pièces jointes.

Son Excellence
Monsieur Ousmane Seck
Secrétaire d'Etat au Plan
Dakar
Sénégal

SDenning:seb - SEN Urban

(These documents are being hand carried by Mr. Einthoven)

Summary: Transmittal of documents.

200-1000-1000

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JUN 12 2 29 PM 1972

10 8 JUN 1972

Ministère de l'Industrie

Nous vous avons déjà envoyé des copies de l'Accord de crédit et de l'Accord de projet relatifs au projet d'activités industrielles par courriers diplomatiques. Dans le cas où ces documents ne vous sont pas parvenus, nous en envoyons une copie supplémentaire des documents cités ci-jointes.

Je vous prie d'agréer, Monsieur le Ministre, l'assurance de ma haute considération.

Klaus Huber
Département Afrique de l'Ouest

Pièces jointes.

Son Excellence
Monsieur Ousmane Sock
Secrétaire d'Etat au Plan
Dakar
Sénégal

Spending: sep - SEN Urban

(These documents are being hand carried by Mr. K. Huber)

Summary: Transmittal of documents.

LES TRAVAUX PUBLICS
URBANISME ET DES TRANSPORTS

4
Sénat-Credit 336 SÉNAT
Autorisations

D E C R E T 72 - 663

portant nomination du Directeur de l'Office des
Habitations à Loyer modéré

LE PRESIDENT DE LA REPUBLIQUE

Vu la Constitution, notamment en son article 38 ;

Vu le décret n° 66-779 du 14 octobre 1966 portant organisation du
Ministère des Travaux publics, de l'Urbanisme et des Transports ainsi
que les textes qui l'ont modifié ;

Vu le décret n° 67-106 du 27 janvier 1967 fixant les règles d'orga-
nisation et de fonctionnement de l'Office des Habitations à Loyer modéré ;

Vu le décret n° 70-230 du 26 février 1970 portant nomination du
Premier Ministre ;

Vu le décret n° 71-1138 du 18 octobre 1971 portant répartition des
services de l'Etat et du contrôle des établissements publics et sociétés
d'économie mixte entre la Présidence de la République, la Primature
et les Ministères ;

Sur la proposition du Ministre d'Etat, chargé des Travaux publics,
de l'Urbanisme et des Transports ,

D E C R E T E :

Article premier. - Monsieur Mamadou DIA, Administrateur civil,
précédemment Conseiller technique à la Présidence de la République est
nommé Directeur de l'Office des Habitations à Loyer Modéré en rempla-
cement de M. Sidy Mohamed DIOURY, appelé à d'autres fonctions.

.../...

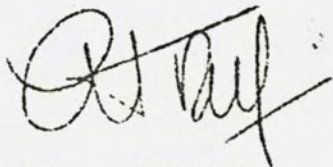
Article 2. - Le Ministre d'Etat chargé des Travaux publics, de l'Urbanisme et des Transports est chargé de l'exécution du présent décret qui sera publié au Journal officiel.

Fait à Dakar, le 7 JUIN 1972



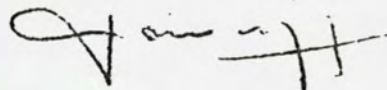
Léopold Sédar SENGHOR

Par le Président de la République :
Le Premier Ministre



Abdou DIOUF

Le Ministre d'Etat chargé des Travaux publics
de l'Urbanisme et des Transports



Mady CISSOKHO



Record Removal Notice



File Title Sites and Services Project (01) - Senegal - Credit 0336 - P002280 - Correspondence - Volume 1		Barcode No. 1382488		
Document Date 07 June, 1972	Document Type CV / Résumé			
Correspondents / Participants				
Subject / Title Mamadou DIA				
Exception(s) Personal Information				
Additional Comments		The item(s) identified above has/have been removed in accordance with The World Bank Policy on Access to Information or other disclosure policies of the World Bank Group. <table border="1"><tr><td>Withdrawn by Sherrine M. Thompson</td><td>Date August 10, 2017</td></tr></table>	Withdrawn by Sherrine M. Thompson	Date August 10, 2017
Withdrawn by Sherrine M. Thompson	Date August 10, 2017			

le 6 juin 1972

Monsieur le Ministre,

Objet: Projet Parcelles assainies

J'ai l'honneur de vous envoyer ci-joint copie de l'Accord de crédit et de l'Accord de projet relatif au projet de Parcelles assainies tels qu'ils ont été négociés avec Monsieur Diagne, à l'exception de petits changements de forme figurant aux paragraphes a) et f) de la Section 3.01 et à l'Annexe 2 de l'Accord de crédit, et à la Section 6.02 de l'Accord de projet.

Nous vous envoyons également copie de l'Aide-mémoire et du calendrier pour la mise en vigueur du projet.

Nous vous adressons des copies supplémentaires de ces documents par l'intermédiaire de l'Ambassade du Sénégal.

Nous vous enverrons sous peu copies de la lettre relative à la politique en matière d'urbanisme et du modèle de la lettre complémentaire relative à la dette extérieure de la République du Sénégal.

Je vous prie d'agréer, Monsieur le Ministre, l'assurance de ma haute considération.

Klaus Huber
Département Afrique de l'Ouest

Pièces jointes

Son Excellence
Monsieur Ousmane Seck
Secrétaire d'Etat au Plan
Dakar
Sénégal

SDenning:cjf - SEN Urban

Summary: Transmittal of documents.

70W 1 11/15 11/15 11/15
RECEIVED

Zemagel - Urban Des.

le 6 juin 1972

Monsieur le Ministre,

Objet: Projet Parcelles assainies

L'at l'honneur de vous envoyer ci-joint copie de l'Accord de crédit et de l'Accord de projet relatif au projet de Parcelles assainies tels qu'ils ont été négociés avec Monsieur Diagne, à l'exception de petits changements de forme figurant aux paragraphes a) et f) de la Section 3.01 et à l'Annexe 2 de l'Accord de crédit, et à la Section 6.02 de l'Accord de projet.

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Nous vous adressons des copies supplémentaires de ces documents par l'intermédiaire de l'Ambassade du Sénégal.

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Klaus Huber
Département Africain de l'Ouest

Pièces jointes

Son Excellence
Monsieur Ousmane Sock
Secrétaire d'Etat au Plan
Dakar
Sénégal

SDM:mg:cjl - SEN Urban

RECEIVED
FILES
Summary: Transmittal of documents.
JUN 7 11 47 AM 1972

le 6 juin 1972

Monsieur le Ministre,

Objet: Projet de Parcelles assainies

J'ai l'honneur de vous envoyer ci-joint, en deux exemplaires, copies des documents juridiques en français et en anglais des accords suivants:

- Accord de crédit
- Accord de projet,

ainsi que des copies de la lettre relative à la politique en matière d'urbanisme, de la lettre sur la dette extérieure et du calendrier pour la mise en vigueur.

Je vous en souhaite bonne réception et vous prie d'agréer, Monsieur le Ministre, l'assurance de ma haute considération.

Klaus Huber
Département Afrique de l'Ouest

Pièces jointes.

Son Excellence
Monsieur ~~Dusmane~~ Seck
Secrétaire d'Etat au Plan
Dakar
Sénégal

cc: Messrs. Duval (Legal)
Moussu-Rizan (Controller)
Yenny (Projects)
Moss (Projects)

SDenning:seb - SEN Urban

Summary: Transmittal of documents

NB - Attached are ~~Klaus~~ copies of those attachments (other than Agreements)
sent to SE Seck. ab

REPUBLIQUE DU SENEGAL

[Date]

ASSOCIATION INTERNATIONALE
DE DEVELOPPEMENT
1818 H. Street, N.W.
Washington, D. C. 20433
Etats-Unis d'Amérique

Objet: Crédit no. ____-SE
(Projet Parcelles Assainies)
Politique en matière d'Urbanisme

Messieurs,

Le Gouvernement reconnaît que sa politique en matière de logement répond aux objectifs suivants:

- a) accroître l'efficacité des investissements, en procédant à l'étude des coûts unitaires des logements fournis aux travailleurs de manière à satisfaire le plus grand nombre aux moindres coûts;
- b) soulager la charge pesant sur les finances publiques en éliminant la catégorie de travailleurs dont le niveau de revenu permettra l'acquisition de logement bâti au coût réel;
- c) introduire une plus grande équité entre les diverses catégories de revenus dans son programme de logement.

Pour réaliser ces objectifs, le Gouvernement a décidé de prendre les mesures suivantes (autre le projet envisagé de parcelles assainies) :

A. Programme de Logement

1. SICAP

A compter du 30 juin 1973, le Gouvernement cesse de verser des contributions à la SICAP destinées à subventionner les logements construits par cette société.

2. OHLM

1) Catégories

L'OHLM crée deux catégories d'unités de logement : les unités "économiques" et les unités "superéconomiques". L'expression "unité superéconomique" désigne toute unité construite par l'OHLM : i) dont le coût (y compris l'aménagement du terrain, la construction du logement et l'infrastructure de lotissements, le branchement de l'électricité, et les frais généraux) est au plus de 15.000 CFA par mètre carré, ii) dont la superficie du logement est comprise entre 30m² et 60m²; et iii) dont la superficie des parcelles contenant ces logements n'est pas supérieure au triple de celle du logement ou à 150m².

Les unités superéconomiques seront réservées aux salariés gagnant 12.000 CFA et 30.000 CFA par mois.

2) Unités économiques

En ce qui concerne les unités économiques, le Gouvernement a l'intention de mettre au point et d'adopter des conceptions et normes en matière de logement et d'infrastructure, visant à réduire les coûts et à réajuster progressivement les loyers jusqu'à ce qu'ils couvrent le coût en capital du terrain, des infrastructures, de la construction, les frais de gestion et un taux d'intérêt qui ne sera pas inférieur à 7 %. La réduction progressive de la subvention à cette catégorie de logements sera réalisée sur une période de 10 ans à partir de la date d'entrée en vigueur du Quatrième Plan de développement économique

et social du Sénégal. Cette réduction devra atteindre 20-25 % du montant de la subvention à la fin de la cinquième année. Durant cette période, le Gouvernement établira en consultation avec l'Association un programme de résorption du reliquat de la subvention pour les cinq dernières années. Pour bénéficier d'une unité économique, les ménages devront avoir un revenu mensuel supérieur à 30.000 CFA. Toute modification affectant ce minimum sera dictée par l'évolution des capacités de remboursement des familles.

3) Unités superéconomiques

En ce qui concerne les unités superéconomiques, le Gouvernement a l'intention d'adopter des loyers qui couvriront le coût de la construction, du branchement de l'électricité, du raccordement de la parcelle aux canalisations d'eau et d'égouts, et les frais de gestion, mais non le coût du terrain et de l'infrastructure, à un taux d'intérêt qui ne sera pas inférieur à 7%.

Les unités superéconomiques seront réservées aux salariés gagnant 12.000 CFA et 30.000 CFA par mois.

4) Etendue du programme

Le Gouvernement a l'intention de faire réaliser par l'OHLM le programme suivant pendant le Quatrième Plan :

Unités économiques	600 par an
Unités superéconomiques	550 par an (y compris 450 par an à Dakar)
Unités SICAP	780 par an

B. Bidonvilles

1) Programme de déguerpissement

Le Gouvernement s'est engagé à éliminer les bidonvilles énumérés ci-dessous :

<u>Quartiers</u>	<u>Nombre d'habitants</u>
Autoroute	30.000
Nimjat	13.000

Le Gouvernement a décidé en outre le déguerpissement d'autres bidonvilles énumérés ci-dessous :

<u>Quartier</u>	<u>Nombre d'habitants</u>
Grand Medina	3.500
Bidonvilles centraux	5.000

Cependant le déplacement desdits quartiers sera différé jusqu'à l'achèvement des études prévues dans le projet "Parcelles assainies", portant sur les critères de déguerpissement et d'amélioration sur place des bidonvilles.

2) Programme d'amélioration

Pour les quartiers énumérés ci-dessous, le Gouvernement compte entreprendre un programme d'amélioration sur place qui ne sera mis en oeuvre qu'après l'achèvement des études visées plus haut.

<u>Quartier</u>	<u>Nombre d'habitants</u>
Grand Dakar	60.000
Medina Est	inconnu
Pikine Irrégulier	35.000
Thiaroye Sugar	35.000

3) Mise au point des critères

Quant aux quartiers énumérés ci-dessous, le Gouvernement n'a pris aucune décision relative au déguerpissement ou à l'amélioration.

Jusqu'à l'achèvement de l'étude citée dans le paragraphe 1.) ci-dessus, le Gouvernement diffère le déguerpissement de ces bidonvilles.

<u>Quartier</u>	<u>Nombre d'habitants</u>
Fass	5.700
Rebeus	10.000
Colobane	7.500
Kharyallan	25.000

4) Rapport avec le projet envisagé

Les dispositions que prendra le Gouvernement pour reloger les ménages n'auront pas d'effets préjudiciables sur le projet envisagé.

Notamment, le Gouvernement ne devra pas :

- a) abaisser le revenu plancher retenu pour l'affectation des parcelles dans le cadre du projet, à seule fin de reloger des "squatters";
- b) accorder la priorité pour l'attribution des parcelles aux habitants de bidonvilles pour la seule raison que ceux-ci sont visés par une mesure de déguerpissement;
- c) conférer la propriété des parcelles à des attributaires au titre d'un projet quelconque de parcelles assainies à moins que le bénéficiaire n'ait remboursé en totalité (y compris un intérêt de 7 %) le coût de ladite parcelle et des infrastructures correspondantes;

- d) aménager d'autres projets de parcelles assainies à proximité immédiate du projet envisagé, à moins qu'il n'assure une qualité de services analogues et que le recouvrement des dépenses d'investissements, des frais d'exploitation et des intérêts auprès des bénéficiaires, ne s'effectue selon le même principe que pour le projet envisagé.

3. Modification éventuelle des programmes susvisés

Les programmes indiqués ci-dessus représentent les intentions actuelles du Gouvernement en matière d'investissement dans le secteur du logement dans le cadre du Quatrième Plan. Si le Gouvernement se propose d'apporter des modifications importantes à ce programme, il consultera l'Association avant l'approbation définitive du Quatrième Plan et suffisamment tôt pour permettre à l'Association d'exprimer son avis sur les modifications envisagées.

En tout état de cause, un mécanisme officiel de consultation sera créé afin que l'Association et le Gouvernement puissent s'assurer que les dépenses d'équipement et de fonctionnement relatives au programme urbain du Quatrième Plan restent dans les limites de la capacité financière de l'économie sénégalaise.

Veuillez agréer, . . .

.. REPUBLIQUE DU SENEGAL

Par _____
Représentant Autorisé

REPUBLIQUE DU SENEGAL

le

1972

Association Internationale pour le Développement
1818 H Street, N. W.
Washington, D.C. 20433
Etats-Unis d'Amérique

Objet: Crédit No. SE
(Projet Parcelles Assainies)
Dettes Extérieures

Messieurs,

Dans le cadre du crédit envisagé à la République du Sénégal au titre dudit Projet, d'un montant en monnaies diverses d'une contre-valeur de 8.000.000 dollars E.U., j'ai l'honneur de vous rappeler un certain nombre de faits concernant la dette extérieure de la République du Sénégal.

1. Nous vous avons fourni les documents suivants:

Formulaire A: Dettes Publiques extérieures ayant fait l'objet d'une émission publique sans fonds d'amortissement accumulé: situation actuelle et état des opérations intervenues au cours de la période, au 31 Décembre 1970.

Formulaire B: Dettes Publiques extérieures n'ayant pas fait l'objet d'une émission publique: situation actuelle et état des opérations intervenues pendant la période, au 31 Décembre 1970.

Formulaire C: Description individuelle d'une dette publique extérieure énumérée dans les formulaires A et B.

Formulaire D: Tableau des remboursements du principal et des versements d'intérêt relatifs à une dette extérieure publique énumérée dans les formulaires A et B.

Formulaire E: Montant global de la dette extérieure privée ventilée par pays créateur: situation actuelle et état des opérations intervenues pendant la période, au 31 Décembre 1970;

Formulaire F: Montant global de la dette extérieure privée par pays créateur: estimation du service futur de la dette indiquée en formulaire E;

Formulaire G: Montant global des dons ventilés par pays donateur: tirages effectués au cours de la période, au 31 Décembre 1970.

2. Aucune nouvelle dette extérieure publique d'un montant important n'a été contractée depuis le 31 Décembre 1970, autre que celles qui sont indiquées à l'Annexe A ci-jointe.

3. Ces formulaires font ressortir avec exactitude:

a) les montants et les principales conditions et modalités de l'ensemble de l'encours de la dette publique extérieure de la République du Sénégal, de ses organismes et de ses collectivités territoriales, et des organismes de ses collectivités territoriales, ainsi que des dettes bénéficiant de leurs garanties jusqu'au 31 Décembre 1970.

b) le montant et les paiements au titre du service futur de la dette extérieure privée au Sénégal qui n'est pas garantie par un organisme public au 31 Décembre 1970.

c) les tirages effectués au titre des dons par le Sénégal, ses collectivités territoriales et organismes et les organismes de ses collectivités territoriales, au cours de la période se terminant le 31 Décembre 1970.

Nous déclarons qu'aucune dette publique extérieure visée dans la présente lettre ou dans l'un quelconque des documents ci-dessus mentionnés n'est garantie par voie d'hypothèque, de nantissement, charge, privilège, priorité ou autres sûretés et qu'aucune de ces dettes n'est en défaut, à l'exception des indications contenues dans l'Annexe B ci-jointe.

Nous croyons comprendre que l'Association, lors de l'octroi du crédit envisagé, s'appuiera sur les déclarations et informations contenues dans la présente lettre et dans les documents susmentionnés.

Nous sommes d'accord pour que la Banque, lors de l'octroi du crédit envisagé, s'appuie sur les déclarations et informations contenues dans la présente lettre et dans les documents susmentionnés.

Veuillez agréer, Messieurs, l'assurance de ma haute considération.

République du Sénégal

Par
Représentant Autorisé

Calendrier pour la mise en vigueur du projet

	<u>Commencement</u>	<u>Achèvement</u>
<u>Section 7.01(a): Ratification de l'accord du projet</u>		
Ratification du conseil		fin juillet
<u>Section 7.01(b): OHIM Décret</u>		
Gouvernement redige projet de décret	12 juin	3 juillet
Considération par l'Association	10 juillet	31 juillet
Soumission à la Cour Suprême	7 août	4 septembre
Association considère les avis	11 septembre	2 octobre
Signature du Président	9 octobre	23 octobre
<u>Section 7.01(c): Règlement de construction</u>		
Soumission à la Cour Suprême	26 juin	24 juillet
Association considère les avis	31 juillet	21 août
Signature du Président	28 août	11 septembre
<u>Section 7.01(d): Contrat de vente type</u>		
Gouvernement redige projet du contrat	12 juin	3 juillet
Soumission à l'Association	10 juillet	31 juillet
Gouvernement redige décret	7 août	21 août
Soumission à la Cour Suprême	21 août	18 septembre
Soumission à l'Association	25 septembre	16 octobre
Signature du Président	23 octobre	6 novembre
<u>Section 7.01(e): Experts</u>		
Association envoie au gouvernement description détaillée des postes	1er juin	19 juin
Gouvernement cherche des candidats	26 juin	4 septembre
Association prépare une liste des experts intéressés au gouvernement	1er juin	28 août
Gouvernement choisit les experts et négocie les contrats	4 septembre	23 octobre
Mission de l'Association	23 octobre	30 octobre
Gouvernement engage les experts	30 octobre	13 novembre
<u>Section 7.01(f): Organisation de l'OHIM</u>		
Gouvernement redige projet de décret	12 juin	3 juillet
Association considère projet	10 juillet	31 juillet
Soumission à la Cour Suprême	7 août	4 septembre
Association considère les avis	11 septembre	2 octobre
Signature du Président	9 octobre	23 octobre
<u>Section 7.01(g): Modèle de statuts</u>		
Gouvernement complète projet de décret	12 juin	3 juillet
Association considère projet de décret	10 juillet	31 juillet
Soumission à la Cour Suprême	7 août	4 septembre
Association considère les avis	11 septembre	2 octobre
Signature du Président	9 octobre	23 octobre
<u>Section 7.01(h): Directeur Général</u>		
Directeur Général est nommé	-	4 septembre
<u>Section 7.01(i): Agents comptables</u>		
Firme est nommée		?
<u>Section 7.01(j): Mandat des consultants</u>		
Association prépare projet de mandat	1er juin	21 août
Gouvernement considère le projet de mandat	28 août	18 septembre
Approbation de l'Association	25 septembre	16 octobre
<u>Section 7.02: Consultations juridiques</u>		
Soumission à la Cour Suprême	6 novembre	27 novembre

Calendrier pour la mise en vigueur du projet

Mois Activité	Juin	Juillet	Août	Septembre	Octobre	Novembre
<u>Section 7.01(a): Ratification de l'accord du projet</u>						
Ratification du conseil						
<u>Section 7.01(b): OHIM Décret</u>						
Gouvernement rédige projet de décret						
Considération par l'Association						
Soumission à la Cour Suprême						
Association considère les avis						
Signature du Président						
<u>Section 7.01(c): Règlement de construction</u>						
Soumission à la Cour Suprême						
Association considère les avis						
Signature du Président						
<u>Section 7.01(d): Contrat de vente type</u>						
Gouvernement rédige projet du contrat						
Soumission à l'Association						
Gouvernement rédige décret						
Soumission à la Cour Suprême						
Soumission à l'Association						
Signature du Président						
<u>Section 7.01(e): Experts</u>						
Association envoie au gouvernement description détaillée des postes						
Gouvernement cherche des candidats						

Association prépare une liste des experts intéressés au gouvernement
Gouvernement choisit les experts et négocie les contrats
Mission de l'Association
Gouvernement engage les experts

Section 7.01(f): Organisation de l'OHIM

Gouvernement rédige projet de décret
Association considère projet
Soumission à la Cour Suprême
Association considère les avis
Signature du Président

Section 7.01(g): Modèle de statuts

Gouvernement complète projet de décret
Association considère projet de décret
Soumission à la Cour Suprême
Association considère les avis
Signature du Président

Section 7.01(h): Directeur Général

Directeur Général est nommé

Section 7.01(i): Agents comptables

Firme est nommée

Section 7.01(j): Mandat des consultants

Association prépare projet de mandat
Gouvernement considère le projet de mandat
Approbation de l'Association

Section 7.02: Consultations juridiques

Soumission à la Cour Suprême

■ -Activités du
Gouvernement
■ -Activités de
l'Association

le 6 juin 1972

Monsieur le Ministre,

Objet: Projet de Parcelles assainies

J'ai l'honneur de vous envoyer ci-joint, en deux exemplaires, copies des documents juridiques en français et en anglais des accords suivants:

- Accord de crédit
- Accord de projet,

ainsi que des copies de la lettre relative à la politique en matière d'urbanisme, de la lettre sur la dette extérieure et du calendrier pour la mise en vigueur.

Je vous en souhaite bonne réception et vous prie d'agréer, Monsieur le Ministre, l'assurance de ma haute considération.

Klaus Huber
Département Afrique de l'Ouest

Pièces jointes.

Son Excellence
Monsieur Lamine Seck
Secrétaire d'Etat au Plan
Dakar
Sénégal

cc: Messrs. Duval (Legal)
Moussu-Rizan (Controller)
Yenny (Projects)
Moss (Projects)

SDenning:seb - SEN Urban

Summary: Transmittal of documents

1000 3 15 38 641215

Zenged - Wlan Der

la 6 juin 1972

Monsieur le Ministre,

Objet: Projet de Procédures administratives

J'ai l'honneur de vous envoyer ci-joint, en deux exemplaires, copies des documents juridiques en français et en anglais des accords suivants:

- Accord de crédit
- Accord de projet

ainsi que des copies de la lettre relative à la politique en matière d'immigration, de la lettre sur la dette extérieure et du calendrier pour la mise en vigueur.

Je vous en souhaite bonne réception et vous prie d'agréer, Monsieur le Ministre, l'assurance de ma haute considération.

Klaus Huber
Département Afrique de l'Ouest

Pièces jointes.

cc: Messrs. Duval (Legal)
Monsieur Lamine Bock
Secrétaire d'Etat au Plan
Yenny (Projects)
Moss (Projects)

Sénégal

EDM:mg:sep - SEN Urban

Summary: Transmittal of documents

JUN 8 12 39 PM 1972

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11 ES



Record Removal Notice



File Title Sites and Services Project (01) - Senegal - Credit 0336 - P002280 - Correspondence - Volume 1		Barcode No. 1382488		
Document Date 07 June, 1972	Document Type Aide Memoire			
Correspondents / Participants To: Monsieur Ousmane Seck, Secretaire d'Etat au Plan From: Claude Duval, Counsieller Juridique				
Subject / Title Mesures à prendre par la République du Sénégal en vue a la signature de l'Accord de Crédit de Développement et de l'Accord de Project (Project Parcel-less Assainies)				
Exception(s) Attorney-Client Privilege				
Additional Comments		The item(s) identified above has/have been removed in accordance with The World Bank Policy on Access to Information or other disclosure policies of the World Bank Group. <table border="1"><tr><td>Withdrawn by Sherrine M. Thompson</td><td>Date August 10, 2017</td></tr></table>	Withdrawn by Sherrine M. Thompson	Date August 10, 2017
Withdrawn by Sherrine M. Thompson	Date August 10, 2017			

Mr. Bruce M. Cheek

June 2, 1972

Klaus Huber

STEINHA 25 E 2 MUL

Senegal - Site and Services Project

1. You will recall that my memorandum yesterday concerning the project's power facilities recommended a covenant that on completion of the project the Government will now dispose of the project's power facilities on terms and conditions satisfactory to the Association.

2. The Government however objected to a positive obligation to dispose of the assets. We therefore proposed that the covenant provide that the Government would dispose of the power facilities on terms and conditions acceptable to the Association.

/only

3. I believe this adequately protects our interest in reserving our position on the eventual ownership of the power facilities. Could I have your confirmation that this is acceptable.

4. One further point of clarification. The IDA credit is financing power facilities within the project area, but not power facilities outside the project area. These latter facilities are included in the definition of the project for the purposes of total project costs, but are being financed by the Government. The above covenant as currently proposed deals only with the IDA financed power facilities within the project area, but not the power facilities being financed by the Government. There is no provision concerning ownership or disposition of power facilities outside the project area, on the ground that this is too remote from IDA's interest in the project.

/not

SDenning:tb

cc: Messrs. Stromboni/Yenny
Duval

2761972 - Wilson

June 2, 1972

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GENERAL FILES
JUN 6 9 25 AM 1972

Mr. Bruce M. Cress

Kiana H. H. H.

Senegal - Site and Services Project

1. You will recall that my memorandum yesterday concerning the project's power facilities recommended a covenant that on completion of the project the Government will now dispose of the project's power facilities on terms and conditions satisfactory to the Association.

2. The Government however objected to a positive obligation to dispose of the assets. We therefore proposed that the covenant provide that the Government would dispose of the power facilities on terms and conditions acceptable to the Association.

3. I believe this adequately protects an interest in reserving our position on the eventual ownership of the power facilities. Could I have your confirmation that this is acceptable.

4. One further point of clarification. The IMA credit is financing power facilities within the project area, but power facilities outside the project area. These latter facilities are included in the definition of the project for the purposes of total project costs, but are being financed by the Government. The above covenant as currently proposed deals only with the IMA financed power facilities within the project area, but not the power facilities being financed by the Government. There is no provision concerning ownership or disposition of power facilities outside the project area, on the ground that this is too remote from IMA's interest in the project.

SD:nnn:tp

cc: Messrs. Strombos/Yenny
Daval

Senegal-CD 336 negs

Country	Loan #	Project
SENEGAL	Credit #	Urban Development
Title and Description		
Provisions for supplementing or amending the draft sales contract.(translation)		
Date MM June 2, 1972	Originator	
With letter of	No letter -	Document #
	Copy card for	
	File ☒	2098

FORM NO. 62.03
(12-71)

Senegal - Urban Dev.

Mr. Denning

June 1st, 1972

Claude Duval

SENEGAL - Credit No. (Site and Services Project)
Statutory Committee

Attached is the Recommendation of the Statutory Committee for the above Project.

Would you please obtain all the signatures except those of the Chairman of the Loan Committee and of the General Counsel and return this document to me.

The expert selected by the Government is Mr. André Coulbary.

The Projects Department whose front office should sign is Special Projects Department.

Encl.

JUN 3 2 12 PM 1972

Senegal - Urban Dev

Mr. Bruce M. Cheek

June 1, 1972

Klaus Huber

Senegal - Site and Services Project

1. I am attaching the latest, and hopefully final, draft of the Credit and Project Agreements for the Senegal Site and Services Project.

Power facilities

2. The only significant substantive change since your memorandum to Mr. Cope last week concerns power. You will recall that the appraisal report recommended that the power facilities (basically public lighting, costing about \$1 million) be transferred to the national electricity company and repaid over 10 years at 7%.

3. At present, the private power company (EEOA) holds most of the power facilities in Senegal. The Government owns some public facilities. Under the proposed takeover of EEOA, the Government and EEOA would transfer their power facilities to the national electricity company and the facilities would be exploited by a management company. All details of the proposed takeover are now resolved, apart from the Senegalese Government obtaining a guarantee from the French Government.

4. The problem with the appraisal report recommendation is that it assumes that the negotiations for the takeover will be resolved so that the private company and the Government will transfer all power assets to the national electricity company. If this assumption proves correct, there would be no problem. But if the proposed takeover does not take place, then the national electricity company would be left holding as its only asset the project power facilities with no income to pay its indebtedness to the Government. Accordingly, it is now proposed to have a covenant that, on completion of the project, the Government will dispose of the project power facilities on terms and conditions satisfactory to the Association.

Other changes

5. The agreements are now a lot fatter than when you last saw them. This is principally because what was previously envisaged to go in a convention between the Government and OHLM (concerning the community development program) has now been included in the agreements with the Association. The decision to do this was approved in principle by Minister Seck, though he never saw the substance of what has now been included.

SDenning:seb - SEN Urban

Attachment

cc: Messrs. Stronbon
Yenny
Duval

573 6W135

Temple - Wilson

June 1, 1972

Mr. Bruce M. Chack

Klaus Huber

Senegal - Site and Services Project

I am attaching the latest, and hopefully final, draft of the Credit and Project Agreements for the Senegal Site and Services Project.

Power facilities

The only significant substantive change since your memorandum to Mr. Gope last week concerns power. You will recall that the appraisal report recommended that the power facilities (basically public lighting, costing about \$1 million) be transferred to the national electricity company and repaid over 10 years at 7%.

At present, the private power company (SEOA) holds most of the power facilities in Senegal. The Government owns some public facilities. Under the proposed takeover of SOEA, the Government and SOEA would transfer their power facilities to the national electricity company and the facilities would be operated by a management company. All details of the proposed takeover are now resolved, apart from the Senegalese Government obtaining a guarantee from the French Government.

The problem with the appraisal report recommendation is that it assumes that the negotiations for the takeover will be resolved so that the private company and the Government will transfer all power assets to the national electricity company. If this assumption proves correct, there would be no problem. But if the proposed takeover does not take place then the national electricity company would be left holding as its only asset the project power facilities with no income to pay its indebtedness to the Government. Accordingly, it is now proposed to have a covenant that, on completion of the project, the Government will dispose of the project power facilities on terms and conditions satisfactory to the association.

Other changes

The agreements are now a lot faster than when you last saw them. This is principally because what was previously envisaged to go in a convention between the Government and SOEA (concerning the community development program) has now been included in the agreement with the association. The decision to do this was approved in principle by Minister Beck, though he never saw the substance of what has now been included.

Spinning: asp - SEN Urban

Attachment

cc: Messrs. Stropach
Yenny
Daval
Jun 2 2 17 PM 1972

Senegal - Wilson Rev.

Form No. 27
(3-70)

INTERNATIONAL DEVELOPMENT
ASSOCIATION

INTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL FINANCE
CORPORATION

OUTGOING WIRE

TO: GROVE
PLANITAT
LONDON

DATE: June 1, 1972

CLASS OF LT
SERVICE:

COUNTRY: England

TEXT:
Cable No.:

REYURLET MAY 19 AND YURCAB MAY 31 ALPHA HUTCHINSON EXTENSION APPROVED
WITH PROVISIO THIS NOT EXCEED CEILING SET IN CONTRACT ARTICLE 3
SECTIONS 3.01 AND 3.03 stop BETA FORTHCOMING SCHEDULE CHANGE NOTED
GAMMA MIDTERM REPORT REVIEW MISSION APPROPRIATE WEEK BEGINNING
AUGUST 21 BUT ASKING GOVERNMENT CONSENT stop REGARDS

STROMBOM
INTBAFRAD

NOT TO BE TRANSMITTED

AUTHORIZED BY: G. McBride

NAME

DEPT. Special Projects

SIGNATURE _____
(SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE)

REFERENCE:

SHara:jk

ORIGINAL (File Copy)

(IMPORTANT: See Secretaries Guide for preparing form)

CLEARANCES AND COPY DISTRIBUTION:

Messrs. Yenny, Amin-Arsala, Perera
and cc. Mr. Awunyo

For Use By Communications Section

Checked for Dispatch: _____

INTERNATIONAL FINANCE
CORPORATION

INTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL DEVELOPMENT
ASSOCIATION

OUTGOING WIRE

June 1, 1972

DATE

JUN 1 7 25 PM 1972

CLASS OF
SERVICE

COMMUNICATIONS
SECTION

TO:
GENERAL
MANAGER
LONDON

COUNTRY:
England

TEXT

Cable No.

URGENT MAY 19 AND YURCOB MAY 21 ALPHA HUTCHINSON BETWEEN APPROVED

THE ABOVE THIS NOT EXCEEDS CHILLING SET IN CONTACT AREA 2

RECEIVED 2.01 AND 2.03 STOP BEEN FORWORTHING SCHEDULE CHANGE NOTED

WILL A MINUTE REPORT REVIEW REVISION APPROPRIATE WITH REGARDING

WAS IT NOT ASKING GOVERNMENT COMMENT STOP INQUIRE

STATION
INQUIRE

RECEIVED
JUN 1 4 03 PM 1972
COMMUNICATIONS

NOT TO BE TRANSMITTED

CLEARANCE AND COPY DISTRIBUTION

Messrs. Young, Allen-Arnsley, Peters
and co. Mr. Amunyo

For Use By Communications Section

Checked for Dispatch

AUTHORIZED BY: G. McBridge

NAME

DEPT.

Special Projects

SIGNATURE

SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE

REFERENCE

Share's file

ORIGINAL (File Copy)

IMPORTANT: See Secretary's Guide for preparing form

Projet Sénégal RUL 12.

Université de Dakar.

I.F.A.N. BP : 206

Tél : 340.00 p.73

D A K A R

*to file
Senegal: 5/5*

Monsieur Laurence A. G. MOSS
International Bank for Construction
and Development.

Washington D.C. U.S.A.

Credit 336-SE

Dear Mr. Moss,

Enclosed is a copy of our more detailed work program.

Mr. Bergh is in Holland at present, so it is not possible to give you
an estimate of the cost of Dutch research assistants.

As soon as he returns I will ask him about it.

Thank you for sending the bibliography.

Sincerely.

J.J. Bijl.

Projet Sénégal RUL 12

I.F.A.N. Dakar

Sénégal

Enclosure.

RECEIVED

Projet Sénégal RUL IS.
Université de Dakar.
I.P.A.N. BP : 206
Tél : 340.00 p.73
D A K A R

Monsieur Lawrence A. G. MOSS
International Bank for Construction
and Development.
Washington D.C.
U.S.A.

Dear Mr. Moss,

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Mr. Bergh is in Holland at present, so it is not possible to give you
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As soon as he returns I will ask him about it.
Thank you for sending the bibliography.

Sincerely,

J. J. B. J.
Projet Sénégal RUL IS
I.P.A.N.
Dakar
Sénégal

COMMUNICATIONS
SECTION

1972 JUN 27 AM 9:48

RECEIVED

Enclosure.

Programme inter-universitaire pour une recherche inter-disciplinaire
sur l'Urbanisation et le Planning Urbain dans la région du Cap-Vert.

PLAN DE TRAVAIL DES RECHERCHES

Table des matières :

I	Introduction	1
II	Origines, points de départ du projet	1
III	Situation existante	2
IV	Elaboration des objectifs de recherche	3
V	Etude de la réalité physique et humaine	5
VI	Les plans d'étude	9
VII	Plan de travail	32

31 MAI 1972

I INTRODUCTION

Après les communications orales et écrites faites en 1970 et 1971, l'Université de Dakar et l'Université d'Etat de Leiden ont signé, en juin 1971, un Accord Administratif pour entreprendre un projet commun de recherche : " Projet Inter-universitaire pour une recherche Inter-disciplinaire sur le planning des extension urbaines au Cap-Vert, Sénégal. "

Ce projet sera réalisé sous les auspices du " Programme de Coopération Universitaire pour le Développement " de la " NUFFIC "(Netherlands University Foundation for International Cooperation), qui constitue une partie de la contribution néerlandaise à l'Assistance Technique pour le Développement. Il sera effectué en 1972 et 1973.

II ORIGINES - POINTS DE DEPART DU PROJET

Les origines de ce projet sont précisées dans le document " Proposition Provisoire pour une recherche socio-économique sur le planning des extensions urbaines au Cap-Vert, Sénégal ".

Les points de départ de la recherche sont les suivants :

1. Parcequ'il s'agit en premier lieu d'une contribution à la solution des problèmes de la planification urbaine, il faut que la recherche scientifique soit d'un caractère appliqué. Par conséquence, d'un côté, la recherche doit être effectuée en collaboration étroite avec les organismes responsables de cette planification, d'un autre côté, la recherche doit être réalisée par les organismes universitaires, afin de garantir les méthodes scientifiques.

2. Parceque dans le planning des extensions urbaines, des facteurs divers jouent un rôle important - comme des facteurs techniques, sociologiques et médicaux - il faut que la recherche ait un caractère inter-disciplinaire.

3. Le Plan Directeur pour l'assainissement de Dakar, fait par l'O.M.S.

(Projet SENEGAL 22) contient des propositions pour planifier les extensions urbaines. La recherche de notre projet sera directement liée à ce Plan Directeur, et aux autres Plans de Développement existants.

4. Les problèmes d'urbanisation se situent surtout dans le domaine de la planification au niveau des groupes économiquement les plus faibles de la population, qui connaissent un très fort taux d'accroissement. C'est pourquoi, la recherche doit se concentrer d'abord sur la planification des quartiers au niveau minimum.

III SITUATION EXISTANTE

La population de la ville de Dakar s'accroît d'environ 45.000 habitants par an. Seulement 20% d'entre eux pourra payer une H.L.M. ou une habitation plus chère. Il reste donc 36.000 habitants à loger par an. Pour résoudre ce problème le Gouvernement a choisi la solution des parcelles assainies. Il a été demandé le financement d'un projet de 14.000 parcelles assainies à Cambérène à la Banque Mondiale. Cela suffira pour la croissance de la population jusqu'en 1975.

Les bidonvilles existants à Dakar seront tous déguerpis pendant l'année 1972. Seuls Grand Dakar, Fass, Grand Yoff et Pikine irrégulier seront maintenus et régularisés sur place.

Les extensions urbaines, les plus importantes, pour l'habitation de la population économiquement faible, se trouvent à Pikine (150.000 habitants). A cause des " injections " sans cesse renouvelées de déguerpis, Pikine a eu un taux de croissance de 15% par an pendant les 12 dernières années.

Par conséquent, Pikine a été choisi comme terrain de recherche. Il existe là des parcelles assainies (Pikine extension) et des bidonvilles à régulariser sur place (Pikine irrégulier), les deux solutions choisies par le Gouvernement.

IV ELABORATION DES OBJECTIFS DE RECHERCHE

L'évaluation de la planification urbaine au Cap-Vert, afin de faire une contribution à la planification du Gouvernement.

Ce but général nécessite la connaissance de :

- A. La politique officielle Gouvernementale, quant à la planification urbaine.
- B. La réalité physique et humaine.

A. La politique officielle est formulée à partir de :

- a. L'objectif du Gouvernement, dans lequel figurent des normes générales.
- b. L'appréciation par le Gouvernement de la réalité physique et humaine à planifier.

De ces deux sources découlent les points de départ et les critères plus précis, sur la base desquels un plan est formulé.

L'étude de la politique officielle sera plus une description qu'une étude scientifique profonde. Elle orientera les recherches vers les problèmes de la planification les plus importants, et elle permettra une évaluation en utilisant une connaissance plus précise de la réalité physique et humaine. C'est une méthode pour atteindre des résultats de recherche applicables. Voir : " chapitre VII plan 1."

B. La réalité physique et humaine. La réalité urbaine constitue le vrai domaine de recherche inter-disciplinaire.

De plus ses éléments sont connus, surtout dans ses tendances prospectives, il sera moins difficile de planifier dans l'avenir. Cependant, les différentes études dans ce vaste domaine de recherche doivent être encadrées dans la perspective de la planification.

Dans cette perspective on distingue trois niveaux d'aspect à étudier :

- a. Les aspects quantitatifs
- b. Les aspects distributifs
- c. Les aspects qualitatifs.

Il faut étudier la réalité physique, aussi bien que la réalité humaine à ces trois niveaux.

Ce n'est qu'après une connaissance plus profonde et précise, qu'une évaluation de la planification urbaine pourra être effectuée.

RECAPITULATION SCHEMATIQUE

ETUDES

A. Politique de la planification urbaine.

1. Réalité physique et humaine selon le Gouvernement.	Objectif du Gouvernement.
---	---------------------------

2. Points de départ et critères.

3. Plan de l'Urbanisme et de l'Habitat.

B. La réalité physique et humaine.

	a. aspects quantitatifs	b. aspects distributifs	c. aspects qualitatifs
1. Réalité physique	1.a.	1.b.	1.c.
2. Réalité humaine	2.a.	2.b.	2.c.

EVALUATION

1 ° A.1. $\longleftrightarrow$ B.1.2.

Une évaluation de la réalité selon le Gouvernement sur la base des résultats de recherche.

2 ° A.1. + B.1.2. $\longrightarrow$ nouveaux critères = A.3.
A.2. $\longleftrightarrow$ A.3.

L'objectif du Gouvernement placé dans le cadre des résultats de recherche pourrait aboutir à de nouveaux critères A.3.

Cela implique une évaluation des critères de la planification.

V ETUDE DE LA REALITE PHYSIQUE ET HUMAINE

Dans le cadre de notre projet SENEGAL RUL 12, il ne sera pas possible d'entreprendre toutes les études nécessaires pour une évaluation complète de la planification urbaine concernant la population à économie faible.

Seulement un certain nombre d'étude pourra être effectué, dont le choix est déterminé par les exigences des Plans de Développement existants et par les moyens disponibles. De plus, il faut les coordonner avec les recherches des Services Nationaux et des autres Instituts.

Outre la relation existant entre le projet SENEGAL RUL 12 et les Services Nationaux, il existe une collaboration avec les chercheurs de l'O.R.S.T.O.M. Cette collaboration pourra être développée encore, mais elle a déjà abouti à une coordination de quelques plans de recherche, comme indiqué ci-dessus. La récapitulation schématique (B.) ci-dessus permet de délimiter les différentes études d'une manière à la fois intégrée et systématique.

1.a. La réalité physique - quantitatif.

Objet : Inventaire de l'infrastructure au terrain de recherche, (Dagoudane Pikine et ses extensions).

Etudes : Voir : " chapitre VI plans 2 et 8. "

1.b. La réalité physique - distributif.

Objet : Distribution spatiale de l'infrastructure au terrain de recherche, (Dagoudane Pikine et ses extensions).

Etudes : Voir : " chapitre VI plans 2 et 8. "

1.c. La réalité physique - qualitatif.

Objet : Connaître l'habitat considéré comme l'ensemble des conditions d'habitation, dans son aspect des coûts liés à la forme et à la répartition de l'espace, le mode de construction et les matériaux utilisés. Connaître le fonctionnement des équipements à Pikine.

Etudes : Etude du coût de la construction d'une maison en dur,
Voir : "chapitre VI plan 4."

Etude des types d'habitation différents,

Voir : " chapitre VI plan 9."

Etude sur l'équipement sanitaire à Pikine,

Voir : " chapitre VI plan 5."

Etude sur l'équipement médical, Voir : "chapitre VI plan 6."

L'étude sur les dépenses, l'étude de la fonction et l'importance des espaces (Voir 2.c. réalités humaines qualitatives) sont directement liées aux études mentionnées ci-dessus.

2.a. La réalité humaine - quantitatif.

Objet : Dans ce domaine il s'agit du nombre de la population de l'agglomération de Dakar, et de la composition de cette population.

Par exemple : répartition par sexe et groupe d'âge.

Mais une vue statique est insuffisante, l'essentiel pour la planification est de pronostiquer la population future. Il faut donc connaître les taux d'accroissement, naturel et migratoire.

Etudes : Dans le cadre du Projet SENEGAL RUL 12 les études démographiques ne sont prévues que dans un sens très limité. L'étude du processus d'urbanisation, à effectuer à Pikine, contiendra les étapes migratoires. Voir : "chapitre VI plan 3."

Et elle sera entreprise en collaboration étroite avec l'O.R.S.T.O.M. (Mr. Sauvaget), qui effectuera une étude pareille à DAKAR.

Voir : " chapitre VI plan 8."

Les aspects quantitatifs de ces études pourraient contribuer à la précision des mouvements migratoires. Cependant, toute une série d'études démographique est en cours.

— enquête démographique Nationale 1970/71 : Direction Statistique.

— étude de la fécondité à Dakar : ORSTOM - FERRY 1972/73

Voir : "chapitre VI plan 8."

- étude de l'Etat Civil à Pikine (les décès).

ORSTOM - VERDIER 1972/73: Voir "chapitre VI plan 8."

Il est certain que ces différentes études aboutissent à des estimations plus précises des aspects quantitatifs de la réalité humaine. De plus, il existe d'autres études, plus spécifiques, par exemple : sur la migration des Sérères à Dakar, par l'ORSTOM - TRINCAZ.

La coordination de toutes ces études est souhaitable.

2.b. La réalité humaine - distributif.

Objet : Ce domaine concerne la distribution de la population au Cap-Vert et les mouvements intra-urbains entre les différents quartiers types. Il convient de connaître la fonction de ces quartiers types dans le processus de l'urbanisation de la population.

De plus, il sera nécessaire de saisir la distribution de quelques maladies apparentes.

Etudes : Dans ce domaine il existe déjà une étude de l'O.R.S.T.O.M. (Vernière 1971): " Etapes et modalités de la croissance de Dagoudane Pikine - banlieue de Dakar ". L'O.R.S.T.O.M. et RUL 12 vont poursuivre cette étude par méthode de photo-interprétation à Dakar et Pikine, dans un effort coopératif, et avec la participation des étudiants (géographes). Voir : "Chapitre VI plans 8 et 9".

L'étude des mouvements intra-urbains sera aussi effectuée par l'O.R.S.T.O.M. - Sauvaget et RUL 12. L'O.R.S.T.O.M. se concentrera sur Dakar et RUL 12 sur Pikine. Voir : "chapitre VI plans 3 et 8".

L'enquête pilote de l'ORSTOM est déjà commencée à NIMZAT. Le quartier pilote de RUL 12 sera un des nouveaux quartiers de Pikine extension : GUEDEJI WAYE.

Le médecin de l'équipe projet RUL 12 entreprendra une étude des maladies apparentes à Pikine. Voir : "chapitre VI plan 6".

Les études de l'O.R.S.T.O.M. et du projet Sénégal RUL 12 seront intégrées le plus possible.

2.c. La réalité humaine - qualitatif.

Objet : Il s'agit surtout des processus d'urbanisation de l'individu, de son adaptation à la situation urbaine. C'est cette optique dynamique qui pourra aboutir aux résultats ayant une valeur à pronostiquer les développements futurs, en faveur de la planification.

Etudes : Le projet RUL 12 se concentrera d'abord sur les aspects qualitatifs des mouvements intra-urbains, en collaboration avec l'étude semblable faite à l'O.R.S.T.O.M. - SAUVAGET. Voir "chapitre VI plans 3 et 8". Cette étude sera faite aussi dans le but de dégager les éléments en ce qui concerne "les degrés de l'Urbanisation" des habitants. Ensuite, il y a un groupe d'études socio-économiques en relation avec l'étude de l'habitat :

Une étude sur les dépenses de la famille. Voir : "chapitre VI plan 9."

Une étude de la fonction et de l'importance des espaces différents dans la maison, de la parcelle et du quartier dans la vie quotidienne d'une famille à Pikine. Voir : "chapitre VI plan 9".

Une étude sur l'emploi en relation avec les moyens de transport entre Pikine et Dakar. Voir "chapitre VI plan 9".

Dans le domaine de la Santé RUL 12 effectuera une étude sur les conditions alimentaires et d'hygiène. Voir "chapitre VI plan 6".

Au niveau de la structure sociale le projet RUL 12 se concentrera surtout sur des groupements sociaux qui existent à Pikine : famille, groupements traditionnels, associations, groupements politiques....

Cette étude sera entreprise dans le but de saisir les formes d'organisation locales. Voir "chapitres VI plan 7".

Les études démographiques de l'O.R.S.T.O.M. - FERRY et VERDIER ont aussi un aspect qualitatif.

VI LES PLANS D'ETUDE

Table des plans :

1. La politique officielle quant à la planification urbaine.
2. Inventaire de l'infrastructure du terrain de **recherche**.
3. Etudes sur quelques aspects de l'Urbanisation.
4. Etude du coût de la construction d'une maison en dur à Pikine.
5. Etude sur les équipements sanitaires à Pikine.
6. Etudes médicales à Pikine.
7. Etude sur l'organisation sociale à Pikine.
8. Etudes de l'O.R.S.T.O.M. liées aux études sur la planification urbaine.
9. Etudes susceptibles d'être effectuées par des étudiants.

PLAN 1 : LA POLITIQUE OFFICIELLE DE LA PLANIFICATION URBAINE.

Objet : Définir et décrire : le développement de l'agglomération urbaine au Cap-Vert, l'objectif du Gouvernement quant à la planification urbaine, l'appréciation par le Gouvernement de la réalité physique et humaine à planifier, les problèmes de la planification et de l'exécution des plans.

Elaboration : les éléments à étudier sont groupés de la manière suivante :

A. Aperçu historique

1. Le développement urbain au Cap-Vert avant 1960.
2. La planification urbaine après 1960 :
 - a. Code de l'Urbanisme
 - b. Structure organique
 - c. Les plans quadriennaux.

B. La planification actuelle

1. La philosophie et les objectifs du Gouvernement.
2. L'appréciation par le Gouvernement de la réalité physique et humaine à planifier.
3. Les Plans Directeurs et leur exécution..

C. Problèmes de la planification

1. Problèmes des données de base.
2. Problèmes de l'exécution des plans.

Dans le cadre du projet les études de ces éléments seront effectuées en trois phases selon les besoins des autres études du projet.

Première phase :

Pour mieux orienter les différentes recherches du projet vers la situation existante, il faut commencer avec une description de la planification actuelle du Cap-Vert.

1. La philosophie du Gouvernement : en ce qui concerne le développement urbain au Cap-Vert.
 - a. Le rôle du Cap-Vert dans l'ensemble du Sénégal.
 - b. La politique quant à l'Urbanisation.
 - c. La politique sociale, surtout en ce qui concerne l'Habitat.

2. L'appréciation par le Gouvernement de la réalité physique et humaine à planifier :

- a. Les limites physiques.
- b. L'accroissement de la population.
- c. Prévoir le développement humain.

3. Les Plans Directeurs et leur exécution. :

- a. Les Plans Directeurs existants.
- b. Les modifications des Plans Directeurs.
- c. Exécution des Plans.

Deuxième phase :

Une appréciation des vrais problèmes de la planification ne sera acquise qu'après une période plus longue d'étude dans ce domaine.

Provisoirement ils sont divisés en deux catégories :

1. Les problèmes des données de base.

Ce sont surtout des problèmes concernant l'organisation et la coordination des recherches scientifiques dans plusieurs domaines ; il s'agit aussi des possibilités de prévoir les développements humains.

2. Les problèmes de l'exécution des plans :

Ici, il s'agit des problèmes concernant les moyens limités et les problèmes de l'organisation pour l'exécution des plans.

Au fur et à mesure que les études du projet progressent, les problèmes de la planification seront identifiés et précisés.

Troisième phase :

Les résultats des deux phases précédentes seront rapportés et complétés par un aperçu historique du développement et de la planification urbaine au Cap-Vert. Ce rapport servira comme document de base pour l'évaluation de la planification urbaine.

Méthodes : a. étude de la littérature et des documents du Gouvernement.

- b. interviews avec les fonctionnaires responsables du Gouvernement et avec d'autres experts concernés.

Plan de Travail :

Première phase : 1^{er} janvier - 1^{er} septembre 1972.

1^{er} août-1^{er} sept. : rapport provisoire première phase.

Deuxième phase : 1^{er} septembre - 1^{er} mai 1973.

1^{er} avril-1^{er} mai : rapport provisoire deuxième phase.

Troisième phase : 1^{er} mai 1973 - 1^{er} septembre 1973

rapport définitif.

PLAN 2 : INVENTAIRE DE L'INFRASTRUCTURE.

Objet : Inventaire de l'infrastructure du terrain de recherche (Dagoudane Pikine et ses extensions) et la distribution spatiale.

Elaboration : Le but est de connaître des parties de l'infrastructure existante pour autant que nécessaires afin de mieux réaliser les autres études spécifiques du projet.

Sont considérées comme infrastructure les catégories suivantes :

1. Voiries
2. Approvisionnement en eau
3. Electricité
4. Evacuation des eaux usées
5. Evacuation des ordures
6. Etablissements commerciaux
7. Etablissements scolaires
8. Etablissements médicaux
9. Etablissements administratifs
10. Etablissements socio-culturels.

Il est envisagé que la priorité sera donnée aux catégories :
4, 5, 8 et 9.

L'évacuation des eaux usées et des ordures :

Surtout pour l'étude de l'habitat et de la situation de l'hygiène, il faut inventorier : les édicules publics, les équipements privés, les vidoirs, les points de ramassage des ordures, etc....

Les établissements médicaux :

l'étude médicale exige un inventaire des dispensaires, cliniques privées, maternités, Croix Rouge, pharmacies, etc...

Les établissements administratifs :

Il s'agit surtout des services existants, comme le service d'Hygiène et autres services administratifs, l'organisation des quartiers, etc...

Méthode : Observation sur le terrain et interviews des responsables, fixer la distribution spatiale sur les plans.

Plan de Travail : Un inventaire provisoire de l'infrastructure médicale sera fait avant l'arrivée du médecin en août 1972.

Les autres inventaires seront spécifiés à un autre stade du projet et selon les besoins des études.

PLAN 3 : ETUDE SUR QUELQUES ASPECTS DU PROCESSUS DE L'URBANISATION A PIKINE

Objet : L'urbanisation est un processus multi-dimensionnel et très complexe.

Notre étude veut se limiter aux aspects des mouvements migratoires vers la ville et à l'adaptation de l'homme à la vie urbaine. Ce sont des processus encore peu connus, mais fort importants à connaître pour effectuer une planification urbaine mieux synchronisée aux exigences réelles des habitants. L'objet de notre étude est donc de connaître trois groupes de phénomènes. :

A. L'ampleur de l'immigration vers Dakar

- les aspects quantitatifs du processus de l'immigration.

B. Les caractéristiques de la migration

- les aspects qualitatifs des mouvements migratoires et des migrants.

C. L'adaptation à la vie urbaine

- les aspects distributifs et qualitatifs du processus de "citadinisation."

Elaboration : A. L'ampleur de l'immigration :

Il ne s'agit pas seulement du nombre d'immigrants par an, mais aussi de leur répartition par âge, sexe, ethnie, etc... Il sera aussi examiné comment l'étude des aspects purement quantitatifs pourraient être combinée avec l'étude des aspects qualitatifs.

B. Les caractéristiques de la migration :

La question centrale est : dans quelles conditions les migrants arrivent-ils à Dakar ?

Pour répondre à cette question il faut connaître les étapes de déplacement du migrant et ses conditions successives : statut matrimonial, scolarité, apprentissage, emploi, profession, revenus, expériences urbaines, liens avec les groupements sociaux différents, statut foncier, etc...

Sur la base de cette optique historique de la migration, on peut mieux

C. L'adaptation à la vie urbaine :

Dans la situation rurale le migrant est un membre dans la structure traditionnelle, ceci impliquant qu'il a une position légitime et fixée en ce qui concerne son habitat et son rôle dans les institutions différentes, biens sociaux, économiques, religieux.

La migration et surtout l'entrée dans la situation urbaine rend sa position moins claire et cause des insécurités.

Quoiqu'il en soit, ses nécessités minimales seront :

1. une "localité", où il trouve un "habitat" avec un certain état foncier,
2. une structure sociale, qui l'accepte dans la localité et qui l'aide à s'adapter,
3. un travail, qui lui donne les moyens de vivre.

Ce sont les modalités de cette "structure d'accueil" qu'il faut connaître afin d'évaluer le début du processus de l'adaptation du migrant à la vie urbaine. Puis, les caractéristiques des étapes chronologiques de sa vie urbaine indiqueront la manière dont il a réussi, ou non, à devenir un citoyen et le degré de cette citadinisation. Il faut donc saisir les conditions successives de l'individu à chaque étape de ses mouvements intra-urbains, comme pour les étapes migratoires.

Méthode : Il faudra essayer d'appliquer une méthode développée à Abidjan par le géographe Ph. Haeringer de l'O.R.S.T.O.M. - "Méthodes de recherche sur les migrations africaines, un modèle d'interview biographique et sa transcription synoptique", Communication au Congrès Régional Africain de population, Accra, 9 - 18 décembre 1971.

Avant de lancer une enquête au niveau de tout Pikine, une étude pilote sera effectuée à Guedji Waye (zone I), dans le but :

- a. d'examiner les adaptations nécessaires de la "méthode Haeringer" aux exigences de notre projet, et
- b. de compléter l'étude sur l'habitat, déjà en cours dans cette zone.

Plan de Travail : 1er mai - 1er juillet 1972

- préparation de l'étude pilote
- élaboration du questionnaire
- instruction des enquêteurs.

1er juin - 1er septembre 1972

- étude pilote à Guedji Waye
- décisions méthodologiques.

1er septembre - 1er novembre 1972

- premier dépouillement d'étude pilote
- rapport provisoire sur les résultats.

1er novembre 1972 - 1er février 1973

- préparation enquête définitive à Pikine
- rédaction du questionnaire
- instruction des enquêteurs.

1er février - 1er mai 1973

- enquête définitive à Pikine.

1er mai - 1er juillet 1973

- premier dépouillement des résultats de l'enquête.

1er juillet - 1er octobre 1973

- continuation du dépouillement
- rapport provisoire des résultats de l'enquête.

Le Plan de Travail : est structuré de manière à permettre une coordination effective avec l'étude de l'O.R.S.T.O.M. - SAUVAGET à Dakar.

Voir : "chapitre VI plan 8".

MODELE PROVISOIRE DU QUESTIONNAIREENQUETE SUR LE PROCESSUS DE L'URBANISATION A PIKINEDEFINITIONS

UNITE DE RECHERCHE = Chaque chef de ménage et chaque habitant de la concession, de 15 ans au plus ne faisant pas partie d'un ménage.

ménage = Un homme et/ou une femme avec ses propres enfants qui habitent la concession (enfants confiés à eux inclus).

habitant = Chaque personne qui a passé plus de ... nuits dans la concession.

UNITE DE SONDAGE = La concession, ou l'ensemble de l'habitat dans une clôture qu'on appelle le "carré".

DONNEES ADMINISTRATIVES

- | | |
|-----------------------|-------------------------|
| 1. Nom du quartier : | 4. Date d'interview : |
| 2. N° de concession : | 5. Nom de l'enquêteur : |
| 3. N° de sondage : | 6. Date de contrôle : |
| | par : |

A. FICHE DE CONCESSION

But : Énumération des unités de recherche à enquêter.

Questions :

1. N° d'ordre de l'unité de recherche (N°1 sera toujours le C.C. = chef de la concession).
2. Nom de l'unité de recherche (nom et patronyme).
3. Liens avec C.C. ou autres habitants de la concession.
4. Sexe.
5. Statut matrimonial (marié, divorcé, veuf, célibataire).
6. Nature du séjour (permanent, saisonnier, passager, visiteur).
7. Absence - durée, lieu, motif.
8. Observations spécifiques.

PLAN SOMMAIRE DE LA CONCESSION

Inclure le N° d'ordre de l'unité de recherche dans le plan.

B. FICHE DE L'UNITE DE RECHERCHEDONNEES ADMINISTRATIVES

- | | |
|------------------------------------|-------------------------|
| 1. Nom du quartier : | 4. Date d'interview : |
| 2. N° de concession : | 5. Nom de l'enquêteur : |
| 3. N° de sondage : | 6. Date de contrôle : |
| 7. N° d'ordre d'unité de recherche | par : |

But : Renseignements personnels sur l'unité de recherche(data - sheet).

Questions :

1. N° d'ordre - C.M., 1° femme, ses enfants, 2° femme, ses enfants.
2. Nom.
3. Lien de parenté - épouse de 1, fils de 1X2 etc...
4. Sexe.
5. Age (Date de naissance).
6. Lieu de naissance - si à Dakar, préciser le quartier.
7. Ethnie.
8. Religion.
9. Niveau d'instruction.
10. Connaissance du français.
11. Profession, emploi - élève, apprenti, métier, chômage.
12. Observations spécifiques.

C. BIOGRAPHIE PAR ETAPE MIGRATOIRE

But : Reconstitution rétrospective de la vie de l'individu selon les étapes migratoires et les changements les plus importants de sa vie.

Définition : Reconstitution rétrospective =

Description de la vie de l'individu, de sa naissance jusqu'à présent, suivant sa narration, guidée par l'enquêteur.

Etapas migratoires =

Périodes de trois mois ou plus entre les déplacements géographiques de l'individu, aussi bien en milieu rural qu'en milieu urbain, (un déplacement de moins de trois mois n'est pas une étape).

Changements les plus importants =

Sont considérés comme changements les plus importants, ceux qui concernent :

- la résidence,
- la profession, ou l'emploi,
- la situation de la famille,
- les relations avec le lieu d'origine.

GUIDE POUR L'INTERVIEW NON - STRUCTURE

- Chaque chapitre représente une colonne verticale
- Commencer toujours avec la date et le lieu de naissance
- Guider la narration de l'individu selon les points précisés dans les chapitres ci-dessous, et strictement d'une manière chronologique.

Précision des colonnes et changements :1° colonne : N° d'ordre d'étape

La première étape sera toujours la période entre la naissance et le premier déplacement, les autres étapes suivront chronologiquement.

2° colonne : Période de l'étape

Indiquer en années (1958 - 1960), ou en mois si possible.

3° colonne : Changements de résidence

- noter d'abord la localité, si hors de Dakar - village, ville + région, si à Dakar - quartier précis.
- logé ou hébergé chez qui, parents, amis, autres ; leurs conditions.
- raison et circonstance du changement
- statut résidentiel précis (montant du loyer)
- condition de l'habitat - baraque, maison en dur, en paille....
- noter bien l'évolution du statut foncier chronologique
faire spécialement attention à la "structure d'accueil" pendant l'entrée à Dakar.

4° colonne : Changements professionnels ou d'emploi

- profession de son père
- niveau de son instruction
- circonstances du changement
- statut professionnel
- employeur
- le revenu (estimation) ; à quel moment commence-t-il à gagner sa vie
- le groupe dépendant de ce revenu
- travail à compte personnel - description, quel commerce etc...

Faire spécialement attention à la "structure d'accueil" pendant l'entrée à Dakar.

5° colonne : Changements de la situation familiale

- mariages, traditionnel ou non
- divorces, veuvages
- naissances, dates et sexe
- décès
- présence ou absence des épouses.

Faire spécialement attention à la "structure d'accueil" pendant l'entrée à Dakar.

6° colonne : Visites au village ou ville d'origine

Les séjours de plus de trois mois sont une étape distincte.

- raison de visite
- durée des visites
- liens avec les groupes visités
- argent ou cadeaux amenés, travail saisonnier d'agriculture
- enfants mis en charge.

QUESTIONS SUPPLEMENTAIRESà expérimenter1. Le déplacement à Guedji Waye :

- la valeur d'une parcelle à Pikine pour l'individu
- la localité en rapport avec l'emploi et la distance Pikine-Dakar
- comment l'investissement dans l'habitat est-il organisé ; une épargne spécialement pour la maison en dur à Pikine ? Quel financement ? Participation d'autres personnes au financement ?

2. Le contact avec les groupements divers :

- nombre de parents dans la ville ; où habitent-ils ?
- nombre d'amis dans la ville ; où habitent-ils ?
- quels parents ou amis sont fréquentés ; où habitent-ils ?
- la participation aux associations différentes
- la fonction dans ces associations.

3. Intentions pour l'avenir :

- la carrière urbaine envisagée pour lui-même
- que souhaite-t-il pour ses enfants .

PLAN 4 : ETUDE DU COUT DE LA CONSTRUCTION D'UNE MAISON EN DUR
A PIKINE.

Objet : Etudier les facteurs qui déterminent le coût de la construction d'une maison en dur dans les parcelles assainies et les bidonvilles à régulariser au Cap-Vert.

Fixer ce coût.

Elaboration : Pour la planification de l'habitat de la population économiquement faible, la connaissance du coût de la construction est une condition nécessaire. Nécessaire, mais pas suffisante, il faut aussi connaître les facteurs qui déterminent ce coût, la situation dans laquelle ces prix se réalisent.

Avec une telle connaissance on pourrait analyser le coût de la construction des maisons en dur d'une manière qui montre bien la possibilité d'une amélioration. Faute de ceci, au moins donne-t-on une base plus réaliste pour les calculs futurs.

Le but de la recherche est donc de trouver le mécanisme qui détermine le coût de la construction d'une maison en dur. Le résultat de ce mécanisme à un certain moment dans le temps, c'est le coût de la construction.

Ce coût se divise en quatre catégories soit :

1. le coût de l'obtention d'un plan.
2. les coûts des matériaux de construction.
3. les frais de l'ouvrage.
4. les frais de l'acquisition des différentes permissions du Gouvernement.

Par conséquent, la question du mécanisme peut être spécifiée de façon suivante :

1. le plan.

- qui choisit
- quels plans sont connus
- quels plans existent
- quels critères déterminent le choix
- qui sont les dessinateurs
- comment-on fixe le prix des plans

- est-ce que la réalisation est conforme aux plans
- en quoi consistent les différences.

2. les matériaux.

- quels matériaux
- quelle quantité
- quelle qualité
- quelle relation entre prix et quantité
- quelle relation entre prix et qualité
- quelles formes d'achat
- qui vend les matériaux
- combien d'intermédiaires
- d'où viennent les matériaux.

3. l'ouvrage.

- qui sont les exécutants
- quelle spécialisation
- quelle formation
- est-ce qu'il existe une organisation
- quelle forme de contrat
- quelle méthode de travail
- quelle méthode d'acquisition
- qui sont les amateurs
- quel travail est exécuté par les amateurs.

4. les règlements.

- quels sont les bureaux intéressés
- quelle est la procédure
- quels papiers sont nécessaires
- quels règlements concernant le plan
- quels règlements concernant les matériaux
- quels règlements concernant l'ouvrage
- quelles autres influences sur le coût de la construction.

Le choix du terrain de recherche :

Le terrain doit être représentatif pour le genre de solution que le Gouvernement a choisi pour l'habitation de la population économiquement faible.

Les deux solutions sont :

- les parcelles assainies, soit Pikine Extension,
- les bidonvilles à régulariser sur place, soit Pikine Irrégulier.

Pour bien étudier toutes les étapes de la construction, il faut suivre les événements dès le début. C'est pour cela qu'on a choisi à Pikine Extension le quartier de Guedji Waye, où à cause des déguerpissements, un groupe de 600 familles s'est récemment installé.

Quant à Pikine Irrégulier, le terrain de recherche sera choisi après qu'on ait acquis de l'expérience à Guedji Waye.

Méthode : Les deux méthodes utilisées seront : l'interview et l'observation.

Plan de Travail :

Déroulement des opérations :

- | | | | |
|----|---|---|------|
| 1. | Préparation générale | -- avril | 1972 |
| 2. | Recherche à Guedji Waye | -- mai, juin, juillet, août | |
| 3. | Rapport Intermédiaire | -- septembre | |
| 4. | Préparation de la recherche à Pikine Irrégulier | -- octobre | |
| 5. | Recherche à Pikine Irrégulier | -- novembre, décembre, janvier, février | 1973 |
| 6. | Rapport final | -- mars. | |

Le personnel :

- | | | |
|----|------------------------------|------------------------|
| 1. | Recrutement d'un "informant" | -- mai |
| 2. | Visite d'un expert | -- juillet |
| 3. | Préparation d'un étudiant | -- octobre |
| 4. | Participation d'un étudiant | -- novembre, décembre. |

ETUDE POUR DEUX ETUDIANTS (ANNEXE DU PLAN 4).

Objet : La fonction et l'importance des espaces différents de la maison et du quartier dans la vie quotidienne d'une famille à Pikine.

Elaboration : Il faut une connaissance des activités, de la structure familiale et des moyens financiers d'une famille afin qu'il soit possible d'en déduire un programme d'exigences pour le dessin d'une maison et d'un quartier. Cette étude fait partie de l'étude d'évaluation. Une telle étude sert aussi à étudier les changements que subissent ces activités, cette structure familiale et ces moyens financiers dans le processus d'urbanisation.

Hypothèse :

La décomposition de la famille étendue est commencée en milieu rural, surtout par la monétarisation de l'économie. Cette tendance est accentuée par l'immigration en ville où la pénurie d'espace et des moyens financiers empêche d'abriter la famille étendue.

Quant aux activités, l'heure et la place de toutes les activités de tous les membres de la famille doivent être connus. Il faut faire attention à la variation pendant l'année, le mois et la semaine et à l'occurrence des événements importants. Pour cela les activités peuvent être divisées dans les catégories suivantes :

- activités économiques (travail)
- activités sociales (visite des amis, réunions)
- activités domestiques (nourriture, lavage, entretien de la maison)
- activités des plus âgés et des jeunes (enseignement, jeux)
- activités pour le soin personnel (dormir, s'habiller, manger, hygiène personnelle).

Les moyens financiers peuvent être connus à l'aide d'une étude des dépenses.

Méthode : Etude comparative de la situation rurale (littérature) et de la situation urbaine (observation, interview, case-study).

Plan de Travail :

Préparation en Hollande (littérature)

octobre

Etudiant 1ACTIVITES

structure familiale

situation rurale

plans des maisons et des quartiers

littérature générale

Etudiant 2DEPENSES

structure familiale

situation rurale

littérature générale

Recherche au Sénégal

novembre, décembre, janvier

Etudiant 1

participation, observation, interview

Etudiant 2

participation, observation, interview

Rapport en Hollande

février

PLAN 5 : ETUDE SUR LES EQUIPEMENTS SANITAIRES

Objet : l'objet de cette étude est de connaître les solutions choisies pour le problème de l'évacuation des eaux usées et des ordures.

Cela du point de vue technique et du point de vue médical.

Au stade actuel, il n'est pas encore possible d'élaborer le plan de travail, qui sera effectué en coopération étroite avec le médecin.

PLAN 6 : ETUDE MEDICALE A PIKINE

Objet : Obtenir un aperçu de la santé de la population de Pikine, lié à la situation de l'hygiène, aux équipements sanitaires, aux équipements médicaux et aux habitudes de nutrition.

Elaboration : Un nombre de maladies infantiles **est** fréquent à Pikine, elles seront utilisées comme paramètres de la Santé.

La situation de l'hygiène sera évaluée à l'aide d'une étude de la densité des mouches.

Les équipements sanitaires seront étudiés en collaboration avec l'ingénieur (voir annexe IV).

L'étude de la distribution, l'utilisation et l'efficacité des équipements médicaux et l'étude des habitudes de nutrition ne sont pas encore élaborées.

A ce stade actuel, il n'est pas encore possible d'élaborer les méthodes et le plan de travail pour les études médicales.

Cela sera fait par le médecin.

PLAN 7 : ETUDE SUR L'ORGANISATION

Objet : Connaître les types d'organisation existants à Pikine et leurs structures, dans le but d'évaluer leur utilité pour la planification urbaine.

Elaboration : Une planification exige un certain degré d'organisation des habitants à des buts divers - par exemple : organisation pour l'entretien ou l'utilisation des équipements publics, associations de crédit, coopératives de construction de maisons, etc... Pour qu'elles soient efficaces, il faut les adapter aux structures qui fonctionnent dans les communautés locales.

Cela exige une étude explorative :

- a. un recensement des organisations existantes à Pikine
- b. une classification des types d'organisation
- c. une étude de la structure de quelques types d'organisation :
 - les objectifs
 - les actions spécifiques
 - l'organisation interne
 - la structure d'autorité
 - le recrutement des membres
 - la fonction dans le quartier
 - le rayon d'action.

Méthodes : Observations et interviews avec les responsables.

"Case study" de quelques organisations représentatives.

Plan de Travail : 1er juin - 1er novembre 1972

- recensement des organisations existantes

1er novembre 1972 - 1er février 1973

- classification des organisations
- choix des organisations à étudier
- rapport provisoire.

1er février - 1er mai 1973

- élaboration et préparation d'étude

1er mai - 1er août 1973

- étude sur le terrain

1er août - 1er octobre 1973

- rapport des études.

PLAN 8 : LES PLANS DE RECHERCHE DE L'O.R.S.T.O.M.1. Marc VERNIERE : Géographe.

Etapas et modalités de la croissance de Dagoudane Pikine, banlieue de Dakar.
ORSTOM, Dakar, juillet 1971.

Rapport préliminaire issu du dépouillement très partiel de l'enquête géographique de février - avril 1971 et axé sur un thème précis (voir titre) considéré comme le plus urgent à aborder dans le cadre de l'extension de Pikine prévue par les services de l'Urbanisme.

2. Claude SAUVAGET : géographe.

Etude géographique à Dakar.

Monographie du quartier irrégulier de Nimzat.

Projet d'étude des migrations intra-urbaines à Dakar.

Présentation, ORSTOM, Dakar, avril 1972.

Période 1972 - 1973.

Dans cette étude, il est envisagé aussi une "étude par photo-interprétation du peuplement et de l'habitat à Dakar". (Voir : "Présentation").

ORSTOM et RUL 12 sont en train d'étudier les possibilités d'une collaboration étroite pour la réalisation de ce travail, avec la participation des étudiants sénégalais, français, et hollandais.

voir : "chapitre VI, les plans d'étude N°8".

3. Benoit FERRY : démographe.

Etude de la fécondité à Dakar.

Note de représentation, ORSTOM, Dakar, avril 1972.

Période : 1972 - 1973.

4. VERDIER : médecin - démographe.

Etude de l'Etat Civil à Pikine. ORSTOM, Dakar.

Période : 1972 - 1973.

5. Christine GUITTON : démographe - économiste.

Etude démographique à Dakar. ORSTOM, Dakar.

Période : 1972.

6. P. X. TRINCAZ : sociologue.

Etude sur l'émigration des Sérères.

Période 1972 - 1973.

PLAN 9 : ETUDES SUCEPTIBLES D'ETRE EFFECTUEES PAR DES ETUDIANTS

1. La fonction et l'importance des espaces différents de la maison et du quartier dans la vie quotidienne d'une famille à Pikine.

Il faut une connaissance des activités et de la structure d'une famille afin qu'il soit possible d'en déduire un programme d'exigences pour le plan d'une maison et d'un quartier. Voir : annexe plan 4.

2. Les dépenses d'une famille à Pikine.

Pour connaître les moyens financiers, une étude des dépenses est envisagée. Voir : annexe plan 4.

3. L'emploi et la scolarité en relation avec les moyens de transport.

Quelle est l'influence de la distance et les possibilités de transport sur la scolarité et l'emploi ? Une description du réseau, des fréquences et des prix de transport, seront déjà très utile comme données de base à Pikine.

4. La carte de Pikine Irrégulier.

Pour la régularisation sur place des irréguliers de Pikine, une carte récente indiquant les divers types de maison et les autres données relevant de la régularisation sera indispensable.

5. Les formes d'habitat à Pikine.

Chercher à l'aide des études 1 et 2 des formes d'habitat qui sont le mieux adaptées aux besoins des familles à Pikine.

6. la nutrition.

Quelles sont les habitudes de nutrition ? Où achète-t-on la nourriture ? Quels sont les modes de préparation ? La nutrition a une influence non négligeable sur la santé. En coopération avec le médecin, une étude de cette relation pourrait être possible.

7. L'emploi à Pikine.

Faire un inventaire des différents métiers exercés à Pikine et leur distribution. On peut, par exemple, étudier la distribution des boutiques et leurs relations avec la population, ou la distribution des écoles privées, ou des maçons, etc ...

8. Une étude par photo-interprétation et recensement démographique de l'habitat et du peuplement du Cap-Vert.

Il s'agit en premier lieu de chercher les pôles d'accroissement et de densification dans la région du Cap-Vert.

Voir : plan 8.

9. Organisation .

Dans l'ensemble des études d'organisation à Pikine, (plan 7) des études plus détaillées (case-study), sont possibles.

La distribution des organisations (l'inventaire), est une donnée de base pour la planification.

VII. PLAN DE TRAVAIL

J F M A M J J A S O N D J F M A M J J A S O N D

- | | | | |
|------------------------------------|----------|-------|-------|
| 1. La politique officielle. études | _____ | _____ | _____ |
| rapport | _____ | _____ | _____ |
| 2. Inventaire équip. médical | _____ | | |
| org. sociale | _____ | | |
| 3. Quelques aspects. préparation | _____ | _____ | |
| enquêtes | _____ | _____ | |
| rapports | | _____ | _____ |
| 4. Coûts de construction. prép. | _____ | _____ | |
| recherche | _____ | _____ | |
| rapports | | _____ | _____ |
| 5. Equip. sanitaire. préparation | | _____ | |
| (provisoire) recherche | | _____ | |
| rapports | | | _____ |
| 6. Médical. préparation | | _____ | |
| (provisoire) recherche | | _____ | |
| rapports | | _____ | _____ |
| 7. Organi. sociale. préparation | | _____ | |
| recherche | | | _____ |
| rapport | | | _____ |
| 8. ORSTOM | Sauvaget | _____ | _____ |
| | Ferry | _____ | _____ |
| 9. Etudiants | | _____ | |
| RAPPORT FINAL. | | | |

Senegal - Urban Dev.

LOAN COMMITTEE

LC/M/72-6

May 26, 1972

Minutes of Loan Committee Meeting to consider "Senegal - Site and Services Project" held on May 15, 1972 at 4:00 p.m. in the Board Room.

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WBG ARCHIVES

A. Present:

J. Burke Knapp (Chairman)
S. R. Cope
S. Aldewereld
G. Alter
W. C. Baum
R. Chaufournier
G. R. Delaume
K. G. Gabriel
R. J. Goodman

D. L. Gordon
E. Gutierrez
J. P. Hayes
M. L. Hoffman
C. G. Melmoth
D. Richardson
R. Sadove
A. Stevenson
D. F. Wittusen (Secretary)

Attending:

H. Bachmann
J. H. Collier
S. Denning
K. Huber
L. Moss

S. Piso
I. A. Sirken
D. Strombon
J. Yenny

B. Senegal - Site and Services Project

1. The meeting was called to consider the Western Africa Department's Memorandum to the Loan Committee of May 10, 1972 entitled "Senegal - Site and Services Project" (LC/O/72-72) and the accompanying appraisal report (PS-11). The memorandum recommended that the Association invite the Government of Senegal to negotiate an IDA credit of \$8.3 million to help finance an urban development project providing serviced lots for self-help housing construction in Dakar and Thies.

DISTRIBUTION

Committee:

Mr. J. Burke Knapp, Vice President, Chairman
Mr. S.R. Cope, Deputy Chairman
Mr. S. Aldewereld, Vice President
General Counsel
Director, Development Services Department
Directors of the Area Departments
Deputy Director, Projects
Directors of the Projects Departments
Director, Development Finance Companies Department
Director, Economics Department
Director, Economic Program Department
Controller

Copies for Information:

President
Sir Denis Rickett, Vice President
Mr. M. Shoaib, Vice President
Economic Adviser to the President
Special Adviser to the President
Mr. J.H. Williams
Directors, Other Departments and EDI
Meeting Participants (minutes)
Overseas Offices and Missions
General and Loan Committee Files
Executive Vice President (IFC)
Vice President (IFC)

C. Discussion

2. The Committee noted that:

- (i) The project illustrated an approach to one aspect of the housing problem which probably could be replicated in cities of other countries; Senegal had been chosen for the first such project because the project there was ready.
- (ii) In response to some criticism, it was explained that, although households whose incomes fell within the lowest 40% of Dakar's population would not be eligible for the purchase of lots under the project they would benefit indirectly from the project, in being able to rent accommodation in the project area and in the alleviation of population pressure on low-standard districts; this particular aspect of the site and services project provided a good example of the kind of difficulties the Bank was encountering in designing projects which would directly benefit the lowest income groups who were barely in the monetized sector of the economy.
- (iii) The Government's present public housing policy, particularly the considerable subsidization of high income housing, was difficult to reconcile with the site and services project's main objective of arriving at a more efficient utilization of scarce resources in housing.
- (iv) The Government should be able to make appropriate arrangements for the reimbursement of capital expenditures for the electricity network by the National Electricity Company, despite the fact that negotiations for the takeover by the Government of the private electricity company were not yet finally resolved.

D. Conclusion

3. The Committee approved the Western Africa Department's recommendations that negotiators be invited for the proposed credit, provided that:

- (i) A clear understanding be reached with the Government on its policies for housing and related community services. In this respect the progressive reduction of subsidies for government housing was a more important issue than limiting the eradication of squatter settlements.

- (ii) The financial implications of the Government's investment program for housing and related facilities be stressed during negotiations, and agreement reached on (a) ensuring that the capital and operating costs of the Government's urban investment program were within the financial capacity of the Senegalese economy, and (b) increasing the proportion of Government funds invested in low-cost site and services projects as compared with higher-cost housing projects.
- (iii) The Association have the right to approve the qualifications and experience of the successor to the present Director of OHLM as well as of future appointments to this position.
- (iv) The appointment of three out of the five technical assistants to be financed by the Association be a condition of effectiveness of the proposed credit as recommended in para. 22 of the Western Africa Department's memorandum.
- (v) Assurances be obtained that appropriate personnel would be made available for the schools and health centers as recommended in para. 24 of the Western Africa Department's memorandum.
- (vi) The Association not insist on the provision that contractors be required to hire at least 50% of their manpower from among those families with occupancy permits for the sites, in view of the difficulty of enforcing such a requirement.

E. Adjournment

4. The meeting adjourned at 5:00 p.m.

Dag F. Wittusen
Secretary

SDenning/KHuber/DFWittusen:ct

Cleared by: Messrs. Cope
Baum
Chaufournier
Sadove

- (iii) The financial implications of the Government's investment program for housing and related facilities be assessed during negotiations, and agreement reached on (a) ensuring that the capital and operating costs of the Government's urban investment program were within the financial capacity of the Senegalese economy, and (b) increasing the proportion of Government funds invested in low-cost sites and services projects as compared with higher-cost housing projects.
- (iii) The Association have the right to approve the qualifications and experience of the successor to the present Director of OHM as well as of future appointments to this position.
- (iv) The appointment of three out of the five technical assistants to be financed by the Association be a condition of effectiveness of the proposed credit as recommended in para. 22 of the Western Africa Department's memorandum.
- (v) Assurances be obtained that appropriate personnel would be made available for the schools and health centers as recommended in para. 24 of the Western Africa Department's memorandum.
- (vi) The Association not insist on the provision that contractors be required to hire at least 50% of their manpower from among those families with emergency permits for the sites, in view of the difficulty of enforcing such a requirement.

E. Adjournment

4. The meeting adjourned at 2:00 p.m.

Tag E. Williams
Secretary

SD/Planning/KH/DP/Williams:CT

Cleared by: Messrs. Gope
Bam
Sabo
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AW/AC-413/72

AMBASSADE DU SENEGAL

WASHINGTON, D. C. 20008

le 26 mai 1972

Senegal - Credit 336 ¹⁴⁹⁸
Authorisation _{SE}

Association Internationale de Développement
1818 H Street N. W.
Washington, D. C.

Messieurs,

J'ai l'honneur de vous informer que le Gouvernement de la République du Sénégal conformément aux dispositions de l'Article IX, section 903 des conditions générales a mandaté Son Excellence André J. Coulbary, Ambassadeur de la République du Sénégal à Washington, pour signer en son nom l'accord de crédit de développement (projet des Parcelles assainies) et tous documents annexes, conclu entre le Gouvernement du Sénégal et l'Association Internationale de Développement.

Veuillez agréer, Messieurs, l'assurance de ma considération très distinguée.

Ousmane Seck
Secrétaire d'Etat au Plan
Gouverneur de l'Association
Internationale de Développement
pour la République du Sénégal



Telegram

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1972 MAY 12 PM 9:03

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ETAT

OUSMANE SECK SECRETAIRE D ETAT PRES PREMIER MINISTGE CHARGE DU
TPLAN AMBASSADE SENEGAL

WASHINGTON DC 2112 WYOMING AVENUE

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CONSIDERATION

MINISTRE FINANCES AFFAIRES ECONOMIQUES

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AW/AG-4114/72

AMBASSADE DU SENEGAL

WASHINGTON, D. C. 20008

le 25 mai 1972

Senegal - Credit 336 SE
Appréciation d'Etat
Committee Representative *1498*

Association Internationale de Développement
1818 H Street N. W.
Washington, D. C.

Messieurs,

J'ai l'honneur de vous informer qu'en ma qualité de Gouverneur de l'Association pour la République du Sénégal, j'ai désigné Son Excellence André Coulbary, Ambassadeur du Sénégal à Washington, comme Membre du Comité prévu par l'Article V, Section 1(d) des statuts de l'Association Internationale de Développement pour formuler des recommandations concernant le Projet d'Accord de Crédit de Développement entre ladite Association et la République du Sénégal (Projet Parcelles Assainies).

Veuillez agréer, Messieurs, l'assurance de ma considération très distinguée.

Ousmane Seck
Secrétaire d'Etat au Plan
Gouverneur de l'Association
Internationale de Développement
pour la République du Sénégal

Mr. S. R. Cope

May 25, 1972

Bruce M. Cheek

Senegal - Site and Services Project

1. At a meeting of the Loan Committee on May 15, 1972, it was decided to invite the Senegalese Government to negotiate an IDA credit of US\$8.0 million for a site and services project, on condition that a clear understanding should be reached with the Government concerning its policy on housing and related investments. In the course of the negotiations now taking place, we have reached the understandings on urban policy set out in the attached draft letter from the Senegalese Government to the Association. I believe that these understandings constitute an acceptable framework for the site and services project and I recommend that we conclude negotiations on this basis subject to the minor modifications indicated in paragraphs 9 through 12 below.

2. You will recall that the Government's approach to the housing sector has comprised four elements, namely:

- (a) a national site and service program of which the proposed project comprises the first phase;
- (b) a subsidized housing program;
- (c) the relocation of squatters to sites serviced at lower standards than those in the proposed project; and
- (d) community improvement programs.

The main criticisms of Government's policy have been that the standards of the housing program were too high; that housing subsidies were excessive and helping only those in the highest range of urban incomes; that the wholesale eradication of squatter settlements was destroying serviceable housing stock and causing considerable personal hardship; that the improvement of existing squatter settlements in situ as a means of helping those in the lowest range of urban incomes has not been utilized to date; that the relationships between the various elements of the Government's approach were undefined; and that there was a lack of any quantitative planning for investment in the sector. The attached draft letter represents a comprehensive answer to most of these criticisms.

Housing Programs

3. The Appraisal Report dated May 3, 1972 (No. PS-11) had recommended that the Government adopt guidelines for its housing program that would introduce designs and standards conducive to lower costs, progressively raise rents to eliminate subsidies, and set the level of construction, taking into account the need and the financial capacity of the Government.

4. The Government now proposes to increase the efficiency of its housing investment by reducing standards for the regular housing units constructed by OHLM (called "economic" units), which presently average about US\$4,000 per unit (excluding the cost of infrastructure), and by introducing a much cheaper form of housing to be constructed by OHLM (called "supereconomic" units), where the cost per unit should average US\$2,000 (excluding the cost of infrastructure).

5. As to subsidies, the Government proposes:

- (a) to eliminate completely as of June 30, 1973, all subsidies to SICAP, a semi-public housing corporation, which is carrying out medium- and upper-income public housing programs. Over the past few years the subsidy to SICAP has averaged about US\$600,000 equivalent annually.
- (b) to eliminate subsidies on OHLM's regular ("economic") housing units over a period of ten years starting from the implementation of the Fourth Plan (July 1973). The Government feels unable to introduce a more rapid reduction until the success of the site and services project is demonstrated. Accordingly, the reduction should be much faster in the second five years than the first. Nevertheless, the Government has indicated that by the end of the first five years it will have eliminated 20 to 25 percent of the subsidies and have fixed a timetable for the elimination of the remaining subsidies during the subsequent five years. The exact amount of the present subsidy is not known, however, it is estimated that present rents cover about half the real cost of the housing (including land infrastructure and interest charges). Taking the present average rate of construction of about 800 units per year, the present annual subsidy on these units is in the order of US\$2 million equivalent.
- (c) to maintain subsidies on the "supereconomic" units, though limiting the subsidy to the cost of land and infrastructure (about 30 percent of total cost) and making these units available only to lower income families than are presently benefiting from the Government's subsidized housing program.

6. Given the political sensitivity of the question of eliminating housing subsidies, the above program for reducing subsidies is realistic. Though there will be subsidies for the program of "supereconomic" units, the total amount involved is small (projected to be about US\$440,000 equivalent per annum) in relation to the present heavy burden placed on the budget by subsidies relating to the regular OHLM units

and SICAP's program (totaling about US\$2.6 million per annum). Moreover, the proposed program represents a more balanced approach to the question of equity among different income groups, as may be seen from the following table.

<u>Benefits under Government Housing Program</u>		
<u>Income Group</u>	<u>Present Program</u>	<u>Proposed Program</u>
above \$120 per month	SICAP units OHLM economic units	SICAP units OHLM economic units
between \$100 and \$120 per month	OHLM economic units	OHLM supereconomic units Site & services project
between \$50 and \$100 per month	none	Site & services project OHLM supereconomic units
below \$50 per month	none	Community improve- ment program (see below, para- graphs 8-9)

7. The Government is proposing to maintain the size of the public housing program about the same as in the Third Plan:

	<u>Third Plan (1969-1972)</u>		<u>Fourth Plan (1973-1977)</u>
	<u>Planned</u>	<u>Probable Achievement</u>	<u>Planned</u>
OHLM economic	4,400	3,000-3,500	2,400
OHLM supereconomic	-	-	2,200
Total OHLM	4,400	3,000-3,500	4,600

Given the external financing available, the above program appears to be within the financial capability of the Government. The progressive establishment of the housing program toward self-financing and of the revolving fund within OHLM for the national program of site and services, as agreed under the project, should greatly reduce the need in the future to rely on external financing. In any event, we shall be reviewing the financial implications of the plan for urban investment when the Fourth Plan (1973-1977) has been prepared.

Eradication of Squatter Settlements and Community Improvement

8. The Government has stated its willingness to suspend the eradication of squatter settlements, upon completion of its existing commitment to remove some 40,000 squatters, until more rational ways of dealing with these very low standard districts has been developed through the agreed studies. The Government agreed with the Bank's recommendation that to the extent possible these illegal settlements should be improved in situ. This upgrading of public utilities and services standards and where necessary, housing stock quality (called "community improvement"), will directly address the accommodation problem of families in the lowest range of urban incomes. During the suspension period, the Government will formulate criteria to assist it in deciding which squatter settlements should be improved and which need to be cleared.

9. The Government has asked the Association for assistance in implementing this program as it lacks both the skilled manpower needed to develop appropriate criteria and experience with community improvement projects. Given the Government's willingness to suspend the major part of its eradication program pending the formulation of appropriate criteria and the interest to the Association of the community improvement approach as constituting one of the few techniques available for helping people in the lowest range of urban income, I believe we should support the Government's request. Accordingly I recommend that we include a small amount in the present project for:

- (a) consultant services
 - (i) to study existing squatter settlements and prepare criteria for deciding whether to improve or eradicate them and
 - (ii) to prepare a feasibility study and detailed engineering for a pilot community improvements project of about 10 ha; and
- (b) implementation of such a pilot project. *The studies*

The studies and engineering are estimated to cost US\$145,000 and implementation of the pilot project some US\$60,000.

Reduction of Proposed Project

10. The proposed site and services project was designed on the basis that the Government's housing program would be restricted to those earning more than US\$120 per month. The Government's proposal to undertake a program of some 1,800 supereconomic housing units in Dakar during the Fourth Plan (1973-1977) for those earning less than US\$120 per month implies a reduction in the potential demand for lots under the proposed project in Dakar. While this should have little effect on the overall

demand for lots, as there is excess demand at the lower end of the income spectrum, it will affect the demand for the more expensive lots which have septic tanks and private water connection. Under the project as presented to the Loan Committee, it had been proposed that funds be included for providing 25 percent (i.e. 3,500) of the lots at Dakar with septic tanks and private water connection. In view of the expected decrease in demand, we propose to reduce the proportion of lots to 15 percent (i.e. 2,100), thus reducing the cost of the project by some US\$750,000 equivalent.

UNDP Technical Assistance

11. As indicated to the Loan Committee, it had been agreed with the Government and the UNDP in Dakar during appraisal, that UNDP would finance two technical assistance posts for the project. The Government duly submitted a formal request to the UNDP and the United Nations Housing Centre immediately began recruiting for the two posts. The Government has now informed us that they have withdrawn their request from the UNDP on account of other technical assistance projects which they would prefer UNDP to finance. The Government therefore asks that the Association finance the technical assistance. The amount involved is US\$130,000. In the circumstances, I believe that the amount of the technical assistance should be included in the total cost of the project.

Cost Sharing

12. The cost of the project as presented to the Loan Committee was US\$10.4 million equivalent (net of taxes). The combined effect of eliminating some of the septic tanks and private water connections and adding the criteria study and pilot community improvement project and technical assistance is to reduce the total cost of the project to US\$10.0 million. I believe that an IDA credit of US\$8.0 million would still be appropriate.

Summary

13. I believe we have received a clear and acceptable statement of housing policy from the Government. It makes their policy consistent with our project (as adapted above) and shows marked willingness to move toward eliminating subsidies in the sensitive area of housing policies. For us as for the Government, the discussions have involved a venture into new and untried policy approaches and I would like to have your support for what has been negotiated with regard to housing policy in general and to its relation to our own project.

Attachment

SDenning/~~S~~Moss/BM/Cheek:cjf

Cleared with and cc: Mr. Strombom

cc: Messrs. Chaufournier
Sadove

May 25, 1972

REPUBLIC OF SENEGAL

[Date]

INTERNATIONAL DEVELOPMENT
ASSOCIATION
1818 H. Street, N.W.
Washington, D. C. 20433
United States of America

Subject: Credit No. ____-SE
(Site and Services project)
Housing policies

Gentlemen:

The Government recognizes as objectives for its policy in the housing sector:

- (a) to increase the efficiency of investment, by carrying out a study of unit costs per dwelling provided to the workers in order to meet the requirements of the largest number at the least possible cost;
- (b) to alleviate the burden on public finances by progressively eliminating subsidies allocated to the part of its housing program intended for the group of workers whose income level will enable them to purchase dwellings at their real cost; and
- (c) establish a higher degree of equity in its housing program among different income groups.

In the furtherance of these objectives, the Government has decided on the following action (in addition to the proposed site and services project):

A. Housing program

1. SICAP

As from June 30, 1973, the Government will cease to make any contribution to SICAP in the form of subsidies for the dwellings built by such company.

2. OHIM

(1) Categories

OHIM will establish two categories of housing units, "economic" units and "supereconomic" units. "Supereconomic unit" means any unit constructed by OHIM (i) whose cost (including land preparation, house construction, lot infrastructure and power connections on the lot and overhead expenses) is at most CFAF 15,000 per square meter (ii) whose building size is between 30 m² and 60 m² and (iii) whose lot size containing each dwelling is not more than twice the building size [or 150 m²]. "Economic unit" means any unit constructed by OHIM which does not comply with the above standards.

(2) Economic units

In respect of economic units, it is the Government's intention to develop and adopt housing and infrastructure design and standards conducive to lower costs and readjust progressively rents to levels covering the capital cost of land, infrastructure, house building, management and an interest rate of no less than 7%. The progressive reduction of the subsidy provided for this category of housing will be achieved over a ten-year period starting with the date when Senegal's

✓

Fourth Economic and Social Development Plan becomes effective. During this period, the Government will establish in consultation with the Association a program for eliminating the remainder of the subsidy over the last five years. The minimum income for economic units will be higher than CFAF 30,000 per month. Changes in this limitation should be controlled by the changing ability over time of families to pay.

(3) Supereconomic units

In respect of supereconomic units, it is the Government's intent to adopt rents which cover the cost of house building, power, water and sewer fittings on the lot and management, but not land and infrastructure at an interest rate of not less than 7 percent.

Supereconomic units would be allocated to salariés earning between CFAF 12,000 and CFAF 30,000 per month.

(4) Size of program

It is the Government's intention to cause the OHIM to carry out the following program during the Fourth Plan:

Economic units 600 per year,

Supereconomic units 550 per year (including 450 per year in
Dakar).

SICAP will construct 780 units per year.

B. Squatter settlements

(1) Program of eradication

The Government is committed to eradicating the squatter settlements listed below:



<u>Districts</u>	<u>No. of people</u>
Autoroute	30,000
Nimjat	13,000

The Government has furthermore decided to eradicate the other squatter settlements listed below:

<u>Districts</u>	<u>No. of people</u>
Grand Medina	3,500
Central squatter settlements	5,000

However, the eradication of these settlements will be delayed until completion of the studies envisaged under the "Site and Services Project" on the criteria for eradicating and improving existing squatter settlements.

(2) Program of improvement

The Government plans to undertake a program of on-the-spot improvement for the districts listed below. Such a program will be carried out only after completion of the above-mentioned studies.

<u>Districts</u>	<u>No. of people</u>
Grand Dakar	60,000
Medina Est	unknown
Pikine Irrégulier	35,000
Thiaroye Sugar	35,000

(3) Development of criteria

No decision has been made by the Government regarding the eradication or improvement of the districts listed below.

The Government shall delay the eradication of these settlements until completion of the study referred to under paragraph (1) above.

<u>Districts</u>	<u>No. of people</u>
Fass	5,700
Rebeus	10,000
Colobane	7,500
Kharyallan	25,000

(4) Relation to proposed project

The Government will make provision for relocation of households so as not to have detrimental effects on the proposed project.

In particular the Government:

- (a) will not lower the inimum income requirement in allocating lots under the Project for the sole purpose of relocating squatters;
- (b) will not give priority in the allocation of lots to residents of squatter settlements on the sole ground that these squatter settlements are being eradicated;
- (c) will not grant title to persons allocated lots under any site and services project unless the person has paid in full (including interest at 7%) the cost of providing the lot plus infrastructure;
- (d) will not develop other site and service projects in close proximity to the proposed project unless

✓
a similar level of services is provided and capital, operating costs and interest charges are recovered from the lot occupants on a similar basis as under the proposed project.

C. Status of above plans

The programs given above represent the present intention of the Government in respect to the housing investment program in the Fourth Plan. If the Government proposes to make significant changes to the program, it will consult with the Association prior to the final approval of the Fourth Plan and in sufficient time to give the Association an opportunity to comment on the proposed changes.

At any rate, an official consultation mechanism will be established so that the Association and the Government may ensure that capital and recurrent expenditures under the urban program in the Fourth Plan remain within the financial capacity of the economy of Senegal.

REPUBLIC OF SENEGAL

By _____
Authorized Representative

✓ Senegal - G. 252 Admin
cc Senegal - G. 254 Admin

(pg. 2 not attached)

le 24 mai 1972

Monsieur M. Gérard
Directeur du Projet
c/o CFDT
30, avenue Jean Jaurès
Dakar
Sénégal

Monsieur le Directeur,

Suite à la mission que Messieurs Grosjean et Grimshaw viennent d'accomplir au Sénégal, nous avons envoyé la lettre dont copie jointe au Ministre du Développement rural. En outre je suppose que vous avez reçu dans l'entre-temps mon telex du 23 mai relatif au programme de défrichement. J'aimerais dans la présente préciser quelques autres points qui résultent de cette mission.

Nous attendons de recevoir prochainement les documents d'appel d'offre pour le programme de construction à Koumpentoum et pour les charpentes de magasin à ériger dans chaque village et à Mereto, et nous nous efforcerons d'approuver ces documents au plus vite. Nous approuvons également l'achat d'un camion qui devrait se faire par appel d'offre local.

Il est important également d'obtenir assez rapidement de la SASSIF et du Département de l'Hydraulique une analyse du coût des forages et des équipements des deux puits déjà réalisés. Cette analyse et les premières réactions des paysans qui font usage des puits installés devraient permettre de décider les types de puits à prévoir pour les villages suivants. Il serait également utile d'obtenir une estimation du coût de réfection des puits dans les villages existants pour voir dans quelle mesure il serait possible d'en rehabliler certains. Enfin, il faudrait savoir si les puits à forer dans les villages suivants bénéficieraient ou non des subventions qui ont été accordées pour les deux premiers forages.

Pour les pistes villageoises, la méthode provisoirement adoptée avec notre mission me paraît satisfaisante. Le simple défrichement devrait permettre de déterminer les possibilités de ces pistes simples et la nécessité éventuelle de routes plus élaborées. L'expert que nous comptons envoyer pour aider au défrichement devrait également pouvoir donner son avis sur cette question.

Senegal
Senegal - Urban Dev.

Messrs. Mohamed Nassim Kochman and
Bruce M. Cheek
Klaus Huber *W. Aguer*

May 23, 1972

Luncheon for Senegalese Delegation (Urban Project)

Please find below the proposed guest list for the luncheon with the Senegalese delegation to be held on May 25, 1972.

Hosts

- Mr. Mohamed Nassim Kochman
- Mr. Bruce M. Cheek

Senegalese Delegation

- Mr. Ousmane Seck, Secrétaire d'Etat au Plan
- Mr. Cheikh Hamidou Kane, Directeur des Finances Extérieures
- Mr. André Coulbary, Ambassador of the Republic of Senegal to the United States
- Mr. Birama Fall, Commercial Counselor, Embassy of Senegal
- Mr. Sih Sarr, Directeur des Projets et Programmes au Plan
- Mr. Sall, Magistrat et Conseiller à la Cour Suprême
- Mr. Moussé Daby Diagne, Directeur de l'Urbanisme
- Mr. S. M. Dioury, Directeur de l'OHIM

Western Africa Department

- Mr. Klaus Huber
- Mr. Stephen Denning
- Miss Sylvia Piso-Joo

Special Projects Department

- Mr. Donald Strombon
- Mr. Jacques Yenny
- Mr. Laurence Moss

Legal Department

- Mr. Claude Duval

Controller's Department

- Mr. Louis Moussa-Rizan

SDenning:seb

File: SEN Urban

le 19 mai 1972

Monsieur le Ministre,

J'ai l'honneur de vous inviter officiellement aux négociations relatives à un crédit de l'Association pour le projet de parcelles assainies.

Après les négociations, nous soumettrons le projet à l'approbation de notre Conseil d'Administration, mais la signature des accords ne pourra malheureusement intervenir que lorsque l'Association aura suffisamment de ressources.

Veuillez trouver ci-dessous la liste des membres de l'Association chargés des négociations.

M. Denning	Département Afrique de l'Ouest
Mlle. Pico	Département Afrique de l'Ouest
M. Yenny	Département des Projets Spéciaux
M. Moss	Département des Projets Spéciaux
Mlle. Tager	Département des Projets Spéciaux
M. Duval	Département Juridique
M. Moussu-Rizan	Département du Contrôle Financier

Outre les fonctionnaires chargés de la conduite des négociations, vous serez probablement appelés à rencontrer les représentants suivants de l'Association:

M. Sadove	Directeur, Département des Projets Spéciaux
M. Strambon	Chef de la Division d'Urbanisme, Département des Projets Spéciaux.

Je saisis cette occasion pour vous transmettre, ainsi qu'à vos collaborateurs, l'invitation à déjeuner de M. Cheek et M. Kochman le jeudi 25 mai à 13 heures.

Je vous prie d'agréer, Monsieur le Ministre, l'assurance de ma très haute considération.


Roger Chauffournier
Directeur
Département Afrique de l'Ouest

Son Excellence
Monsieur Ousmane Seck
Secrétaire d'Etat au Plan
Gouvernement du Sénégal

~~SD~~ Denning:seb - SEN Urban

Summary: Invitation to negotiate
Urban project, giving names of
Bank members to participate.

Mr. David Gordon

May 15, 1972

Andre Nespoulous-Neuville *AN*

Senegal - Site and Services Project

This is a summary analysis, with a few quick comments, of the green cover report and of the Memo to the Loan Committee on the above project.

1. The present urbanization policy in Dakar focuses on beautification. Aesthetic standards for HLM (moderate cost housing) are too high and a small number of households could afford to pay for HLMs if they were not subsidized. Even with subsidization, they fit only the higher income households. Most of the 6% yearly increase in the population of Dakar finds housing in illegal shanty towns. Eradication of the most centrally located squatter settlements and relocation in the suburbs of those of the settlers who are home owners has a negative effect on the overall housing problem. The present program is financed by a levy on all salaries (as in France). As a result, it subsidizes the wealthier by taxing the poorer. In Senegal there is neither a Government's national investment plan nor detailed proposals for total investments in housing.

2. The proposed project would be 1) an experimentation of an efficient attack of the housing problem 2) a first phase in institution building 3) a first attempt to influence Government policies. On this third point, it seems there is a strong resistance on the part of the Government to modify its present plans outside the project.

3. The project:

Total cost: \$13.3 million inc. \$2.9 million in duties and taxes.

IDA credit: \$8.3 million (92% of foreign exchange + 60% of local cost)

For: land, land preparation, low-cost public facilities, school and health centers, various facilities including for small-scale industries, extension of primary infrastructure and technical assistance.

Will provide 14,000 lots in Dakar and 1,600 lots in Thies (second largest Senegalese town), for an estimated occupancy of

10 people per lot. (Present population: 600,000 in Dakar, 100,000 in Thies). Construction to be made by the owner, with technical assistance available.

Average cost of plots: \$290 for lots relying on public water fountains and pit privies; \$900 for lots with private water connections and septic tanks (figures from consultant's estimate; reason for high cost difference will be investigated). To be repaid by owners over 15 years, at 7% interest rates. To be compared with the average cost of housing units built by OHIM (Office des habitations a loyer modere) since 1960: \$5,100. Owners will also pay for the cost of water, which is free elsewhere. Payments for amortization will be credited to a revolving fund for new investments.

Will be available for Senegales in the middle range of incomes from \$57 to \$145 monthly. Minimum income of \$100 monthly for lots with private water connections.

Considerable emphasis given to community organization including organization of quartier units for decision making and managerial tasks, and establishment of saving and credit associations, for collecting monthly payments and extending credit.

4. Main comments:

- i. Very ambitious and very interesting.
- ii. The present system seems to be copied on the French one, and is even less adequate than in France. Relies on Governmental programs which subsidize construction without sufficient regard to demand. Totally inadequate for meeting the need of the poor. No wonder that strong resistance is met in reversing present policies, which are convenient to many influential people.
- iii. The Bank program seems much better than anything available in the past. However, it cares only to the needs of the medium income households (monthly revenues from \$57 to \$145, i.e. yearly revenues from \$684 to \$1,740), does not meet the needs of the majority of people flowing from country to town. Probably more should be done to try to keep them from coming. If the present trend continues, one may doubt that illegal settlement would be curbed.

- iv. Institution building seems a formidable task. For instance the report mentions that OHLM (office for moderate cost housing) presently has a staff of 10 expatriates and 120 Senegales, most of them inexperienced, and only one-fifth of whom have had formal professional training. Also coordination between the many different administrations involved will be difficult.
- v. The good functioning of the Savings and Loan Associations to be created will be essential. Little on these institutions is said in the report. Annex 6 on technical assistance mentions (page 2) that the project will finance an expert in saving and credit mechanism "to lead the community development staff in formulating a program for establishing savings and credit associations in the project areas" ...to be appointed early. Credit associations should be set up at the time of first occupancies, which are expected immediately after infrastructure work for the first phase is completed, by late 1973. (The credit disbursement is scheduled between 1974 and 1978). The work of the expert should be followed closely by the Bank Group, to make sure that the credit associations will be able to work properly.

ANespoulous-Neuville/icc

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May 12, 1972

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Mr. David Gordon

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COMMUNICATIONS SECTION

Washington-Honolulu

Mr William S. Humphrey

May 15, 1972

Michael A. Gould *mas*

SENEGAL - Sites and Services

Financing of sites and services would appear to be a useful departure, but there appear to be some serious difficulties in this specific project.

(i) Priority - the Area Memo appears to suggest that the Government may already be over-investing in housing. The justification for Bank participation is in part that investment in sites and services projects will lower per unit costs to the Government, but there is no indication that the sites and services project will not be merely additive to existing programs. Moreover, by directing investment to Senegal's two largest cities, the project appears to give support to an ex port facto approach to urbanization. In the longer run, might not a lesser cost alternative be to concentrate on building rural infrastructure, including that of provincial municipalities, to retard urban drift?

(ii) Social Implications - this appears to be a project for the upper middle class. Assuming an average occupant income of \$100 a month (see para 18), the families availing of these sites and services would have incomes of about twice the average in Dakar and 10 times the national average.

(iii) Administration - the number of agencies involved in administering the project appears excessive and perhaps could be simplified.

(iv) Finance - the revolving fund concept will depend on a higher rate of collection than exists in many developing countries. This situation will be particularly difficult if the sites and services are used for squatter resettlement. The area memorandum indicates that this could be a problem and recommends (para. 43) that the Government undertake not to lower the minimum income requirement in allocating lots.

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REMOVAL - Sites and Services
Michael A. Gould
Mr. William S. Humphrey

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DIVISION
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Mr. William S. Humphrey

SENEGAL - Sites and Services

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IDA/SecM72-115

FROM: The Secretary

May 15, 1972

NOTICE OF INTENTION TO NEGOTIATE

SENEGAL - SITE AND SERVICES PROJECT

The Association is planning to invite the Republic of Senegal and the Office des Habitations à Loyers Modérés to send representatives to Washington to negotiate a credit of US\$8.0 million for a site and services project.

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May 15, 1972

WFO: The Secretary

NOTICE OF INTENTION TO NEGOTIATE

SPECIAL - SITE AND SERVICES PROJECT

The Association is planning to invite the Republic of Senegal and the Office des Habitations à Loyers Modérés to send representatives to Washington to negotiate a credit of US\$10 million for a site and services project.

Participants:

Executive Directors and Administrators
President
President's Council
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INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL DEVELOPMENT ASSOCIATION

OFFICE MEMORANDUM

TO: Mr. D. Strombom

DATE: May 12, 1972

FROM: J. Yenny ^W and L. Moss

SUBJECT: SENEGAL - Site and Services Project
Pre-negotiation Mission
Back-to-Office and Full Report

1. In accordance with Terms of Reference dated April 24, 1972 Messrs. Yenny and Moss visited Senegal from April 27 to May 4, 1972. On its return trip the mission stopped over in Paris on May 5, 1972 for discussion with CCCE. The purpose of the mission was to expose to the Government project features which had been developed in detail since appraisal and discuss outstanding issues.

PROJECT ISSUES

2. The Government did not raise any questions regarding the physical and financial criteria adopted for the project, however, some questions remain on managerial aspects, the cost of electrification of project areas, and the cost of installing septic tanks.

3. The Executing Agency (OHLM) - Despite promises to the appraisal mission in December 1971, the Government had not given much thought to the reorganization of OHLM necessary to carry out the National Site and Services Program. The Director of OHLM had sketched an organigram for the reorganization of the agency the day before the mission's arrival. The mission found this proposal unacceptable. Despite prior assurances that there would be two operational divisions under the director's office; one to handle housing and the other site and services and community improvement, the Director's proposal gave the site and services a very secondary role in the organization of OHLM. A distinct impression was conveyed to the mission that little change would be made in the present agency, the site and services division merely being appendage to the existing structure. Several alternatives were discussed and the Director agreed to allow for direct lines of commands from the head of the Site and Services division to functional sections, such as accounting, programming, technical office, etc. However, he did not agree yet to a separate housing division as such as the Director of OHLM would be directly in charge of housing activities. The mission left a counterproposal for the Government's consideration, and the matter will have to be resolved during negotiations.

May 12, 1972

4. The Government has still not appointed a new director for the agency and opposes prior IDA approval for the appointment of the OHLM director. In view of the variable quality of OHLM's previous management and the importance of this position for the success of the project, IDA should press for approval of the qualifications of the OHLM director.

5. Community organization - Further discussions were held by the mission regarding the form of participation of the Directorate of Promotion Humaine (DPH) of the Ministry of Youth and Sports (MJS) in the community organization. The DPH is opposed to the secondment of its personnel to the Technical Assistance Section of OHLM. It was proposed that a convention be established between DPH and OHLM defining the respective tasks and responsibilities of the two agencies, with OHLM having ultimate responsibility. The mission asked the Government to submit a draft convention during negotiations.

6. The DPH is proposing to assign 2 supervisory personnel full-time and 6 to 10 full-time field workers to the project. These positions as well as a provision for operating expenditures of CFAF 2 million (US\$8,000) for fiscal 1972-73 have been budgeted. Four people are ready to start operation anytime, and DPH is proposing to undertake a survey of the attitudes of the target population toward the community organization aspects of the project in order to refine the details of their action. The existing 4-man technical assistance group to the MJS from the international community development institution IRAM would also be able to offer some advisory assistance; however, they are unable to budget full-time assistance. This staffing appears adequate for the start of project implementation, if the community development expert to be provided by the credit is available from the time of credit effectiveness. Staffing would be reviewed periodically as further experience is gained in the implementation of the project.

7. It appears that the establishment of savings and loans associations would be legally possible. One of the activities of these associations would be the collection of monthly payments for the lots. A few similar experiences have been attempted in the Dakar Metropolitan Area and in the Thies region. Also, in Dakar, 4 cooperatives were created in 1963 for the acquisition of land by groups of people. In these cases, property is collective until the entire debt of the co-op has been repaid. Despite the willingness of the population to repay, the co-ops have not been able to meet their financial liabilities because of apparent mismanagement by the Government agency in charge of cooperatives in Senegal, ONCAD. The mission recommended that ONCAD should not participate in the project and that the cooperative type of organization would be too sophisticated. The simpler saving and credit association type is recommended. In Thies, an experimental rural saving and credit association has been started and although information on it is sketchy, the mission was informed it is working well.

8. Details of the community development program would have to be worked out in the course of executing the project; however, it is recommended that the definition of the legal framework for the saving and credit associations be made a condition of effectiveness of the credit.

9. Cost of Electrification - During preparation and appraisal missions, the Government stated that it was not asking for Bank financing of the electrification of the project areas. In a January 1972 letter, however, Government asked that the cost of the power distribution network be included in the project. Despite a number of letters, cables and an area mission asking Government for further details on cost estimates, they have not been received by the Bank. The mission visited the electricity company and it appears that, although high, the unit costs of project elements are in line with prices obtained in recent contracts in Senegal. The hypothesis made for the design of the network appears, however, somewhat too generous. It was assumed that a) all lots would be serviced and b) the power per lot would be 250 watt. By comparison with districts of similar socio-economic characteristics in Dakar, it appears that some 50-75% of the lots would likely desire electricity in the near future. Also the final site plan adopted for the project is different from the one on which preliminary cost estimate of the power network was done. The mission asked the Government to provide a revised cost estimate for negotiations. Given the difficulties we have had to obtain any information regarding this component of the project, it is unlikely that a new cost estimate would be produced before negotiations. The cost presently included in the project is probably on the high side for the reasons given above.

10. Costs of Septic Tanks - The cost estimates provided to the appraisal mission for the installation of septic tanks appeared on the high side. This opinion was concurred with by the WHO resident representative in Dakar, Mr. Valet. Based on Mr. Valet's estimate and those of the Bank's Public Utilities Department, costs may be 30% lower. The mission therefore had requested the Director of Urbanism and Housing to review the earlier estimates; however, this had not been done. The mission requested that the Government send to the Bank new estimates as early as possible; however, this information will probably not be available prior to negotiation.

SECTORAL ISSUES

11. Bank recommendations on sectoral housing policy and program issues were discussed with the Government. (Appraisal report 7.03).

12. Public housing - Concerning housing, the Government envisages no reduction in its programs. The Fourth Plan is not yet prepared; therefore, the Government could not inform the mission of the size of its future house building programs. However, the mission was informed that the target number of housing units will not be less than that proposed for the Third Plan. Present government policy is to continue subsidies for the housing program, on the grounds that if subsidies are discontinued, few people will be able to afford a housing unit. A major reduction in the housing program is inconsistent with the Government's objective of making Dakar a "prestige" city, fit to be the capital of Senegal. The Government sees the site and

services project not as a partial alternative to the housing program, but as a complement to it. Government built housing will be of three types:

- a) SICAP units where Government will eliminate all subsidy (Government has been making financial grants to this semi-private institution);
- b) OHLM "economic" units where the Government plans to charge for the housing construction cost, and reduce progressively its subsidy of the infrastructure cost; and
- c) OHLM "supereconomic" units where the Government will bear the whole cost of infrastructure. The housing itself would be a cheaper variety than now adopted, with rents lower than those now charged.

Thus the Government does not at present accept the principles stated in para. 3.14 of the appraisal report.

13. Squatter Settlements - On squatter settlements, Government policy includes:

- a) the existing program of immediate eradication of certain areas, which the Government intends to continue. The Government could not inform the mission of the exact size of the program, but it is believed to include the settlements on both sides of the autoroute with a population of some 60,000. The mission visited the site of a week old eradication in the autoroute area and the site in the north of Pikine (near zones LMN, see appraisal report map 2) where some squatters were being relocated. Only the "home owners" and a small number of long-time renters are being given a lot in Pikine. Most of the renters, estimated at some 50% of the population, receive nothing and are therefore forced to crowd into other squatter settlements and low standard districts of the city. This results in considerable hardship for the individuals involved and also creates an additional burden on water and sewerage facilities which are at present estimated to be fully utilized. The land on which people are being relocated has been hastily prepared. Grading is poor and in some areas, while necessary, it has not been undertaken. In some places this has rendered construction difficult and will probably result in flooding during the rainy season. There is no water and no social services.
- b) a future undefined program of eradication, which the Government appears to be willing to review with the Bank; and
- c) a future undefined program of improvement in situ of some squatter settlements.

The Government proposed to bring details on the location timing of the eradication and improvement programs of squatter settlements in Dakar to the negotiations.

MEETING WITH CCCE

14. The mission met in Paris with Messrs. Fruitet, Lomme and Brissac from CCCE on May 5, 1972. Regarding the Government housing policy, CCCE does not feel strongly against subsidization of housing. Their policy is, however, that they will now lend only for rental housing with a construction cost below CFAF 1.5 million or US\$6,000 per unit (the average unit presently being constructed by the Government is about US\$5,000). CCCE is advocating rental housing in order to keep land ownership in Government hands. Mr. Fruitet said that CCCE had recently approved participating in two operations of some 900 units; however, the loan convention has not yet been signed. Mr. Fruitet stated that they were very displeased at the way OHLM was run, in particular the accounting aspect. They have insisted on OHLM's accounting being done on a commercial basis rather than on a budgetary basis. Should they not obtain satisfaction shortly, they said they would withdraw their present technical assistance to OHLM (1 accountant, 1 architect). They thought that their recently approved programs would take at least 18 months to be implemented, thus going beyond the end of the Third Plan period (June 30, 1973). CCCE doesn't have long term lending program for OHLM. They consider each application upon its merit, and they have not received any new ones and do not expect any shortly.

15. Regarding technical assistance experts as defined for the Bank project particularly for community organization, they were unable to offer suggestions off hand, but would think about it and offer suggestions.

CONCLUSIONS

16. It appears that project related issues could probably be resolved during negotiations. However, the Government generally rejected our recommendations on housing policy and programs. This has been mentioned in the Area Memorandum circulated May 9, 1972, and guidance will be sought from the Loan Committee to define the Bank's position on these issues for negotiations.

JYenny and LMoss

cc: Messrs. Chadenet, Baum, Ripman, Engelmann, J. King, Lee, Lithgow, Rovani, van der Tak, Sadove, Kirmani, Lind, Bohr, Dunkerley, Elkouby, Iverson, Venkateswaran, Kikuchi, D. Keare, McBride, Huber, Meda, Denning

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May 10, 1972

NOTICE OF MEETING

A meeting of the Loan Committee will be held on Monday, May 15,
1972 at 4:00 p.m. in the Board Room.

AGENDA

Senegal - Site and Services Project

The Committee will consider the attached memorandum dated May 10, 1972 from the Western Africa Department, entitled "Senegal - Site and Services Project" (LC/0/72-72) and the appraisal report attached to it (PS-11).

Dag F. Wittusen
Secretary
Loan Committee

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May 10, 1972

LOAN COMMITTEE

Memorandum from the Western Africa Department

Senegal - Site and Services Project

1. Attached for consideration by the Loan Committee is an Appraisal Report (No. PS-11) dated May 3, 1972, recommending that an IDA credit of US\$8.3 million equivalent be made to the Government of Senegal to help finance an urban development project providing serviced lots for self-help housing construction in Dakar and Thies, the largest and second-largest cities respectively in Senegal.

Background

2. At a meeting of the Loan Committee on February 4, 1971, it was decided that, subject to appraisal, the Bank Group should consider financing a site and services project in Senegal as constituting a new and practical approach to the urban problems now confronting many developing countries. The Urbanization Sector Paper, which will be discussed by the Executive Directors on May 23, 1972, indicates that the Bank Group's lending for urbanization over the next five years will concentrate on site and services projects. The proposed project would be the first such project financed by the Bank Group.

3. There have been eight Bank Group operations in Senegal to date, totalling US\$28.1 million equivalent (net of cancellations). In addition, a second railway project is currently being negotiated for presentation to the Executive Directors in June 1972. Disbursements on existing projects have proceeded satisfactorily, except in the case of the first agricultural credit for groundnuts and the first railway credit. In response to the government measures taken during 1970, the groundnut sector sharply recovered and the agricultural credit is now expected to be fully disbursed by December 1972. The railway's operations are gradually improving and it is hoped that, on the basis of the second project, the railway will become a viable institution.

4. The proposed project and the second railway project constitute the only operations now scheduled for FY 1972. Another project (power) was scheduled for presentation this fiscal year, but, after delays in

completing its appraisal due to problems in resolving institutional matters, it has slipped into the next fiscal year. There are now seven projects in the operations program for FY 1973, which is excessive. In the course of the next few months, however, we shall move one or two of these projects into FY 1974, as well as adjusting the program in the later years. The exact shape of the lending program will depend on the progress made in preparation of the various projects, as well as on discussions with the Government. Subject to these qualifications, the Lending Program (FY 1972 through FY 1977) is attached. The last CPN review proposed an IDA contribution for FY 1972 of \$10 million. The combined IDA contribution to the proposed project and the second railway project would amount to \$11.3 million.

Economic Situation

5. The last Economic Report (AW-15a), which was circulated to the Executive Directors on June 10, 1970, concluded that, in order to stimulate economic growth, the Government had to take drastic action in the groundnut sector and accelerate programs for economic diversification. Renewed economic growth was a precondition for any substantial increase in budgetary revenues, without which it was virtually impossible for the Government to overcome its serious financial constraints. An economic mission has just returned from the field. The following summarizes its preliminary findings.

6. Following substantial producer price increases and supporting measures and more favorable weather conditions, groundnut marketing recovered by over 50 percent during 1971. This has been instrumental in spurring the economic recovery and has created for the first time in several years an atmosphere of optimism in Senegal. At the same time, several projects, mainly for the production of rice, cotton, and, more recently, vegetables, have sufficiently advanced to allow Senegal in the medium and longer term to broaden its agricultural base. In addition, there are promising possibilities in fisheries (which increased production by 30 percent in 1971) and tourism. The Bank is currently reviewing preliminary studies for a large tanker repair project at Dakar.

7. The marked upswing of the economy has not yet led to an improvement of public finances. In spite of a recovery of public savings from zero in 1968/69 to roughly 7 percent of current revenues in 1970/71 as a result of better tax collection and groundnut stabilization fund surpluses, the overall treasury situation continued to deteriorate. This was the result of domestically financed public investment continuing, as it had done throughout the 1960's, to exceed savings by a wide margin, thus resulting in a draw-down of treasury deposits. Together with rising deficits of public enterprises in recent years, it resulted by mid-1971 in a depletion

of treasury liquidity. Since, within the framework of the West African Monetary Union, the possibilities of credit expansion to the public sector are very limited, the Government is presently faced with a severe liquidity squeeze.

8. Under these circumstances, a further increase in public savings will be essential, if the investment program is not to suffer. The Government is taking steps to improve the financial conditions of public enterprises. On the budget side, possibilities to increase taxation are limited by the already high tax burden, but the expected acceleration of economic growth will increase budgetary revenues in the coming years. In addition, the Government has decided on a stricter austerity policy concerning current outlays. Together, these two measures can be expected to result in some increases in public savings over the next several years.

9. However, even if these measures are fully implemented, public savings will remain limited for some time and Senegal will continue to depend on a high foreign contribution in financing its investment program, including the financing of substantial local expenditures. Given the availability of grant aid and the low debt service ratio (about 4 percent of exports in 1972 and 5 percent in the peak year 1974), there is some margin to borrow on conventional terms. However, the uncertainty of future groundnut prices and the difficult fiscal situation indicate that Senegal should obtain the bulk of its development assistance on soft terms.

The Project

10. The project consists of the preparation of sites on which purchasers would build their own dwellings, the provision of social services for the purchasers and technical assistance for housing construction, community development and the establishment of savings and credit institutions. The project would also provide the institutional and financial basis for continuing with a national program of site and service projects.

11. The proposed IDA credit would help finance:

- a. preparation of 400 hectares in Dakar and 60 hectares in Thies (27 percent of total project cost). Provision would be made for 14,000 lots in Dakar and 1,600 lots in Thies for the construction of dwellings. On the basis of estimated population density of 10 people per lot, the project would cater to 140,000 people in Dakar and 16,000 in Thies (compared with the present total populations in these cities of 600,000 and 100,000 respectively). Land would be reserved for other activities, including commercial, small-scale industrial, recreational, cultural, and educational facilities;

- b. the provision of roads, power, water and sanitation systems for the new settlements (34 percent of total project cost);
- c. the construction of, and equipment for, 14 primary schools, 4 secondary schools and 5 health centers (24 percent of total project cost);
- d. provision of technical assistance for preparation of detailed engineering management and training related to project implementation and the formulation of national housing policy (5 percent of total project cost).

In addition, UNDP will provide technical assistance. The Government will finance the acquisition of land and extensions to the primary highway, water and power networks to and through the project area, which will be necessary for the later phases of the project (10 percent of total project cost). The existing primary infrastructure is generally sufficient for the first two phases of the project. There is need for additional infrastructure for successive phases of the program, but engineering is not sufficiently advanced to include financing the cost of construction in this credit. The estimated cost of the infrastructure has been taken into account in the sharing of costs between the Government and the Association.

12. Total cost of the project is US\$13.3 million equivalent, including duties and taxes which amount to US\$2.9 million equivalent. The Appraisal Report recommends an IDA credit of US\$8.3 million equivalent, which would finance 80 percent of the total project cost (net of taxes). It would finance 92 percent of the foreign exchange cost of US\$5.5 million equivalent and 60 percent of the local cost, net of duties and taxes. One of the considerations in fixing the 80 percent of cost sharing was the level of annual operating costs (US\$1.6 million), not included in the project cost, which the Government would have to bear.

Project Standards

13. Government investment per lot in Dakar (excluding investment in power, health, education and primary infrastructure) would average US\$290 equivalent for those lots relying on public water fountains and pit privies, and US\$900 equivalent for lots having private water connections and septic tanks. This compares with the cost of the Government's housing units which have averaged US\$5,100 equivalent per unit, and the site and service project, constructed by the Government in 1967 (Pikine Extension), where the cost of lots, which have a lower level of services than in the proposed project, averaged US\$320 equivalent. Government investment per lot in Thies will average US\$120 equivalent.

14. Water would be supplied to lot occupants by public water fountains (one per hundred households) and, in the case of the Dakar project, by individual lot water connection for those households (up to 25 percent of the total) who opt to pay for a private water connection and a septic tank. The density of public fountains would be comparable to that of medium standard districts in Dakar. It is proposed that the cost of water consumption, both public and private, would be charged to site owners. At present, there is no charge for the use of public water in other areas in Dakar, but it was thought that a start should be made towards recovering the actual cost of providing this service. Households relying on public fountains for their water supply will build pit privies on their lot with the help of sanitation personnel from the Ministry of Health. Households having a private connection on their lot will be required to have a septic tank on their lot to dispose of the larger volume of water. Public lavatories with septic tanks would be constructed in public spaces and market areas (one seat per 400 people).

15. The provision of a private water connection and septic tank raises the cost of a lot from US\$290 equivalent to US\$900 equivalent. The cost of septic tanks is based on the estimate of experienced consultants, but appears high in comparison with costs in other countries; Special Projects Department is currently investigating the reason for the high cost. However, if current cost estimates prove to be accurate and if an estimated 25 percent of project households opt for a private water connection and septic tank, the provision of these optional facilities will raise the capital cost of the project by some US\$2.1 million. Though expensive, the inclusion of the two levels of service introduces a desirable element of flexibility in the project, without increasing the risk to the Government, since the down payment requirement and minimum income qualifications will be higher in the case of households opting for the higher level of service.

16. Road construction would be limited to arteries permitting vehicular access for essential services, such as fire protection and garbage collection. Public lighting would be installed along vehicular streets and in public squares. The national power company would provide electricity connections to individual lots at the request and expense of occupants.

17. Fourteen primary schools will be constructed under the project, sufficient to enroll 14,500 pupils or 50 percent of the estimated number of school age children living in the project. This level of enrollment is equal to the present average for Dakar as a whole and above the levels in the low standard districts, from which most of the project participants would probably come. Land will be reserved for the construction of further schools so that eventually 80 percent of school age children--the long-term goal of the education system--will be able to attend primary schools in the project area. Four junior secondary schools will be constructed for the project in Dakar, providing about 1,700 places.

Target Population

18. Although per capita income in Dakar is much higher than in the countryside--US\$580 equivalent compared to US\$130--most of the wealth is concentrated in the hands of a small segment of the population. Only 20 percent of urban families can afford to meet payments for the housing units presently built by the Government. The proposed project is designed for those households whose income is not high enough to pay for a housing unit, but which have a steady income sufficient to meet charges for serviced lots while building their home. In Dakar, the project will be available to households having a monthly income between US\$57 and US\$145 equivalent; households opting for a private water connection and septic tank would be required to show an income of at least US\$100 equivalent per month. In Thies the project will be available to households having an income between US\$40 equivalent and US\$145 equivalent. The poorest 40 percent of the urban population who qualify neither for a housing unit nor for a serviced site under the project will be entitled to rent accommodations from resident lot owners under the project.

Project Management

19. Responsibility for constructing and managing the project would lie with the Office d'Habitation à Loyers Modérés (OHLM). At present OHLM is responsible for a major part of the Government's housing program. The Government has decided, in agreement with the Association, that OHLM should be charged with responsibility for the national site and services program. Appropriate changes would be made in OHLM's governing decree. Until now, the Government's site and service projects have been carried out by the Directorate of Urbanism within the Ministry of Public Works.

20. The present manager of OHLM is an experienced Senegalese. He has only been at OHLM since December 1971 and has now been nominated to an overseas position which he will take up shortly. The Government has not announced his successor. The choice of the new manager will be crucial to the success of the project. The Appraisal Report recommends that the Association approve the successor to the current manager, as well as any future changes in this position and that the appointment of a manager acceptable to the Association should be a condition of effectiveness (paragraph 5.03). The Government has indicated its opposition to such a condition, but in view of the variable quality of OHLM's previous management, I believe we should continue to press for the right to approve the qualifications and experience of future appointments to the position of manager of OHLM.

21. In order to carry out the project efficiently, OHLM needs to be reorganized. The Appraisal Report (paragraph 5.04) recommends that there be two separate divisions, a Housing Division for carrying out a housing program and a Site and Services Division for carrying out the IDA

project and similar projects in the future and that the Government should submit a proposal on these lines prior to negotiations. The Government has prepared a proposal, but, despite assurances given earlier to the appraisal mission, it does not conform with the above guidelines in that there is no Housing Division as such, the Director being directly in charge of housing activities. This proposal was discussed during a recent mission and the Government is now considering a counterproposal made by the mission. I believe that this matter could be resolved during negotiations and that negotiations should not be postponed solely on this account.

22. OHLM already has ten expatriate technical assistants who occupy most of the responsible positions beneath the manager. They are mostly young Frenchmen serving a short period as a substitute for military service. To help administer the project, further technical assistance is proposed under the project. UNDP would finance two experts in housing policy and building techniques respectively. It is proposed that IDA credit would help finance five technical assistants to fill the following roles (a) project manager, (b) comptroller, (c) civil engineer, (d) expert in savings and credit mechanism and (e) expert in community development. The Appraisal Report recommends that the technical assistants should be acceptable to the Association and that their appointment should be a condition of effectiveness. Recent discussions with the Government have shown that the comptroller and the expert in community development would not be needed at the start of the program. Accordingly, I recommend that the appointment of the other three technical assistants, rather than all five, should be a condition of effectiveness.

23. Considerable emphasis is given in the project to community organization (paragraphs 5.06-5.07 and Annex 9). This would include organization of quartier units for decision-making and managerial tasks, establishment of savings and credit associations, organization of manpower for employment and construction of housing. The savings and credit associations would play an important role in the project in collecting monthly payments and acting as credit mechanisms in the project areas. Responsibility for the community development program would rest with the Direction de la Promotion Humaine (DPH), a division of the Ministry of Youth and Sport. The precise relationship between DPH and OHLM in executing the program would be defined in a protocol to be agreed during negotiations. In view of the novel and experimental nature of the community development program, details will have to be worked out in the course of executing the project. However, definition of the legal framework for the saving and credit institutions would be a condition of effectiveness of the credit.

24. Upon completion, the schools and health facilities would be transferred to the Ministries of Education and Health respectively. Although not specified by the Appraisal Report, I believe that assurances should be sought (a) that the Ministry of Education will provide teachers for the schools; (b) that the Ministry of Health would provide the appropriate personnel for the health centers and (c) that, in view of the shortage of such personnel in Senegal, the personnel for the health centers should be obtained by relocation within Dakar or by technical assistance.

25. The Directorate of Urbanism and Housing would be responsible for issuing building permits to settlers and for the enforcement of building codes. A draft code is contained in Annex 11 of the Appraisal Report and will be agreed with the Government during negotiations. The municipalities would be responsible for the collection of garbage, maintenance of water fountains and lavatories, public lighting and cleaning of public areas. The Directorate of Public Works would be responsible for street maintenance. Consideration would be given to turning over some of the maintenance responsibilities to the local communities.

Financing Plan

26. All project funds, including IDA funds and Government counterpart contribution, would be channeled through OHIM during project execution. The funds spent for detailed engineering, site preparation and infrastructure (except power) and management prior to lot sale would constitute equity for the site and services division of OHIM. These site development costs, totalling some US\$6.6 million equivalent, would be passed on to the settlers by OHIM. The repayments would be used to create a revolving fund for continuation of the national site and services program after completion of the IDA-supported project. Following execution, OHIM would remit the schools and health clinics, costing together some US\$3.2 million respectively, to the Ministries of Education and Health and these would become part of those ministries' assets. The power distribution system would become part of the assets of the national electricity company. It is proposed that the company would reimburse Government for the capital cost of the network, some US\$1 million, at 7.25 percent over 10 years.

27. Lot attributees would have the option to pay for their lot in a lump sum or, following a down payment of 10 percent of cost, in monthly installments. In the second case, families settling in Dakar would be paying CFAF 920 per month (US\$3.60 equivalent) for 15 years which includes interest at 7 percent and the cost of management and administration for the common lots and CFAF 2400 (US\$9.40 equivalent) per month for the lots with private water connection and septic tanks. In Thies the monthly payment would be CFAF 530 (US\$2.07 equivalent). Families relying on public water

both in Dakar and Thies would also pay a monthly sum of CFAF 280 (US\$1.09 equivalent) toward the estimated cost of water consumption at the public fountains. Households with private water connections would be metered separately.

28. OHIM's present auditor is the Commission des Comptes de la Cour Suprême. This body is overloaded with work and OHIM's accounts have not been audited since 1966/67. During negotiations, assurances would be sought that OHIM would appoint a private firm of auditors acceptable to the Association.

Execution

29. Project execution would take place over a five-year period. In Dakar, there would be four construction phases, each averaging 100 hectares with 3500 lots each. The first phase would begin mid-1973. Infrastructure works for this phase are expected to be completed by late 1973 with occupation of the serviced lots starting immediately and extending over a one-year period to late 1974. In Thies, there would be two phases of 30 hectares each. Infrastructure construction for the first phase would take place in 1974 and that for the second phase in 1976.

30. The construction of infrastructure would be designed for labor intensive building methods, except for earthwork and grading for the roads and site preparation for which Senegalese contractors usually use heavy equipment. To encourage participation of local contractors, separate civil works contracts would be drawn up for the various functional components: (a) site preparation and streets, (b) water distribution, (c) electrification and (d) septic tanks, public lavatories, schools and health facilities. Contracts for work in Dakar and Thies would be separate. Civil works contracts covering the entire project execution period would be awarded on the basis of international competitive bidding, but advertisement would be limited to Senegalese and regional publications and embassies. Contractors would be given the option to bid for any or all the components and both for Dakar and Thies. Contractors would be required to hire at least 50 percent of their manpower from among those families with occupancy permits for sites, although this requirement may be difficult to police.

31. A small amount of the credit will involve procurement of imported equipment for water and electrical systems and for sanitary facilities. These contracts would be awarded after international competitive bidding. Bids would be evaluated on a duty-free basis and it is understood that the Government plans to exempt OHIM from the payment of any taxes and duties on the import of these items. This will be confirmed during negotiations.

Economic and Financial Justification

32. The main purpose of the project is to initiate a realistic program for stimulating building of housing and for providing related facilities on a scale large enough to alleviate the shortage of housing for those within the middle range of Senegalese urban incomes. The project would also assist lower income groups by permitting rental accommodations. The project provides a lower cost approach to housing than public housing programs. In Dakar, over a five-year period, the project would accommodate some 14,000 families at a cost to the Government of about US\$6.4 million equivalent (excluding the cost of social services). Over an equal time period (1967-71), a Government investment of US\$7.3 million equivalent both in public and semi-public housing programs has resulted in the production of some 4,000 new housing units which only those within the highest range of urban incomes can afford.

33. The Appraisal Report (paragraphs 6.03-6.05 and Tables 14-15) calculates a rate of return for the project, taking as benefits the rents that people pay in Dakar and Thies for housing similar to that which will result from the project. On this basis there is a probable rate of return of 17.5 percent on all public and private investment in the project (excluding social services). If the land value and self-help labor is excluded from the costs, the probable rate of return rises to 27 percent.

34. The project would have other benefits, including the creation of substantial employment and the improvement of the physical environment and the quality of life for a considerable number of people. The project would also have an income distribution effect by directing government investment toward lower income groups than those currently benefitting from the public housing program.

35. The project would also create the financial basis for a national site and service program. Besides constructing their own houses, the settlers would repay the Government for its investment in land preparation and infrastructure (excluding power and primary infrastructure networks). Repayments would constitute a revolving fund which, over an 18-year period, should obtain about US\$8 million equivalent for reinvestment in the national site and service program.

Urban Policies

36. By undertaking the project, the Government is undertaking substantial action to ease the housing problem. This action would be made even more effective if undertaken as part of a national policy for investment in housing and related investment, including site and services, community improvement and public and private housing; and if investment in the sector

were carefully related to the national budget. The Government's present approach to the sector comprises four main elements, namely (a) a national site and service program of which the proposed project comprises the first phase, (b) a subsidized housing program, (c) the relocation of squatters to sites serviced at lower standards than those in the proposed project, and (d) community improvement programs.

37. Since 1960, OHIM has built 3,700 housing units at an average cost of \$5,100 per unit, and over the same period SICAP, a semi-public housing corporation, built about the same number of units. Though subsidized, only the top 20 percent of the population can afford these units. The Third Plan set a goal for OHIM of 4,500 units for the period 1969-73, implying a sharp increase in the rate of construction. As of mid-1971, 1,500 units had been completed. A further 2,700 units are scheduled for completion for mid-1973. The Appraisal Report recommends that the Government adopt guidelines for OHIM housebuilding that will progressively bring OHIM rents and mortgage payments to levels covering total costs, including land, infrastructure, housing construction, management costs, and realistic interests; adopt housing and infrastructure design and standards conducive to lower costs; and set the level of production in line with the number of people who want housing units and who can afford them, the projected output of the SICAP and the private housing sector, and the financial capacity of the Government.

38. Acceptance of these guidelines implies a reduction in the housing program, since even with reduced standards and quite apart from any overall financial constraints on the Government, the number of households able to afford payments on nonsubsidized housing is relatively small. However, recent discussions with the Government reveal that it does not envisage a reduction in its housing program. It plans to continue subsidies for the housing program precisely because few people could afford housing units if subsidies were eliminated. A major reduction in the housing program is inconsistent with the aesthetic standards which the Government has set for Dakar. Thus the Government sees the site and service project not as an alternative to the housing program, but as a complement to it. The continuation of the extensive housing program, together with the proposed project, would mean a substantial increment in investment related to housing over the next few years. If the Association were to proceed on the basis of present government policy, a review would be necessary:

- a. of the effect of large subsidized housing program on the demand projections for lots in the proposed project,
- b. of the economic justification which now assumes a smaller nonsubsidized housing program.

39. Paralleling its public housing and site and services program the Government has been demolishing squatter settlements in Dakar. The cleared land has been used for public housing and some of the squatters given serviced lots. The eradication of these squatter settlements is resulting in considerable social and individual costs. Housing in the squatter settlements represents a substantial personal investment and, though inadequate, is in many respects serviceable. The location of these settlements next to the central city gives the very low income groups easy access to areas of employment. By moving these people to the periphery of the metropolitan area, the Government is handicapping them in the search for and maintenance of employment by reason of the high transport costs involved in the travelling to the city.

40. The Government is presently engaged in relocating some 30,000 people to Government-financed lots northeast of Pikine. This program is entailing particular personal hardship as relocation is proceeding before essential services have been provided on the land. Moreover, only those owning a house in the squatter settlements are entitled to a lot. As over half of those in the squatter settlements merely rent quarters, this means that large numbers of people have little alternative but to move to other low standard districts, thus further increasing population densities.

41. The Government is allocating lots free as compensation for the relocation. However, the existence of these free lots could affect debt recuperation under the proposed project. If the Government proceeds with further eradication of squatter settlements, presumably further site and service projects would be required to house those relocated. As well as requiring capital investment, the construction of additional site and service projects, if given to OHIM as part of the national site and service program, could seriously hamper OHIM's capacity to carry out the project.

42. Although the eradication of some areas, where population densities are high, may be justified for public health reasons, the Government's program of eradicating squatter settlements has been primarily directed towards city beautification and has a negative effect on the overall housing problem. In view of the scarce resources at the disposal of the Government, it appears more appropriate to deal with this very poor sector of the urban population by the less expensive means of improving their existing settlements. The Government does intend to improve some of the existing squatter settlements by upgrading their public facilities and services. However, the communities earmarked in Dakar for improvement are those located in the periphery of the Dakar metropolitan area, which houses only a small fraction of the very poor.

43. The Appraisal Report recommends that the Government reconsider its policy of eradicating squatter settlements. However recent discussions with the Government indicate that it is firmly committed to its ongoing program of eradicating squatter settlements though it would be prepared to discuss its future program in terms of the criteria governing the selection of areas to be retained or eradicated. Although details of the relative sizes of the ongoing and future programs are not presently available, the Government has stated that it will inform the Association as to which settlements it is committed to eradicate, which settlements can be kept and which can be left for later decision. The Appraisal Report recommends as a minimum that provision would be made by the Government for relocation of households so as not to have detrimental effects on the project and that the project would not be used to encourage further eradication of other settlements. If the Committee accepts the principle of this "minimum" position, I believe that the specific implications of the recommendation should be spelt out more concretely, for example, that the Government will not lower the minimum income requirement in allocating lots under the proposed project and that relocated residents of squatter settlements will not ipso facto be given priority in the allocation of lots under the project.

44. The financial implications of the Government's urban investment program are important. Even though the unit cost of the proposed project is low in comparison with the Government's housing program, the sheer size of the project is substantial in relation to Government finances. Annual investment expenditures under the project are roughly equivalent to 6 percent of the Government's present investment program, and about 50 percent of recent annual investment; current expenditures resulting from the project are estimated between 6 to 12 percent of projected incremental revenues over the next few years. The combined effect of the proposed project, the Government's housing program and other site and service projects would be a substantial increment in public investment in housing and related facilities in Senegal. No definite judgment can be reached as to the ability of the Government to meet both the capital expenditures and the operating costs of a substantially increased investment program in the absence of the Government's national investment plan as well as its detailed proposals for total investment in housing and related facilities. Accordingly, I recommend that formal consultation machinery be set up for joint review by the Association and the Government of the proposed urban investment program in relation to the Fourth Plan (1973-1977) prior to its formal approval with a view to (i) ensuring that the capital and operating costs of the Government's urban investment program are within the financial capacity of the Senegalese economy and (ii) increasing the proportion of Government funds invested in low cost site and service projects as compared with high cost housing projects.

45. The question as to how far the Association should insist on policy conditions raises difficult issues of judgment. On the one hand, the proposed credit would represent a fairly substantial contribution to Senegal's

urban investment program. On the other hand, this is the Association's first urban project and contains a number of novel and experimental features whose viability has still to be proven by experience.

Issues

46. I would draw the attention of the Loan Committee to the following aspects of the project:

- a. the size of the project,
- b. the project standards (paragraphs 13-17 above),
- c. the management of the project (paragraphs 19-25 above), particularly the community development program (paragraph 23 above),
- d. the economic justification of the project (paragraphs 32-34 above),
- e. the urban policies of the Senegalese Government (paragraphs 36-45 above).

Recommendation

47. I recommend that the Association invite the Government of Senegal and OHIM to negotiate an IDA credit of US\$8.3 million equivalent. Negotiations would be conducted in accordance with the recommendations set forth in the Appraisal Report, except for the amendments proposed in paragraphs, 22, 24, 43 and 44 of this memorandum.

Roger Chauffournier
Director

Attachments.

Population: 3.8 million
Per Cap. Inc.: \$194

SENEGAL - ACTUAL AND PROPOSED LENDING FY1972 THROUGH FY1977

(\$ million)

		1972	1973	1974	1975	1976	1977	1964-68	1969-73	1973-77
Agricultural Credit II	IDA		5.0							
Rice Development II	IDA		4.0							
Land Settlement - Terres Neuves II	IDA			5.0						
Livestock	IDA				2.0					
Vegetable Development	IDA				4.0					
Agriculture Unidentified	IDA					5.0				
Communications	IDA		6.0							
DFC	IDA				3.0					
Education II	IDA		5.0							
Education III	IDA						5.0			
Industrial Estates	IBRD					2.5				
Mining Infrastrucutre	IBRD						20.0			
Tanker Repair	IBRD					10.0				
Power I	IBRD		5.1							
Power II	IBRD				5.0					
Railways II	IBRD	5.9								
Railways II	IDA	3.0								
Highway Maintenance	IDA		6.0							
Airport	IBRD		3.0							
Port II	IDA			2.0						
Urban Development	IDA	8.3								
Drainage & Sewerage - Dakar						3.0				
Operations Program	IBRD	5.9	8.1		5.0	12.5	20.0		17.5	45.6
	IDA	11.3	26.0	7.0	9.0	8.0	5.0		52.4	55.0
	TOTAL	17.2	34.1	7.0	14.0	20.5	25.0		69.9	100.6
	NO.	2	7	2	4	4	2		15	19
Lending Program	IBRD	5.9	8.1		3.0	10.0	15.0	4.0	17.5	36.1
	IDA	11.3	12.0	10.0	7.0	5.0	5.0	9.0	38.4	39.0
	TOTAL	17.2	20.1	10.0	10.0	15.0	20.0	13.0	55.9	75.1
	NO.	2	5	3	3	3	2	2	12	16

Western Africa Department
May 8, 1972

Mar 13 11 33 AM 1972

Sen - Urban Dev.

Letter handcarried

le 8 mai 1972

Monsieur le Ministre,

Objet: Projet des parcelles assainies

A la suite de notre entretien de ce matin, nous vous prions de bien vouloir nous communiquer les documents suivants en vue des négociations relatives au projet des parcelles assainies:

- (a) le protocole d'accord entre l'OHM et la DPH,
- (b) le programme actuel du Gouvernement relatif au déguerpissement des bidonvilles,
- (c) le programme du Gouvernement relatif à la construction de logements pour le Plan Quadriennal, c'est-à-dire le nombre de logements de SIGAP, le nombre de logements économiques et le nombre de logements superéconomiques de l'OHM,
- (d) la nouvelle estimation du coût de l'électrification basée sur le nouveau plan de masse selon les discussions avec M. Yenny la semaine dernière,
- (e) l'estimation détaillée du coût d'une fosse septique.

Comme nous vous l'avons indiqué ce matin, nous ne serons pas en mesure de vous adresser l'invitation officielle aux dites négociations avant le 17 mai 1972. et nous ne manquerons pas de vous tenir dûment informé.

Nous vous prions d'agréer, Monsieur le Ministre, l'assurance de notre très haute considération.

Son Excellence
Monsieur Ousmane Seck
Secrétaire d'Etat au Plan
a.b.s. Hôtel Roger Smith
Washington, D.C.

Klaus Huber
Département Afrique de l'Ouest

Summary translation

SDenning:tb - SEN. Urban Devt.

cc: Mr. Yenny

Asking for documents necessary for the Urban Development negotiations to be started not before May 17.

12 mai 1972

Monsieur le Ministre,

Objet: Projet des parcelles agricoles

A la suite de notre entretien de ce matin, nous vous remercions de bien vouloir nous communiquer les documents suivants en vue des négociations relatives au projet des parcelles agricoles:

- (a) le protocole d'accord entre l'ONH et la DRI,
- (b) le programme actuel du Gouvernement relatif au développement des bidonvilles,
- (c) le programme du Gouvernement relatif à la construction de logements pour le Plan Quinquennal, c'est-à-dire le nombre de logements de SICAP, le nombre de logements économiques et le nombre de logements supérieurs de l'ONH,
- (d) la nouvelle estimation du coût de l'électrification basée sur le nouveau plan de masse selon les discussions avec M. Yenny la semaine dernière,
- (e) l'estimation détaillée du coût d'une fosse septique.

Ces documents nous les avons indiqués ce matin, nous ne sommes pas en mesure de vous adresser l'invitation officielle aux négociations avant le 17 mai 1972. Et nous ne pourrions pas de vous tenir écarté.

Nous vous prions d'agréer, Monsieur le Ministre, l'assurance de notre très haute considération.

Klaus Huber
Département Afrique de l'Ouest

Summary translation

San Excellence
Monsieur Ousmane Sow
Secrétaire d'Etat au Plan
c/o. Hôtel Roger Smith
Washington, D.C.

Asking for documents necessary for the Urban Development negotiations to be started not before May 17.

RECEIVED
MAY 10 12 05 PM 1972
SPENDING - SEN. Urban Dev.
cc: Mr. Yenny

Mr. Klaus Huber

May 5, 1972

Stephen Denning

SENEGAL - Site and Service Project

1. The following is a brief summary of discussions with the Government from April 28 to May 3 in Dakar concerning the Senegal Site and Service Project.

The Project

2. The Government accepted the design of the project and raised no major questions concerning the physical and financial criteria adopted. There were some questions on the institutional aspects of the project.

- (a) the reorganization of OHIM proposed by the present Director was unacceptable to the mission. Several counter-proposals were reviewed and the matter will have to be taken up again during negotiations.
- (b) DPH opposed secondment to the TAS section of OHIM and it was proposed that there should be a protocol defining the responsibilities of DPH and OHIM respectively, with OHIM having ultimate responsibility.
- (c) the establishment of savings and loan associations appears legally possible, but the precise legal, financial and administrative structure of these associations is unlikely to be resolved during negotiations.
- (d) the Government opposes prior IDA approval for the appointment of the OHIM director.

Urban Policies

3. As to housing, the Government envisages no reduction in its program. The Fourth Plan is not yet prepared but the target number of housing units will not be less than that proposed for the Third Plan. Present government policy is to continue subsidies for the housing program, on the ground that if subsidies are discontinued, few people will be able to afford a housing unit. A major reduction in the housing program is inconsistent with the Government's objective of making Dakar a "prestige" city, fit to be the capital of Senegal. The Government sees the parcelles assainies project not as an alternative to the housing program, but as a complement to it. Government housing will be of three types:

- (a) SICAP units where Government will eliminate all subsidy,
- (b) OHIM "economic" units where the Government plans to reduce progressively the subsidy element,
- (c) OHIM "supereconomic" units where the Government will bear the whole cost of infrastructure. The housing itself would be of a cheaper variety than now adopted, with rents lower than those now charged.

4. Thus the Government does not at present accept the principles given in para. 3.14 of the appraisal report. If the Bank were to proceed on the basis of present government policy we would have to review

- (a) the effect of a large subsidized housing program on the demand projections for parcels. Present projections are based on a smaller non-subsidized housing program;
- (b) the economic justification which assumes a housing program reduced in size and cost (para. 6.03);

5. On squatter settlements, government policy includes

- (a) a program of immediate eradication of certain areas. The Government firmly intends to continue with this program. The exact size of this ongoing program is not known but is probably extensive, perhaps embracing 60,000 people. A further hardship caused by the present eradication program is that 60 percent of squatters are "locataires" who are not entitled to receive a parcelle. As a result, these people are forced to move to other squatter settlements, thereby further increasing densities.
- (b) a future program of eradication which the Government would be prepared to review with the Bank.
- (c) a future program of improvement which it would also be prepared to review with the Bank.

The Government promised to bring to Washington details of these various categories.

6. As to urban investment in the Fourth Plan, the Government will not have, by the time of negotiations, its detailed investment plan. It will try to provide the number of housing units planned and the proportion of super-economic units of the total. The Government would be willing to conduct formal consultations with the Bank before finally approving the urban component of the Fourth Plan.

SDemingsb

SEN Urban

cc: Messrs. Chaufournier

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Stratton

Yenny/Moss

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(b) the economic justification which assumes a housing program reduced in size and cost (para. 6.03);

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Washington
200 Urban

cc: Messrs. Chantonnier
Chen

May 8 10 22 AM 1972
Daval
Yenny
Gent

Un crédit de 2 Millions de Frs CFA est inscrit et voté au budget 1972 1973 dans le budget de la DPH.

Enfin, les cadres de la DPH déjà désignés pour le projet vont être incessamment informés et formés en vue d'une intervention expérimentale qui pourrait commencer dès la signature de la Convention entre la BIRD et le SENEGAL.

III - En ce qui concerne le calendrier de mise en plan du projet (et indépendamment des impératifs purement techniques) il semble préférable d'adopter le schéma général suivant pour le programme de développement communautaire confiée à la DPH :

a) désignation du projet à Décembre 1972 :

Expérimentation dans un arrondissement de DAKAR (quartiers réguliers et irréguliers) et au sein d'organismes socio-professionnels déjà connus ; pour tester :

- les catégories d'attributaires possibles
- les problèmes d'organisation de groupements,
- les problèmes posés par les attributaires,
- les projets de contrats entre OHLM et groupements et attributaires,
- les méthodes pédagogiques d'interventions,
- les projets demandés par les groupements,
- les moyens logistiques (personnel, financier et matériel) à mettre en oeuvre etc;.....

b) Janvier à Octobre 1972 :

Information de masse progressive des attributaires futurs
Mise en place des groupements
Formation progressive des responsables des groupements.

c) Fin année 1973 :

Programmation des mouvements,
Recherche des moyens logistiques pour les installations etc.....

DAKAR, le 3 MAI 1972

Senegal - Urban Dev.

Form No. 27
(3-70)

INTERNATIONAL DEVELOPMENT
ASSOCIATION

INTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL FINANCE
CORPORATION

OUTGOING WIRE

TO: MR. J. YENNY
c/o HOTEL N'GOR
DAKAR

DATE: MAY 1, 1972

CLASS OF
SERVICE: LT

COUNTRY: SENEGAL

Rec

TEXT:
Cable No.: 5

PREFERENCE FOR MORNING MEETING MAY 5 BY CCCE REGARDS

STROMBOM

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MAY 1 1 54 PM '72
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MAY 1 1 54 PM '72
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AUTHORIZED BY:

NAME D. A. Strombom

/nk DEPT. Special Projects

SIGNATURE *D. A. Strombom*
(SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE)

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PREPARATION FOR MORNING MEETING MAY 2 BY GOOD REGARDS

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COUNTRY

DAKAR

o/o HOTEL W. GOB

MR. J. YENNY

TO:

MAY 5 11 24 AM 1972

DATE: MAY 1, 1972

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ITT TELEX: FROM DAKAR

April 28, 1972

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Family notifications being made.

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Senegal - Urban Dev.

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Mr. Strombom

Mr. Sadove

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Mr. Strombom
Mr. Sadove

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ASSOCIATION

INTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL FINANCE
CORPORATION

Senegal - Urban Dev.

OUTGOING WIRE

TO: YENNY

DATE: APRIL ²⁸~~21~~, 1972

(CROIX DU SUD) CROISUD

CLASS OF
SERVICE: FULL RATE

DAKAR

COUNTRY: SENEGAL

*P. Ca.
Madame*

TEXT:

Cable No.:

~~XXXXXXXXXX~~
~~ONE~~ Three

FOR DENNING PLEASE DISREGARD MY MEMORANDUM BROUGHT YOU BY YENNY. ~~REXARDS~~

CABLE APRIL 27 FROM STROMBOM SHOULD BE NUMBER TWO. REGARDS
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COMMUNICATIONS
APR 27 10 13 AM 1972

NOT TO BE TRANSMITTED

AUTHORIZED BY: Klaus Huber

NAME

DEPT. WESTERN AFRICA

SIGNATURE *Huber*
(SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE)

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APR 28 10 17 AM 1972
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TO: YEMRY
(CROIX DU SUD) CHOSUD
DAIAN
COUNTRY: SEMEAL
TEXT: ONE
Cable No: 111111
CLASS OF SERVICE: FULL RATE
DATE: APRIL 1, 1972

APRIL 27 FROM STROMER SHOULD BE NUMBER TWO. READING
NOTING PLEASE DISCARD MY MINORAMUM BROUGHT YOU BY YEMRY, JEMARDE

NOT TO BE TRANSMITTED

AUTHORIZED BY: Klaus Huber

NAME

DEPT

SIGNATURE

REFERENCE

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(SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE)

APR 28 2 29 PM 1972
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INTERNATIONAL DEVELOPMENT
ASSOCIATION

INTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL FINANCE
CORPORATION

Senegal - Urban Dev.

OUTGOING WIRE

TO: YENNY

DATE: APRIL 28, 1972

(CROIX DU SUD) CROISUD

CLASS OF
SERVICE: FULL RATE

DAKAR

COUNTRY: SENEGAL

TEXT:

Cable No.:

FOUR FOR DENNING SUBJECT IMPORT DUTIES FOR GOODS TO BE IMPORTED BY THE REGIE
PLEASE MAKE SURE THAT GOVERNMENT AND REGIE WILL BE ABLE TO FULLY INFORM BANK
DURING NEGOTIATIONS REGARDING POLICIES ON IMPORT DUTIES COMMA PREFERENTIAL
ARRANGEMENTS EEC ETC STOP REGARDS

HUBER

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COMMUNICATIONS
MAY 28 3 22 PM 1972

NOT TO BE TRANSMITTED

AUTHORIZED BY:

Klaus Huber

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DEPT.

Western Africa

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INTERNATIONAL DEVELOPMENT
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INTERNATIONAL FINANCE
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DATE APRIL 28, 1972

TO:

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PLEASE ADVISE THAT GOVERNMENT AND RESERVE WILL BE ABLE TO PAY IN FULL
DURING NEGOTIATIONS REGARDING POLICIES ON IMPORT DUTIES OVER PRESENTIAL
AGREEMENTS NEGOTIATED STOP NEGOTIATIONS

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Western Africa

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For the Communications Section

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Messrs. H.B. Dunkerley and L. Moss

April 28, 1972

J. Ingersoll

Comments on some aspects of Senegal Site and Services Project

I have read the parts of the April 10 draft which you asked me to read, touching on community development and social considerations relating to it. My comments follow.

Para. vii With about 7 people per household, only one primary school for each 1166 families in Dakar and for each 800 families in Thies seems a woefully low number.

Para. x Seems very good to encourage participation by local contractors, as indicated here. Any need for some safeguards regarding corrupt practices?

Para. 2.01 A 'backlog' of housing and infrastructure is not clear to me, as worded here.

Para. 2.19 After careful re-reading, the para is technically OK but confusingly worded. A bit of clarification would help credibility. Seemingly rather precise statistics of 20%, 40% and 40% are cited, the second group of whom could afford to build a house and make small monthly payments for services. But a few lines later you say no data exist on incomes of applicants for sites.

Para. 3.01 I know nothing of this whole interesting situation, but the first sentence surprises me. Providing enough housing and services within people's limited income would seem to me merely the purpose of this project, not the "main development problem of urban areas in Senegal." The main development problem(s) for these urban areas would seem to be the very rapid urbanization, limited employment and low incomes of recent urban immigrants. The heart of the problem lies in the complex of reasons for this extensive urban migration. This project touches only one surface of the general problem rather than its roots.

Para. 3.05 The final sentence mentions "Ineffective organization...." as one reason for lack of housing. Unless this difficult point is adequately analyzed later in this report, the point should not be mentioned here and quietly dropped. Not yet having read on, I do not know.

Para. 3.09 The concern within this project for the very poor who cannot afford the s & s fee is very constructive. But has the Government or Bank questioned the possible consequences of allowing lot assignees to rent part of their lot to second households?

Messrs. H. B. Dunkerley and L. Moss

April 28, 1972

Para. 4.13 and

Para. 4.24 These two para. suggest a difficulty. The first para. mentions establishing a government agency to carry out a national program (of what?). The second para. notes that OHLM will handle selection and settlement of low-income families on the sites. Has the division of labor in fact been clearly worked out? Para. 5.07 seems to answer my question, or perhaps to revise it. OHLM is perhaps the most likely agency to take on this new task, or is it? Would creation of a new S & S Division in OHLM suffice? I have read of the dismal failure of the American FHA -- long used to underwriting home mortgages for middle class Americans -- to adapt to its more recent duty of handling mortgages for inner-city poor families entering upon home owning for the first time. FHA officials apparently clung stubbornly to the suburban and middle class traditions and procedures of the agency even though they were inappropriate to the new task. Has anyone examined the 'ethos' or values and procedures of OHLM? Or has anyone inside or outside OHLM considered what sort of institutional changes might have to be made within the new S & S Division and tolerated by the older established offices of OHLM?

Para. 4.24 A very important point appears in this para: "Priority would be given to groups wishing to settle together..." This basic point leaves too much unsaid. The primary basis on which groups would wish to settle together is probably tribal or ethnic. I checked this point with an Africanist anthropologist who has visited Dakar. He confirmed my suspicion that ethnic group identities there are quite distinct even among people who have lived in the city for a long time, although officials there -- as elsewhere in Africa -- have sought to run programs without regard for ethnic groupings. He also stressed the poor results in many African resettlement schemes from attempts to select people on seemingly 'rational' impersonal or bureaucratic grounds, rather than allowing the people themselves to choose their own neighbours. Given the strong interest of many government leaders to run their countries on a presumed 'modern' basis, disregarding old ethnic ties, it would save later troubles to explore this issue with the government very soon. It is not only an obvious issue for the anthropologist there to watch carefully, but also one requiring common understanding between the Government and the Bank.

Para. 5.05 The coordinating duties of the new division in OHLM sound essential but very demanding. Has the Director considered, or has anyone else considered with him and his staff, what some of the resulting demands would be on the other agencies to be coordinated? Some of these demands could be anticipated to some degree, which could be helpful in preparing people for them -- and thus making the coordination more effective. Are the

Messrs. H.B. Dunkerley and L. Moss

April 28, 1972

DPH and DUH both within OHLM? If so, real coordination can only come with real support from the Director. If they are outside OHLM, then which more senior official(s) must be included in planning this project to make coordination more than an ideal limited to project plans? The record of coordination in all governments, and especially those in developing countries, is too poor to take this point for granted. Unless this point has been checked out carefully already, the person going to Dakar soon should look into this issue with people well acquainted with the formal and informal organization of the Government, and then with the responsible officials. If the very goals of the project depend on coordination of many participating agencies in a complex of services, then that coordination should be planned out just as thoroughly as the grading of the building sites: what changes in behavior and relationship among officials would it entail, and what would the Government have to do to incline them to accept such new behavior and relationships? (This sort of issue could be profitably examined along the lines of the memo I wrote on including analysis of social factors in planning Bank projects.)

Para. 6.07 and

Para. 6.08 Suggesting rent controls seems very wise for limits people assigned to lots could charge others. Given that these extra people, renting part of the lots from people assigned to them, could greatly raise the density and the strain on public facilities, has anyone calculated the carrying capacity of water supply, drainage, sewage, school, clinics: could they support as much as twice the density of population? Given the migration, poverty and need for cheap housing, it is quite possible that every family might rent space to another one!

Annex 6

Perhaps the vague, indeed ambiguous, positions of the five technical assistance foreign specialists is necessary or desirable. I know less of the situation than others who drafted this report. But I wonder if the entire local initiative emphasis of the project could not be greatly enhanced by trying to get the Government to appoint the head of the new S & S Division and the other responsible head, and then assign the foreigners as advisors to these Senegalese officials. If they are not yet competent, they would have much greater incentive to learn faster; if they cannot learn, they might later be replaced. The long-term gains of this arrangement might out-weigh the short-term gains of having foreigners, in effect, run the program. Only the first foreign specialist, head of the new division and Bank Project Manager, would be explicitly responsible to any Senegalese official, as currently structured. Foreigners are simply assigned loosely to a division, but Senegalese counterparts are assigned directly to each of them. It is too much a Bank project in actual structure, despite the very good rationale in the report for encouraging local participation and initiative. Could these five specialists, who would probably not be called "experts" in their own countries, be simply called "specialists" in the project documents? The term "expert" is as common in French as in English usage; but is it so common in France?

Messrs. H.B. Dunkerley and L. Moss

April 28, 1972

Annex 9 The project rationale expressed here, as earlier in the report, is generally excellent. The goals and means seem very well considered. The bottom-up self-help approach seems quite necessary for getting housing to so many very poor people, but it doubtlessly departs from normal government policies and actions. I would expect a strong likelihood of this approach being agreed upon by the senior officials and quietly shelved by working level officials who do not understand it or see what they would have to do to make it work. Since DPH is not in the same ministry as OHLM, DPH lacks a vital interest in the success of the community organization aspects of this program; and OHLM has no operating responsibility for this aspect. This report regards it of crucial importance (I would agree), but government officials are cool (para. 5).

Despite the importance correctly given to community development aspects of this project, it still appears very likely that it could fall between several stools. (In W. Africa that is a very bad pun). Why is precise information not available on staff skills in DPH? Information seems far more complete on scores of detailed tables. How would the pay and status levels of two French and one Peace Corps volunteer compare with "experts" from IBRD and UN? The status of the two Frenchmen and the Peace Corps volunteer is moot beyond this December! If the planning of the project includes full international salaries and status in OHLM for seven foreign specialists in housing management, accounting, engineering, credit, economic aspects of community development, housing policy, and building materials -- and free use of community development people locally available -- then the Bank and the Government will get just what they pay for, following their own priorities. Thus, Annex 9 should be eliminated or revised, especially the noble first para which points out that "The preparation of land and installation of physical facilities... is of secondary importance." Obviously these first seven specialists are needed. Equally obviously, but not budgeted, specialists in community organization are also needed as equally integral parts of the project.

Similarly, I am unable to figure out how the two social analysts are to be paid. Are they borrowed from other agencies part time?

I naturally applaud the use of community organization people in a project whose fundamental goal is helping people create better communities within their limited means; and I applaud the idea of having the complex social process of community development closely and professionally observed in time to try to make the process more effective. But in an African social setting, and in any governmental social setting, volunteers, free workers, or people in outside agencies lack an adequate platform, whatever their professional competence, to make their own special contribution.

Messrs. H.B. Dunkerley and L. Moss

April 28, 1972

For example, how soon could the Dutch anthropologist now in Dakar begin working on this project? The very good notions put forth in part B of this Annex on Organization should be examined now to see how they might work. The notion of using local indigenous forms of organization is clearly sound. But how do quartier units in fact function in urban life in Dakar and Thies? Are they traditional village structures? Do they work in urban settings? Can they be made to work for innovative functions? Can an "advisory council" actually advise a chief and represent the people of a quartier? It is not too late to modify some of these good principles of community organization if they cannot work. What sort of attention have previous missions to Dakar given this matter compared to gathering data such as appear in over 50 tables in this report?

Again, I applaud the intent of the project and the report, as stated in the preamble. It is the budgeting that can undo the preamble.

Might the chief and his advisory council over-lap and conflict with the intended duties of community organization people? This point is probably much clearer to those who wrote this report, but is it clear to officials in Dakar?

Repeating my earlier concern about the dangers of ignoring tribal or ethnic ties, para. 13 in Annex 9 makes the point vividly clear. Prospective occupants would never be willing or able to "agree to joining a local savings and credit association and be willing to participate in community development activities" if these associations and activities required them to cross hostile ethnic lines. It is especially important for Bank people to appreciate the reluctance of 'modern-minded' African officials to raise such matters, which just make such matters more serious as potential causes of failure.

Jingersoll:aj

cc: Messrs. Sadove, Vergin, Strombon

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April 28, 1972

Re: H.B. Dismore and J. Moss

For example, how soon could the British anthropologists now in
Dahar begin working on this project? The very good material put forth
in part B of this Annex on organization should be examined now to see
how they might work. The notion of using local indigenous forms of
organization is clearly sound. But how do quarters within in fact
function in urban life in Dahar and Tihaz? Are they traditional villages
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for innovative functions? Can an "advisory council" actually advise a
chief and represent the people of a quarter? It is not too late to
modify some of these good principles of community organization if they
cannot work. What sort of attention have previous missions to Dahar
given this matter compared to gathering data such as appear in over 30
tables in this report?

Again, I applaud the intent of the project and the report, as
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tribal or ethnic lines, part 13 in Annex 9 makes the point vividly clear.
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a local savings and credit association and be willing to participate in
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required them to cross hostile ethnic lines. It is especially important
for Bank people to appreciate the reluctance of "modern-minded" African
officials to raise such matters, which just make such matters more serious
as potential causes of failure.

11/10/72

cc: Messrs. Sababu, Vengia, Strachan

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OUTGOING WIRE

TO: MONSIEUR LA CHAISE
MINISTERE DES FINANCES
DAKAR

DATE: APRIL 27, 1972

CLASS OF
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COUNTRY: SENEGAL

Rev
Madame

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AUTHORIZED BY: Mr. Heinz Bachmann

NAME

DEPT. Western Africa

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TO MONSIEUR LA CHAIR
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COUNTRY: SENEGAL

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INTERNATIONAL DEVELOPMENT
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TO: MR. J. YENNY
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DATE: APRIL 27, 1972

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DATE APRIL 27, 1972

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TO: M. FRUITET CAISCO
(CAISSE CENTRAL DE COOPERATION ECONOMIQUE)
(223 BOULEVARD ST. GERMAINE)
PARIS 7

DATE: APRIL 25, 1972

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SENEGAL STOP RECONNAISSANT CABLER VOTRE ACCORD MERCI

STROMBOM
CHEF DIVISION
PROJETS URBAINS

ENGLISH TRANSLATION - NOT TO BE SUBMITTED

Messrs. Moss and Yenny arriving Paris 5 May. Wish to meet with
CCCE to discuss their appraisal report Senegal Site and Services Project
Stop Please cable your agreement.

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AUTHORIZED BY:

NAME Mr. D. Strombom

DEPT. Special Projects Department

SIGNATURE *D. Strombom*
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DATE: APRIL 25, 1972

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TO: M. FRUITET
(CAISSE CENTRALE DE COOPERATION ECONOMIQUE)
(223 BOULEVARD ST. GERMAIN)
PARIS 7

COUNTRY: FRANCE

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POUR DISCUSSION LEUR RAPPORT EVALUATION PROJET PARCELLES ASSAINIES
SENEGAL STOP RECONNAISSANT CABLER VOTRE ACCORD MERCI

STROMBOM
CHIEF DIVISION
PROJETS URBAINS

ENGLISH TRANSLATION - NOT TO BE SUBMITTED

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OOCC to discuss their appraisal report Senegal Site and Services Proj.
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NAME: Mr. D. Strombom

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EN RAISON ABSENCE DIRECTEUR URBANISME HONNEUR VOUS PROPOSER
SEMAINE DU 8 AU 13 MAI POUR SEJOUR MISSION DEVAL YENNY MOSS ET
DENNING STOP HAUTE CONSIDERATION STOP ET FIN

MADIENG KIAKHATE

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Mr. Diakhate
on April 24
1972

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cc Senegal - Terms of Ref.

INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL DEVELOPMENT ASSOCIATION

OFFICE MEMORANDUM

TO: Messrs. J. Yenny and L. Moss DATE: April 24, 1972
FROM: D. Strombom *DS*
SUBJECT: SENEGAL - Site and Services Project Pre-Negotiation Mission
Terms of Reference

1. On or about April 25, 1972 you will travel to Senegal for about a week where you will join Messrs. Denning from Western Africa Department and Duval from Legal Department (separate Terms of Reference). The purpose of the mission is to discuss with the Government the project features which have been developed in detail since the appraisal mission and to resolve any outstanding questions.
2. In particular, the points to be discussed are:
 - (a) the reorganization of OHLM, in particular our proposal for a Technical Assistance Section and a Monitoring Committee;
 - (b) the proposed technical assistance in relation with (a) above;
 - (c) the community organization, in particular:
 - (i) the organization of local groups to collect mortgage payments (savings and loans associations); the attitude of the Government toward this system; and its compatibility with Senegalese law on financial establishments;
 - (ii) the qualifications and availability of staff from the Ministry of Youth and Sports (Promotion Humaine).
 - (d) the financing plan for the project including the creation of a revolving fund in the site and services division of OHLM, the basis for establishing monthly payments, the lowest income level to qualify for a project site;
 - (e) the condition of tenure and payment as described in Annex 10 and the building code and building permit, on which only general discussion took place during appraisal;
 - (f) the detailed cost of electrification; and
 - (g) the urbanization sector policies, and housing and related infrastructure investment programs in the light of available Government resources.

INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL DEVELOPMENT ASSOCIATION

OFFICE MEMORANDUM

DATE: April 24, 1975

TO: Messrs. J. Young and L. Hoss

FROM:

S. J. [unclear]

SUBJECT: EIMBOL - Site and Services Project - Rehabilitation Mission
Terms of Reference

1. It is about April 25, 1975 you will travel to Bangkok for about a week where you will join Messrs. [unclear] from the [unclear] Department and [unclear] from the [unclear] Department (separate terms of reference). The purpose of the mission is to discuss with the Government the project features which have been developed in detail since the [unclear] mission and to resolve any outstanding questions.

2. In particular, the points to be discussed are:

- (a) the reorganization of OIM, its relationship with [unclear] and a Technical Assistance Mission and a Monitoring Committee;
- (b) the proposed technical assistance in relation with (a) above;
- (c) the community organization, in particular:

- (1) the organization of local groups to collect mortgage payments (savings and loans associations); the attitude of the Government toward this system; and its compatibility with [unclear] or financial establishments;

- (2) the qualifications and availability of staff from the Ministry of Youth and Sports (Promotion Bureau);

- (3) the financing plan for the project including the creation of a revolving fund in the site and services division of OIM, the basis for establishing monthly payments, the lowest income level to qualify for a project site;

- (4) the condition of tenure and payment as described in Annex ID and the building code and building permit, on which only general discussion took place during [unclear];

- (5) the detailed cost of electrification; and

- (6) the [unclear] sector policy, and housing and related infrastructure investment programs in the light of available Government resources.

APR 26 11 15 AM 1975

Messrs. Yenny and Moss

-2-

April 24, 1972

3. On its return trip, the mission should stop over in Paris for one day to discuss with Caisse Centrale de Coopération Economique the financial proposal and the recruitment of qualified experts for technical assistance to be financed by the project.

4. Upon your return to Washington, you will write a combined Back-to-Office and Full Report.

JYenny:nom

cc: Messrs. Chadenet, Baum, Ripman, Lee, van der Tak, Sadove, Kirmani, Bohr, Dunkerley, Elkouby, Iverson, Venkateswaran, Kikuchi, D. Keare, McBride, Huber, Meda, Denning

Senegal - Urban Dev.

RC25

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DAKAR RP 49 24 0950 April 24, 1972

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Mr. Huber
Mr. Chauffournier

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DAKARRP 18 21 1045 April 21, 1972

LAURENCE MOSS INTBAFRAD 1818 HSTREETNW

WASHINGTONDC-20433-USA

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Mr. Moss
Mr. Sadove

INTERNATIONAL DEVELOPMENT
ASSOCIATION

INTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL FINANCE
CORPORATION

Senegal - Urban Dev.

OUTGOING WIRE

TO: M. DIAKHATE
DIRECTEUR DE CABINET
SECRETAIRE ETAT AU PLAN
DAKAR

DATE: APRIL 21, 1972

CLASS OF
SERVICE: FR

Rca

COUNTRY: SENEGAL

TEXT:
Cable No.: RE: CABLE DE M. HUBER A M. MINISTRE SECK DU 20 AVRIL STOP ARRIVEE
RETARDEE AU 25 AVRIL, VOL RK 19, 17h.30.

CLAUDE DUVAL
DEPARTEMENT JURIDIQUE
INTBAFRAD

English translation not to be transmitted

In ref. to cable of Mr. Huber to Mr. Seck dated April 20. Arrival
postponed to April 25.

NOT TO BE TRANSMITTED

AUTHORIZED BY:

NAME Claude Duval

DEPT. Legal Dept.

SIGNATURE Claude Duval
(SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE)

REFERENCE:

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Checked for Dispatch: FS

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APR 21 8 08 PM 1972
COMMUNICATIONS

COUNTRY: SENEGAL
TEXT: Cable No.

TO: M. DIARRA
DIRECTOR DE CABINET
SECRETAIRE ETAT AU PLAN
BAXAR

DATE: APRIL 21, 1972
CLASS OF SERVICE: FR

RE: CABLE DE M. WUBER A M. MINISTRE SECK DU 20 AVRIL STOP ARRIVEE
RECEVUE AU 22 AVRIL, VOL PK 19, 17H.30.

CLAUDE DUVAL
DEPARTEMENT JURIDIQUE
INTERNALE

English translation not to be transmitted

In ref. to cable of Mr. Wuber to Mr. Seck dated April 20. Arrived
postponed to April 22.

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APR 21 8 47 PM 1972
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APR 25 10 11 AM 1972

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INTERNATIONAL FINANCE CORPORATION
INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPMENT
INTERNATIONAL DEVELOPMENT ASSOCIATION

OUTGOING WIRE

INTERNATIONAL DEVELOPMENT
ASSOCIATION

INTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL FINANCE
CORPORATION

Senegal - Urban Dev.

OUTGOING WIRE

TO: BOOK OF TWO

DATE: 21 AVRIL 1972

1. MONSIEUR MOUSSE DABY DIAGNE 2. MONSIEUR S.M.
DIRECTEUR DE L'URBANISME DIOURY
DAKAR DIRECTEUR OHLM
DAKAR

CLASS OF
SERVICE: FULL RATE

COUNTRY: SENEGAL

TEXT: HONNEUR VOUS COMMUNIQUER CI-DESSOUS TEXTE CABLE ADRESSE HIER A SON EXCELLENCE
Cable No.: MONSIEUR SECK CITATION REFERENCE NOTRE ENTRETIEN TELEPHONIQUE DU DIX-HUIT
AVRIL PRIMO HONNEUR VOUS CONFIRMER QUE MISSION COMPOSEE YENNY MOSS DENNING
ET DUVAL ARRIVERA DAKAR SEMAINE DU VINGT-QUATRE AVRIL POUR DISCUTER RAPPORT
EVALUATION PROJET PARCELLES ASSAINIES STOP MONSIEUR DUVAL ARRIVERA VINGT-QUATRE
AVRIL ET MESSIEURS DENNING MOSS ET YENNY ARRIVERONT VINGT-SEPT AVRIL STOP
SECUNDO SELON RESULTAT CETTE MISSION ESPERONS ETRE EN MESURE D'ENVOYER
INVITATION OFFICIELLE AU GOUVERNEMENT POUR NEGOCIATIONS CE PROJET SEMAINE
DU QUINZE OU VINGT-DEUX MAI STOP FIN CITATION STOP TRES HAUTE CONSIDERATION

HUBER - INDEVAS

SUMMARY TRANSLATION - NOT FOR TRANSMITTAL

INFORMING ADDRESSEES OF TEXT OF CABLE SENT YESTERDAY TO MINISTER SECK
CONFIRMING ARRIVAL MISSION TO DISCUSS URBAN PROJECT

NOT TO BE TRANSMITTED

AUTHORIZED BY:

NAME Klaus Huber

DEPT. Western Africa

SIGNATURE *[Signature]*
(SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE)

REFERENCE: KHuber:jd file - Sen. Urban Project.

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(IMPORTANT: See Secretaries Guide for preparing form)

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Checked for Dispatch: *[Signature]*

INTERNATIONAL FINANCE
CORPORATION

INTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL DEVELOPMENT
ASSOCIATION

OUTGOING WIRE

BOOK OF TWO

DATE 21 APRIL 1972

TO: MONSIEUR HENRI DARY DIACH S. MONSIEUR S.M.

CLASS OF DIRECTOR DE L'ADMINISTRATION

SERVICE DIRECTEUR GEN. KULL RATE

DAKAR

COUNTRY: SENEGAL

TEXT: Cable No.

MONSIEUR VOUS COMMUNIQUER CI-DESSOUS TEXTE CABLE ADRESSE N° 1 A SON HONNORABLE
MONSIEUR SOK CITATION REPONSE NOTRE INTERET THEORIQUE DU DIX-NEUF
AVAIL PRIMO HONORER VOS CONSTATS QUE MISSION CORPOSEE YENNY MOSS DENING
ET DUVAL ABANDONNARE DAKAR SEMAINE DU VINGT-QUATRE AVAIL FOUR DIRECTEUR RAPPORT
EVALUATION PROJET PARCOURS ASSAIES STOP MONSIEUR DUVAL ABANDONNARE VINGT-QUATRE
AVAIL ET MESSEURS DENING MOSS ET YENNY ABANDONNARE VINGT-NEUF AVAIL STOP
SECONDE SOK RESULTAT CETTE MISSION ESPERONS ETRE EN MESURE D'ENVOYER
INVITATION OFFICIELLE AU GOUVERNEMENT POUR NEGOCIATIONS CE PROJET SEMAINE
DU QUATRE DU VINGT-NEUF MAI STOP KIN CITATION STOP TRES HAUTE CONSIDERATION
HONOR - INVIAS

SUBJECT: TRANSLATION - NOT FOR TRANSMITTAL
INFORMING ADDRESSEE OF TEXT OF CABLE SENT YESTERDAY TO MINISTER SOK
CONTINUING ARRIVAL MISSION TO RESUME URBAN PROJECT

NOT TO BE TRANSMITTED

RECEIVED WITH COPY DELIVERED

AUTHORIZED BY

Klaus Huber

NAME

COMMUNICATIONS

APR 20 10 11 AM 1972

APR 21 5 23 PM 1972

RECEIVED BY: Robert J. Galle - Gen. Urban Project.

SIGNATURE

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RECEIVED BY: Robert J. Galle - Gen. Urban Project.

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INTERNATIONAL DEVELOPMENT
ASSOCIATION

INTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL FINANCE
CORPORATION

Senegal - Urban Dev.

OUTGOING WIRE

TO: SON EXCELLENCE
MONSIEUR OUSMANE SECK
SECRETAIRE ETAT AU PLAN

DATE: 20 AVRIL 1972

CLASS OF
SERVICE: FULL RATE

DAKAR

COUNTRY: SENEGAL

TEXT: REFERENCE NOTRE ENTRETIEN TELEPHONIQUE DU DIX-HUIT AVRIL PRIMO HONNEUR
Cable No.: VOUS CONFIRMER QUE MISSION COMPOSEE YENNY MOSS DENNING ET DUVAL ARRIVERA
DAKAR SEMAINE DU VINGT-QUATRE AVRIL POUR DISCUTER RAPPORT EVALUATION
PROJET PARCELLES ASSAINIES STOP MONSIEUR DUVAL ARRIVERA VINGT-QUATRE AVRIL
ET MESSIEURS DENNING MOSS ET YENNY ARRIVERONT VINGT-SEPT AVRIL STOP
SECUNDO SELON RESULTAT CETTE MISSION ESPERONS ETRE EN MESURE D'ENVOYER
INVITATION OFFICIELLE AU GOUVERNEMENT POUR NEGOCIATIONS CE PROJET SEMAINE
DU QUINZE OU VINGT-DEUX MAI STOP TRES HAUTE CONSIDERATION

HUBER
INDEVAS

SUMMARY TRANSLATION - NOT FOR TRANSMITTAL

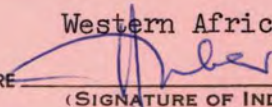
INFORMING MINISTER SECK THAT MISSION COMPOSED OF MESSRS. YENNY MOSS DENNING
AND DUVAL WILL ARRIVE DAKAR WEEK OF APRIL 24 TO DISCUSS APPRAISAL REPORT
FOR URBAN PROJECT (PARCELLES ASSAINIES)

NOT TO BE TRANSMITTED

AUTHORIZED BY:

NAME Klaus Huber

DEPT. Western Africa

SIGNATURE  (SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE)

REFERENCE: KHuber:jd file - Sen. Urban

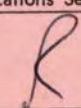
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cc: Messrs. Strombom/Yenny (Projects)
Duval (Legal)
Moussu-Rizan (Controller)
Denning (Area)

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INTERNATIONAL ASSOCIATION INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPMENT INTERNATIONAL FINANCE CORPORATION

TO: FOR EXCELLENCE
 MONSIEUR OUSMANE SECK
 SECRETARIE ETAT AU PLAN
 DAKAR
 COUNTRY: SENEGAL

TEXT: REFERENCE NOTRE TELEGRAMME DU DIX-SEPT AVRIL DERNIER
 Cable No.: VUS CONTIENNE QUE MISSION COMPOSEE YANN MOSS DENNING ET DUVAL ARRIVERA
 DAKAR SEMAINE DU VINGT-QUATRE AVRIL POUR DISCUTER RAPPORT EVALUATION
 PROJET PARCELLES ASSAINIES STOP MONSIEUR DUVAL ARRIVERA VINGT-QUATRE AVRIL
 ET MISSIONS DENNING MOSS ET YANN ARRIVERONT VINGT-SEPT AVRIL STOP
 SECONDE SEMAINE ENVIRONNAT CETERA MISSION ESPERONS ETRE EN POSSESSON D'ENVoyer
 INVITATION OFFICIELLE AU GOUVERNEMENT POUR NEGOCIATIONS DE PROJET SEMAINE
 EN COURS DU VINGT-SEPT MAI SONT TRER MAJOR CONSIDERATION

URGENT
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DISPATCHED
 APR 20 27 27 PM 1972
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SENGAL TRANSMISSION - NOT FOR TRANSMISSION
 INFORMING MINISTER SECK THAT MISSION COMPOSED OF MESSRS. YANN MOSS DENNING
 AND DUVAL WILL ARRIVE DAKAR WEEK OF APRIL 24 TO DISCUSS APPRAISAL REPORT
 FOR URBAN PROTECT (PARCELLES ASSAINIES)

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AUTHORIZED BY: NAME: Elana Hubert DEPT: Western Africa SIGNATURE: REFERENCE: Khat-jd file - Sen. Urban ORIGINAL (File Copy) REPRODUCTION: See Remarks, Guide to processing forms	CLEARANCE AND COST DISTRIBUTION col: Messrs. Stambouk Ferry (Project) Deval (Legal) Monner-Besan (Controller) Denning (Aves) RECEIVED CENTRAL FILES APR 24 11 11 AM 1972
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OFFICE MEMORANDUM

TO: Files

DATE: April 20, 1972

FROM: Klaus Huber *KH*SUBJECT: SENEGAL - Telephone conversation with Minister Ousmane Seck

1. I phoned Minister Ousmane Seck yesterday to inquire about (i) the timing of the forthcoming railway negotiations and (ii) the timing of a mission to visit Senegal to discuss the urban project and subsequent negotiations in Washington.
2. After explaining to Minister Seck how crucial it was to avoid slippage of the railway project into the next fiscal year, in view of the seven projects included in the operations program for FY1973, he agreed to have the negotiations in the week of May 8, 1972, rather than May 15, as he had proposed in his cable of April 17, 1972. The Minister will be leading the Senegalese delegation. In order for him to get Cabinet approval on the main conditions of the loan/credit prior to negotiations, he proposed, and I agreed, that we would send him, prior to May 1, the French translation of the relevant parts of the Appraisal Report we normally distribute during negotiations. He also informed me that the Cabinet had approved the debt clearance operation suggested by the Bank for the railways, converting the balance in favor of the Government into a long-term government loan to the railways.
3. I informed the Minister that we envisaged sending a mission, headed by Mr. Yenny, to Senegal in the week of April 24 to discuss the Urban Project prior to negotiations. He welcomed this idea and assured me that he would be available for discussions during that week. He also inquired whether the urban project was sufficiently advanced to allow negotiations in the week of May 15, since he intended to lead the negotiating team for that project as well. We agreed that the final decision on the timing of these negotiations would be taken in the light of the outcome of the Yenny mission to Senegal.

KHuber:jd

cc: Messrs. Strombom/Yenny
Oursin
T. Jones
Koromzay
Denning

Mr. H. Dunkerley

April 19, 1972

L. Moss *LM*

Senegal Site and Services Project,
IDA and UN Technical Assistance

1. While at the UN Centre for Housing, Building and Planning this week please convey to them the attached material on technical assistance from our draft appraisal report for comment. Also, ask that they include in the detailed job specification for their Housing Policy and Programming expert reference to consideration of ways, within the context of a national housing program, to reduce (1) squatter settlement eradication and (2) public expenditure on middle income housing, through such means as establishment of a national mortgage bank and savings and loan systems.
2. Please inquire also into the expected date of appointment of the two UN experts, and whether our mission to Senegal next week can assist them in this matter.

Attachment

LMoss:yhk

cc: Messrs. Strombom, Yenny, Carrere

1972 15 32 641335

CBM: 15 32 641335

April 19, 1972

Mr. H. Danksley

L. Moss

Senegal Site and Services Project,
IDA and UN Technical Assistance

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2. Please inquire also into the expected date of appointment of the two UN experts, and whether our mission to Senegal next week can assist them in this matter.

Attachment

IMB:YHK

cc: Messrs. Strombon, Yenny, Carere

APR 21 12 35 PM 1972

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CENTRAL FILES

2 senegal - Wilson Development
Central Files

Senegal - Urban Dev

OUTGOING WIRE

TO: DR. R. R. BERGH
UNIVERSITE DE DAKAR, IFAN
B. P. 206, DAKAR

DATE: APRIL 18, 1972

CLASS OF
SERVICE: LT

COUNTRY: SENEGAL

Rca

TEXT:
Cable No.: THANK YOU FOR YOUR LETTER 9 MARCH 1972 AND PROVISIONAL PLAN OF OPERATIONS FOR YOUR CAP VERT RESEARCH STOP MR YENNY AND I WILL VISIT DAKAR 28 APRIL TO 3 MAY AND WISH TO DISCUSS RELATIONSHIP OF YOUR RESEARCH TO WORLD BANK PARCELLES ASSAINIES PROJECT STOP PLEASE ADVISE US BY CABLE YOUR AVAILABILITY THAT WEEK STOP REGARDS

MOSS
INTBAFRAD

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AUTHORIZED BY:

NAME D. A. Strombom

DEPT. Special Projects

SIGNATURE *D. A. Strombom*
(SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE)

REFERENCE: LMoss:yhk

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APRIL 18, 1972

DATE

CLASS OF

SERVICE

RE

DR. R. E. HERNAN
UNIVERSITE DE DAKAR, IRAN
B. P. 206, DAKAR

TO:

SENEGAL

COUNTRY:

TEXT
Cable No.

PLEASE ADVISE US BY CABLE YOUR AVAILABILITY THAT WEEK STOP RESEARCH
OF YOUR RESEARCH TO WORLD BANK PARCELLES ASSIGNED PROJECT STOP
VISIT DAKAR 28 APRIL TO 3 MAY AND WISH TO DISCUSS RELATIONSHIP
OPERATIONS FOR YOUR CAP VEST RESEARCH STOP MR YENNY AND I WILL
THANK YOU FOR YOUR LETTER 9 MARCH 1972 AND PROVISIONAL PLAN OF

MR
INTERVISED

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SECTION

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Mr. Claude Hubert

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DEPT

SIGNATURE

REFERENCE

D. A. Stomberg

APR 13 1972
APR 18 8 17 PM 1972
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IMOS:jmc

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OFFICE MEMORANDUM

TO: Mr. Douglas Keare

DATE: April 17, 1972

FROM: Pamela Brigg *PB*

SUBJECT: Senegal: Appraisal of a Site and Services Project, April 10, 1972 draft

A. Specific points for improving or clarifying this draft

1. Why distinguish between the US\$12 million project (para. vii) and the US\$1.3 million complementary program (viii), especially when paras. ix and 4.16 refer to total project expenditures of US\$13.3 million?
2. No mention is made of the expected effect of the project on the rate of net in-migration to Dakar or Thies.
3. Annex 2. Discussion of temporary vs. permanent employment is somewhat ambiguous. Why is no definition of temporary employment given? The projection of temporary employment might be based on a fifth assumption, i.e. that it grows at a rate faster than that for permanent employment (para. 10). Why is 1969 income distribution given only for temporary employment (p.9).
4. What is the basis for assumption that 90% of Dakar households will have a steady income in 1980? (Annex 3, para. 4).
5. No mention is made of how OHIM will determine if the monthly income of an applicant for a serviced lot actually falls within the eligible range (US\$57 to 145 equivalent) and how steady this average is and will be.
6. Annex 4. No figures are given for the existing fares for alternate modes of transportation between Dakar and Pikine and no estimates for fares between Dakar and the project area.
7. There is no discussion of the tribal, ethnic or religious differences of the target population.
8. Monthly payments for lots and public housing are in US\$ equivalents (para. 6.13) while household income distribution figures throughout the annexes are in CFAF. Can CFAF figures be added to text to make comparison easier.
9. Dakar Irregulier (para. 2.16) and LMN (3.11) are not indicated on Map 4.
10. Can net residential density figures be given for areas discussed in paras. 2.13 and 2.15 as they are for those in 2.10 and 2.12?

B. Comparing cost of project to other "low-cost housing" solutions

1. The total cost, the breakdown of this cost, and the rate of subsidy for this project, the "public housing" program, and the eradication of squatter settlements program is not clear.

a. This project. No estimate of the market value of the land being used (both that already owned by the government and that to be purchased) is given. No rate of subsidy is given, presumably a comparison of (1) the value of the land already owned by the government plus the US\$13.3 million project expenditures plus annual recurrent expenditures of the government of US\$1.6 million (para. 4.16) and (2) the estimated payments to be made by the settlers (para. 5.12-5.13) with discounting would accomplish estimating this.

b. Public housing program. Does the average cost per unit of US\$5,100 (para. 3.02) include management cost, interest, maintenance and operating costs and education, health and recreation costs? What about annual recurrent expenditures? Can the rate of subsidy be calculated?

c. Squatter settlement eradication program. Some 30,000 people are scheduled to be removed and resettled starting March 1972 (para. 3.11) and some 75-80,000 people removed over the next few years (Annex 3, para. 14). Can the cost of eradication and resettlement be estimated as well as the cost of rehabilitation for the area being razed? Is the cost of rehabilitation low enough to reach the poorest 40% of the population of Dakar?

C. Information/Data useful for further projects which could be collected as a part of this project.

1. Estimate of secondary benefits - health improvement, worker productivity increase, and increased effectiveness of education.

2. The current level and rate of unemployment in Dakar and Thies and the effect of the project on unemployment. The number and types of jobs (and duration of employment) created by the project.

3. Figures to support the argument in para. 6.10, i.e. cost savings in supplying infrastructure and community services to well planned site and services project area vs. others spontaneous squatter settlements.

4. Indication of how much cash and kind squatters in target population are now saving and whether this amount increases as a result of the project.

6. Identification of the social and political factors in squatter areas which are crucial to the success of this type of project, e.g. the identification of existing leaders in squatter settlements and mobilization of them toward the success of the project.

PBrigg:bn

h. Indication of how much cash and kind squatters in target population are now having and whether this amount increases as a result of the project.

i. Indication of the social and political factors in squatter areas which are likely to be sources of this type of project, and the identification of existing leaders in squatter settlements and indication of their attitude toward the success of the project.

PH:gr:ba

APR 20 9 25 AM 1972
COMMUNICATIONS
UNIT

DANIEL CHARLES LEFEBVRE, SR

Consultant

659-8630

*1825 Jefferson Place NW
Washington DC 20036*

LEFEBVR 440231
INGEROUT PARISV
04/14/72 1103 EST
LEFEBVR 440231
LEFEBVR 440231
BCEOM Z 25618F

14.4.72

DAKAR TRAMES ASSAINIES

VENONS DE RECEVOIR ACCORD DIRECTION URBANISME POUR TRANSMETTRE
RAPPORT A BIRD STOP DOSSIERS PEUVENT DONC ETRE REMIS OFFICIELLEMENT
STOP DEUXIEME PARTIE VOUS EST ENVOYEE CE JOUR

M. SINTES

LEFEBVR 440231
BCEOM Z 25618F

cc: M. Jenny

UD. File
Senegal

14.4.72

Credit 336-SE

tegr.797-3311/Msng.-7522/Infor.-7550/Telex-7590

ITT World Commu.

Mr. Roger Chaufournier

April 14, 1972

Klaus Huber

Senegal - Site and Services

1. This memorandum is intended to highlight the major issues involved in the Senegal Site and Services Project.

Issues for Western Africa Department

2. Can Senegal afford a project of this size at this time? Total project cost (including the "project proper" and "complementary public expenditures") is \$10.1 million, plus taxes of \$2.6 million and land acquisition of \$0.4 million. If we make an IDA contribution of 80% of total project cost (i.e. \$8.1 million), the Government must contribute \$2.1 million in capital costs plus land acquisition cost of \$0.4 million. Operating costs are estimated at \$1.6 million (para. 4.16) which the Government must bear. Looking at these figures in the perspective of the availability of Government resources and present investment expenditures, the Site and Services project is likely to create a substantial burden on Government finances. Annual investment expenditures under the project are roughly equivalent to 6% of the Government's present investment program, but over 50% of recent annual investment expenditures in housing, education and health in the Dakar area. Current expenditures resulting from the project are estimated between 6 to 12% of projected incremental revenues over the next few years.

3. As it is presented now, the Appraisal report does not face up to this issue, although in several places there are recommendations regarding the Government's housing policy, other site and service projects and the removal of squatter settlements (see para. below) which have a bearing on this issue.

4. Past Bank economic reports have been critical of the Government's tendency to overinvest (planned investments rather than actual expenditures) in the housing sector. Under those circumstances, one should seriously consider, given the Government's resource limitation for some time to come, whether the high Project expenditures would not be much more defensible on the basis that they are not additional but would result in a more rational utilization of presently allocated resources to the housing sector. By spending the same amount for site and services rather than expensive middle class housing, a much greater impact could be made to resolving the overall housing problem.

5. A few comments on the Government's housing policy may illustrate this point. This is discussed in the appraisal report in paras. 2.19, 3.02, 3.14 and 5.02. Since 1960, the Government has built 7,400 subsidized housing units at an average cost of \$5,100 per unit. Though subsidized, only the top 20% of the population can afford these units. The Third Plan set a goal of 4,500 units for the period 1969-1973, implying a sharp increase in the rate of construction. As of mid-1971, 1,500 units had been completed. A further 2,700 units are scheduled for completion by mid-1973. The Loan Committee paper in February 1971 (para. 12) said that the site and service program would enable the Government to forego investment in housing. So far, however, it seems that their plans are to increase housing expenditure rather than decrease it.

6. The appraisal report recommends that the Government adopt new guidelines for the OHIM housing program (paras. 3.14, 7.03(b)) which would:

- (a) raise rents to reduce the subsidy element,
- (b) lower housing design standards,
- (c) set the level of production in line with the need, i.e. the number of people who want housing units and who can afford to for them.

These guidelines however assume the Government will be able to afford to meet the need, however big that need is. This issue is all the more critical in view of the heavy government expenditures involved in the site and service project.

7. Other site and service projects. The Government is currently constructing a site and service project in Dakar to receive the squatters who are to be forcibly relocated. The appraisal report does not give costs though it is thought to provide much lower level of services than in our project. Nor does the appraisal report give information on the Government's future plans for site and service projects, though as noted ~~the appraisal report~~ they envisage other site and service projects as necessary if the Government continues with its present policy of squatter removal.

8. Although we do not now have a rational basis for determining what exactly future housing investment should be or the Government can afford, it seems essential that we reach an understanding with the Government, either during negotiations or through regular consultations, about the appropriate level of investment in housing. If the site and service project is carried out as presently and the present level of housing expenditures is considered as the limit, this is likely to result in a reduction of the present housing activity of OHIM (see para. above), which may not be acceptable to the Senegalese. An alternative would be to reduce the size of the Site and Service Project.

9. Similarly, the Appraisal report does not seem to be going far enough in insisting that (a) OHIM's rents and mortgages for its present housing activity should cover costs and standards be lower (para. 3.14) and (b) the Government should abstain from squatter settlement eradication (paras. 3.10 - 3.13), both of which are a substantial drain on scarce resources.

10. Squatter settlements: You will recall that we raised this issue with Mr. McNamara on his trip to Senegal, although he did not discuss the matter with President Senghor. The appraisal report (paras. 3.10-3.13, 7.03(a)) recommends that Government should

"(a) reconsider its policy of squatter settlement eradication (paras. 3.10-3.13). Should the Government insist upon total removal of major squatter settlements, assurances should be obtained that -

i) Government would make other provisions for relocated households so as not to have detrimental effects on the project; and

ii) the project would not be used to encourage further eradication at other settlement areas".

These "other provisions" essentially mean other site and services projects. Some members of the appraisal team would like to go further and ask for a specific agreement on the Government's policy on relocation of squatters. Mr. Sadove, however, takes the view that we cannot expect to effect such a change in Government policy. If we should decide to try, it will certainly be difficult because President Senghor is behind the directive to get rid of the squatter settlements.

11. IDA credit: At the last CPN review we had this project down for an IDA credit of \$5 million. The appraisal report recommends an IDA credit of \$7.5 million (this is what we have been putting in our timetables). The appraisal report excludes certain "supplementary" expenditures from the "project proper". These supplementary expenditures are mostly for primary infrastructure and are necessary for the project. We think they should be included in the project. If we include them and retain the principle of IDA financing 80% of project cost net of taxes and land acquisition, we arrive at an IDA credit of \$8.1 million. In combination with the earlier railway project which involves an IDA credit of \$3 million, IDA lending for FY1972 would total \$11.1 million, as compared to the decision at the CPN review to limit IDA lending in FY1972 to \$10 million.

Project Issues

12. Repayment mechanism: A crucial element in the project is the fact that the Government should recover its investment in the project over 15 years at 7 1/4 percent. OHIM will be primarily responsible for recovering these rent payments but they will try to mobilize cooperative savings and loan associations which would be collectively responsible for individual defaults. This is described in Annex 9 but the feasibility of setting up these associations has not really been determined (see e.g. footnote 1 of page 4 of Annex 9). We could easily find that it was not possible for legal or administrative reasons to set up cooperatives.

13. Project management: The focus of the appraisal report is on constructing the project. The question of how it will be run is somewhat vague, particularly the relationship between OHIM and the Ministry of Youth and Sports (Annex 9, para. 17). OHIM is strongly criticized for its performance in the past, though according to the appraisal report it will handle this big new project.

14. Financial plan: The appraisal report recommends that the IDA credit be passed on to OHIM as equity which, when repaid, would constitute a revolving fund within OHIM to finance the longer term national program of site and service projects. This recommendation, which was initially suggested by us, is also the choice of the Senegalese Government. However, it departs from the typical Bank practice of lending funds on commercial terms.

Conclusions

15. There are three types of consideration:

- (a) can we defend the project from the area department point of view at the Board?
- (b) has projects department adequately appraised this project?
- (c) if we try to make changes at this point, what will be the effect on the timetable?

16. It seems to us that we can only make a proper defense of the project if we tackle the difficult issues of housing policy, squatter settlements and overall level of urban investment. It is very likely, however, that if we do take up these issues, the process of persuading Projects Department and the Senegalese will push this project into the next fiscal year.

17. As to the adequacy of the appraisal report, we feel that, as a result of the speed with which the project was prepared and its novelty, the report falls short of the standards normally achieved in the Bank, particularly on the questions of repayment and management. If we go ahead, I think there is a fair chance that the loose ends will be tied together somehow. If therefore the project is approved by Projects Department Front Office (whose review is scheduled for Monday, April 17), we feel we should try to solve the shortcomings as we go along. We should point out, however, that this procedure runs the risk of having to restructure the project in two or three years' time, if things go wrong.

Kilber/SDenning/tb/seb

cc: Mr. Cheek

VLS 12 10 25 WH/ISS

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Kilber/Edmund/tp/sep

cc: Mr. Cheek

APR 10 10 52 AM 1972
CHIEF
FILES

Mr. Warren C. Baum

April 14, 1972

R. W. Van Wagenen

SENEGAL - Site and Services - Yellowcover

1. The opportunity for staff training is taken advantage of at the management level, where it is apparently most needed (4.10 and Annex 6). However, it is not clear why the expert in housing management and program development is the only one who is required to train a counterpart to replace himself, while the other four experts ~~Annex 6, para. 2. b), c), d), and e).~~ are not required to train their expatriates, according to Annex 6, para. 2. b), c), d), and e).

2. As there are so many kinds of small contractors needed for the infrastructure (4.22 and 4.23), might there be an opportunity here for training of contractors by an expatriate expert, following the innovation in the Yemen and the Ethiopian (5th.) Highway loans that are coming up soon?

3. Might not the Population Projects Department want to inject some of their educational work into the health centers to be established? (4.08 and Annex 27, paras. 26 and 27.) I believe this report was not checked with them, although it was checked with Education Projects Department and with Water Supply Division for the elements in those fields.

RWVW:pfa *rw*

cc: Messrs. King
Strombom
Baldwin

Mr. D. Strombom

April 14, 1972

J. Yenny and L. Moss

SENEGAL: Site and Services Project

1. Area Department has sent a memorandum (see attached) proposing a timetable for this project. They are suggesting that the appraisal team accompany Mr. Denning to Senegal during the April 24-28, 1972 week to assist the Government to prepare negotiations scheduled for May 22-26, 1972. The mission would both inform Government on the details of the project that it has developed since it returned from appraisal, and obtain Government reaction on them and resolve a number of outstanding questions.
2. Given the complexity of the project, it would be advisable to pre-negotiate some of its aspects, particularly community organization, in the field, where responsible persons of the various agencies concerned would be available, since it cannot be expected that they would all come to negotiations in Washington. Also, the extremely tight schedule between now and board presentation makes it imperative that negotiations in the Bank be limited to about one week. This would be more possible if the Government fully understands beforehand the subject matter of the negotiations. Furthermore, information promised by Government during the appraisal mission has not been received, despite several subsequent inquiries by letter and area missions. Given previous experience with Senegal, it appears that the only way to obtain these answers is to go there (cost of electrification, revised cost of septic tank, proposed reorganization of OHLM).
3. The major points to be discussed are:
 - (a) the reorganization of OHLM, in particular our proposal for a Technical Assistance Section and a Monitoring Committee. With regard to the latter, a Dutch group led by Dr. Bergh who had worked with NEDECO is presently formulating job specification for a 2-year research project in relation to the settlement of low-income people and self-help housing in the Dakar area. Informal discussions should be conducted with them and then with the Government to define the role they could play in monitoring the project development;
 - (b) the proposed technical assistance in relation with (a) above. Explain why we think it's necessary, when various experts would be needed, and counterpart personnel requirements;

April 14, 1972

- (c) the community organization, in particular:
 - (i) the organization of local groups to collect mortgage payments (savings and loans associations). What is the attitude of the Government toward using this system? Would such a system be compatible with Senegalese law on financial establishments? (It is recommended that Mr. Duval from Legal Department join the mission).
 - (ii) the qualification and availability of staff from the Ministry of Youth and Sports (Promotion Humaine).
- (d) the financing plan for the project including the creation of a revolving fund in the site and services division of OHLM, the level of monthly payments, the lowest income level to qualify for a project site;
- (e) the condition of tenure and payment as described in Annex 10 and the building code and building permit on which only general discussion took place during appraisal;
- (f) the detailed cost of electrification.

4. Area Department has proposed that a translation of Chapters 4 and 5 and Annexes 6, 9, 10 and 11 of the Appraisal Report be given to the Government by the mission upon its arrival in Dakar, and their reaction on any other points not listed above would also be sought before the mission returns.

5. The mission should also stop over in Paris for one day en route to Dakar for discussion with CCCE, particularly on the financial proposal. CCCE has been lending money to OHLM for its housing program, has been very interested in our project, and has asked to be informed of the results of our appraisal. Government had also expressed concern (Prime Minister's letter of September 23, 1971 to Mr. McNamara) that financial constraints on OHLM that might result from the project would jeopardize their borrowing capacity vis-a-vis CCCE.

6. An important problem will be the recruitment of qualified experts for technical assistance. They have to be French speaking and CCCE may possibly be of assistance in identifying potential candidates. Regarding this last point, the mission would also contact Mr. Max Stern, Director of a French governmental cooperative agency.

JYenny:nom

cc: Messrs. Huber, Denning, Duval

Senegal. Urban Dev.

le 13 avril 1972

Monsieur le Directeur,

J'ai l'honneur de vous transmettre ci-joint une copie d'une lettre que nous venons d'adresser à Son Excellence Monsieur Ousmane Sack au sujet du projet Parcelles Assainies.

Je vous en souhaite bonne réception et je vous prie d'agréer, Monsieur le Directeur, l'assurance de ma haute considération.

Klaus Huber
Département Afrique de l'Ouest

P.-j.
Monsieur Moussé Daby Diagne
Directeur de l'Urbanisme
Ministère des Travaux Publics, de
l'Urbanisme et des Transports
Dakar
Sénégal

MSDenning:seb - SEN Urban

cc: Mr. Carrère

APR 14 15 03 1972

2. *Handwritten:* Tribunal de

Le 13 avril 1972

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P.-J.
Monsieur Moussé Daby Diagne
Directeur de l'Urbanisme
Ministère des Travaux Publics, de
l'Urbanisme et des Transports
Dakar
Sénégal

M. S. Deming: sep - SEN Urban
cc: Mr. Carrière

Apr 11 12 03 PM 1972

Mr. Steve Denning

April 13, 1972

Silvia Piso-Joo

SPJ.

SENEGAL: Comments to Senegal's Appraisal of a Site and Services Project

1. I feel that the project is more concerned with the idea of testing an approach in housing rather than finding a solution to the urban problem. In this context very little attention is paid to the causes of the concentration of the population in Dakar and different alternatives to deal with the problem.

2. Considering the socio-economic benefits the project claims to have an important impact on employment and the development of small labor-intensive enterprises involved in the production of building materials. Although the project will have an impact on employment and developing certain type of industries its effect is not so important and taking into consideration the attraction that this type of housing will add to the city, I wonder if urban unemployment will not increase.

3. I also felt that the idea of the revolving fund which I find essential for the success of this particular project should not be considered secondary. Why be afraid of giving emphasis to economic considerations? I think that the main justification for the project lies in trying to make OHIM work efficiently. In this case the means: a self-help method of construction for housing.

4. Last but not least the project is finally assuming government responsibilities for part of the cost of the project without taking into consideration whether the government can afford it and secondly the success of the project relies upon the response and involvement of the families who will occupy the serviced lots without having had any insight of their reaction. What if they do not react positively?

SPiso-joo:cjf-Senegal/Urban Development

cc: Messrs. Huber
Bachmann

le 12 avril 1972

Son Excellence
Monsieur Ousmane Seck
Secrétaire d'Etat au Plan
Dakar, Sénégal

Monsieur le Ministre,

Je vous suis extrêmement reconnaissant de votre lettre du 7 mars 1972 (ref. 543) en réponse à notre télégramme de janvier, concernant l'électrification des zones du projet de Parcelles Assainies.

La prise en charge par l'Etat des coûts de l'extension des lignes haute tension et des postes de transformation lève l'indétermination qui subsistait sur les problèmes de financement de l'électrification des zones du projet. Nos services techniques, par ailleurs, ont revu les estimations chiffrées que vous avez bien voulu nous communiquer. Par comparaison avec d'autres projets similaires, les coûts suggérés paraissent relativement élevés. Ces coûts toutefois dépendent très largement des hypothèses retenues pour l'avant-projet sur lesquelles nous n'avons présentement aucun renseignement. Afin de compléter l'évaluation de cet élément du projet nous souhaiterions donc connaître ces hypothèses, notamment:

- 1) les normes d'équipement retenues;
 - a) fraction des parcelles dotées de branchement privé,
 - b) consommation attendue de courant par parcelle branchée,
 - c) densité de l'éclairage public;
- 2) l'organisation du réseau de distribution;
 - a) avant-projet du réseau ayant servi au calcul des coûts,
 - b) dimension des éléments de ce réseau.

Nous souhaiterions également recevoir le plan de réorganisation de l'OHIM que M. Dioury prévoyait de mettre au point pour la fin mars.

Nous envoyons, à titre d'information, copie de cette lettre à M. Daby Diagne.

Je vous remercie dès à présent des suites que vous voudrez bien donner à la présente requête et je vous prie d'agréer, Monsieur le Ministre, l'assurance de ma très haute considération.

Klaus Huber
Département Afrique de l'Ouest

NCarrere/SDenning:seb - SEN Urban 

Cleared with & cc: Mr. Strombon

OFFICE MEMORANDUM

TO: Files

DATE: April 11, 1972

FROM: Stephen Denning *SD*SUBJECT: Senegal - Site and Services Project

1. This memo records discussions held in Senegal on March 13-17 concerning the urban development project.

Financing plan

2. In accordance with oral instructions from Mr. Cheek, I discussed the financing plan with Mr. Diakhaté, Directeur de Cabinet au Plan (and through him Mr. Ousmane Seck, Secrétaire d'Etat au Plan), Mr. Daby Diagne, Directeur d'Urbanisme and Mr. S.M. Dioury, Directeur OHLM. I said that there were basically three possibilities:

- a. OHLM acting as mandataire,
- b. Government relending to OHLM on commercial or close-to-commercial terms,
- c. OHLM receiving funds as equity to set up a revolving fund for the national program of site and services.

3. Mr. Ousmane Seck, Secrétaire d'Etat au Plan, ruled that (c) is the best solution. I had presented the three alternatives to Mr. Diakhaté without expressing the Bank's preference. Mr. Diakhaté had earlier indicated to me that he would recommend relending, i.e. solution (b) to Minister Seck. Mr. Diakhaté was overruled by Minister Seck on the grounds that OHLM's ownership of the funds would provide sufficient motivation for them to try to collect the repayments, while at the same time providing a mechanism for financing the longer term program of site and services. Mr. Diagne had no preference for any of the three solutions. OHLM was opposed to relending but should be able to live with receiving equity. In view of Minister Seck's authority within the Government, I think it is reasonable to take this as the Government's decision.

Management of OHLM

4. Mr. Dioury's successor had not yet been appointed. Mr. Dioury has promised to look after the negotiations, though I warned him that end-April looked a little optimistic. It is ominous that no successor has been appointed. If someone suitable was going to be appointed, the Government might have named him straight away.

Repayments

5. Mr. Diagne said that it was not possible to charge for the lots in the Government's project (which should be ready in April or May) on account

of political pressures from the President's office which have not ceased, despite Mr. McNamara's visit.

National program

6. On the question of the need for a loi for the national program of site and services, the general view was that this was unnecessary (including Minister Seck, Mr. Dioury and the Conseiller Juridique to President Senghor). Article 56 of the Constitution insofar as it concerns social programs, etc. is regarded as referring only to the plan quadriennal.

SDenning:seb - SEN urban

cc: Messrs. Rovani
Raizen
Strombom
Yenny
Duval

Mr. Donald Strombon

April 11, 1972

Klaus Huber

Senegal - Site and Services Project

1. I would like your comments on the following timetable for this project:

- | | |
|--|---|
| Tuesday, April 18 | - Completion of review of yellow cover appraisal report by Area, Legal and Controllers' Departments and Front Office Projects Department. |
| Friday, April 21 | - French text of chapters 4 and 5, annexes 6, 9, 10, and 11 of the appraisal report revised in accordance with the above interdepartmental review. |
| Monday, April 24 -
Friday, April 28 | - Appraisal team discusses project with Senegalese Government in Dakar obtaining their reaction to the project as now conceived and resolves remaining questions (e.g. detailed cost of electricity). Mr. Denning would join the team on Friday morning, April 28 (coming from Guinea). |
| Friday, May 5 | - Green cover appraisal report sent to print shop. |
| Monday, May 8 | - Area memorandum submitted to Mr. Knapp. |
| Tuesday, May 16 | - Completion of draft loan documents. |
| Wednesday, May 17
(at latest) | - Issue invitation to negotiation. |
| Monday, May 22 -
Friday, May 26 | - Negotiations in Washington. |
| Monday, June 5 | - Final approval of documents by Government. |
| Wednesday, June 7 | - President's report to Mr. Knapp. |
| Tuesday, June 27 | - Presentation to Executive Directors. |

2. I think a visit to Senegal by at least Mr. Yenny and Mr. Denning is necessary, if only to acquaint the Government with the details of the project as it is now conceived. This should come before the Loan Committee so that any fundamental differences of opinion can be ascertained in advance.

3. Work in the appraisal report could presumably proceed while the mission is in Senegal so as to get the green cover to the print shop by May 5. Any points arising out of Government discussions could be covered in the Area Memorandum.

4. I am assuming that the grey cover appraisal will not be distributed with the President's Report, though this assumption may have to be reviewed in view of the project's complexity.

5. The timetable would be very tight, even for a much simpler project. But given the overcrowded lending program in FY1973 for Senegal, it is imperative that we process this loan in FY1972.

SDenning:seb - SEN Urban *SD*

cc: Messrs. Chauffournier
Cheek
Delaume
Duval

Mr. John H. Adler

April 11, 1972

Roger Chaufournier *h*

Senegal - Urban Development Project

It is proposed to postpone the presentation of this project from June 20 to June 27 as a result of the fact that the yellow cover appraisal report was distributed today instead of on March 31 as envisaged in the March timetable. This change will be reflected in the April timetable now being prepared.

SDenning:seb *PD*

cc: Messrs. Cheek
Lenfant
Stranbon

OFFICE MEMORANDUM

APR 12 1972

TO: Mr. Donald Strombom

FROM: Klaus Huber *KH*

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DATE: April 11, 1972

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SDenning:seb - SEN Urban

cc: Messrs. Chauffournier
Cheek
Delaume
Duval

OFFICE MEMORANDUM

SUBJECT: SENEGAL - Site and Services Project Appraisal Report Timetable
and Principal Issues

- (a) It is important for the success of the project that a community development program be implemented to assist the settlers to build self-help housing and carry out community welfare programs (para. 5.05-5.07). To this effect, Government should confirm the assurance given to the mission that personnel from the Ministry of Youth and Sports (Direction de la Promotion Humaine) would be assigned to the project.
- (b) It is proposed to create a new division in the existing public housing agency, OHIM, to execute and manage the project (para. 5.04) and similar sites and services programs in the future. Part of the IDA credit and the Government's contribution for financing land preparation and infrastructure for the project (except power) should be passed as equity to this new division (para. 5.11).

- (c) The settlers on the serviced sites provided under the project would be required to pay the capital cost of development (para. 5.12), the cost of management and the public water charges (para. 5.13), but the cost of social facilities such as schools and health centers would be borne by Government.
- (d) The Government has to enact a number of legal documents (para. 7.04) as a condition for effectiveness of the IDA credit. Drafts of these documents were discussed by the appraisal mission and by a follow-up mission of Legal Department. The texts should be agreed with the Government and finalized during negotiations.

These points were discussed by the appraisal mission with the Government and were accepted in principle. However, specific assurances, particularly concerning the financial arrangement between the State and OHLM, should be obtained from the Government during negotiations.

4. Other sectoral housing policy and program issues which bear directly or indirectly on the project have been discussed with Government during project preparation and appraisal. During negotiations, the Bank should reiterate its recommendations that the Government should:

- (a) reconsider its policy of squatter settlement eradication (para. 3.10-3.13). Should the Government insist upon total removal of major squatter settlements, assurances should be obtained that -
 - (i) Government would make other provisions for dislocated households so as not to have detrimental effects on the project; and
 - (ii) the project would not be used to encourage further eradication of other settlement areas;
- (b) adopt new guidelines for the OHLM housing program (para. 3.14);
- (c) continue to discuss with the Bank, during project execution, any proposed changes in housing policies and their relations to the project.

JYenny:nom

cc: Messrs. Baum, Ripman, Engelmann, J. King, Lee, Lithgow, Rovani, van der Tak, Kirmani, Churchill, Keare, Bohr, Dunkerley, Elkouby, Iverson, Kikuchi, Strombom, Huber, Denning, Bachman, Moss, Carrère

Senegal - Rural Dev

Country	Loan #	Project
SENEGAL	Credit #	Urban Development

Title and Description

SENEGAL PROJECT RUL-12
Provisional Plan of Operations (TRANSLATION)

Form No. 62-03
(12-71)

Date Mar. 28/72	Originator
-----------------	------------

With letter of

No letter - XXXXXX

Copy card for

File



Document # 975

Senegal - Industrial Estates
✓ Senegal - Urban Dev.

Mr. Jacques Yenny

March 22, 1972

Raphael Méda

SENEGAL - Industrial Estate. Project of Dakar (Pildine)

Following our conversation today, I am forwarding you a copy of a document on the above project in view of a possible inclusion of some infrastructure expenses in the appraised urban development project, as requested by the Government.

Attachment

MR KH
Méda:seb - SEN Urban

5 37 61113

Senegal. Industrial Estates
✓ Senegal. Urban Dev.

Mr. Gunther Mehlen

March 22, 1972

Raphael Méda

SENEGAL - Industrial Estate Project of Dakar

I am forwarding for your comment two documents on the above project which were handed to me by SOMEPI staff (Mr. Malhere) during my recent visit to Senegal. One of them is an official request to the German Government for financing a small-scale industrial estate (to accommodate 30 enterprises). The other is that document handed to the Bank's appraisal mission in November in view of possible inclusion of some infrastructure expenses in the appraised urban development project area (Pikine).

Attachments (2)

MR:AM
RMéda:seb - SEN Urban

1972 MAR 27 10:15

UNITED NATIONS



NATIONS UNIES

POSTAL ADDRESS—ADRESSE POSTALE: UNITED NATIONS, N.Y. 10017
CABLE ADDRESS—ADRESSE TELEGRAPHIQUE: UNATIONS NEWYORK

REFERENCE:

Credit 336-SE

20 March 1972

Dear Mr. Moss,

..... Here are copies of the job descriptions for the two UN posts in Senegal.

Summary hand-carried.
I prepared them taking into account Bob Merrill's comments as well as our recent telephone conversation. Could you let me have information on the Bank's posts? I very much hope that we can recruit and brief the experts in such a way that this very significant pilot effort will be a success.

With best wishes,

Yours sincerely,

Ludovic van Essche

Ludovic van Essche
Planning Section
Centre for Housing, Building and Planning

SPECIAL PROJECTS DEPARTMENT CORRESPONDENCE

Union File No. 10000 MAR 23 1972

Answer 1 by *not necessary* *LM*
Date: _____

Mr. Lawrence Moss
International Bank for Reconstruction
and Development
1818 H Street, N.W.
Washington, D.C. 20433

Dakar, le 10 MARS 1972

Le Directeur de l'Urbanisme et de l'Habitat

-à-

*Credit 336-SE*Monsieur D.A. Strombom
Chef, Division des Projets Urbains
Département des Projets Spéciaux

SPECIAL PROJECTS DEPARTMENT CORRESPONDENCE

Urban Projects Division MAR 21 1972

Answered: *no answer needed JV*

Date: _____

O B J E T : Voirie Primaire dans
le secteur du projetREFERENCE : votre lettre en date du
1er Février 1972

- 1) *Yenny JV*
- 2) *Imbide*
- 3) *Strombom*
- 4) *Contrat*
- 4) *UD File*

Comme vous avez pu le constater sur place la voirie primaire dans les deux premières tranches du projet ne soulève pas de problème grâce à l'existence de la route de Cambéréne et de la route des niayes dont l'élargissement de la chaussée à 9 m est déjà programmé par la Direction des Travaux Publics.

Quant au réseau primaire dans les deux dernières tranches, il continue de nous préoccuper tant du point de vue de sa configuration que de sa programmation dans le cadre du prochain plan de développement puisqu'il s'agit essentiellement de la rocade nord de Pikine et de sa liaison la plus fonctionnelle avec l'autoroute. Nous pouvons vous assurer que la réalisation de cette rocade au cours du 4eme Plan figurera parmi les opérations préorbitaires ; quant à sa liaison avec l'autoroute, elle entre dans le cadre d'une étude générale de circulation du secteur qui est en cours, vos suggestions seront largement exploitées à cet effet.

Je dois saisir l'occasion pour vous communiquer le devis du centre de santé retenu pour le projet et vous informer de la confirmation par la Direction des Travaux Publics de la possibilité d'intervention de la subdivision outillage et mécanique (S.O.M.) aux travaux de

1 million matériel à prévoir
atelier réparation
+ brigade
projet évaluation avec d'un
la pte de activité

.../...

Dakar, le 10 Mars 1972

RÉPUBLIQUE DU SÉNÉGAL
MINISTÈRE DES TRAVAUX PUBLICS
DE L'URBANISME DES TRANSPORTS
ET DES TÉLÉCOMMUNICATIONS
DIRECTION DE L'URBANISME
ET DE L'HABITAT

Le Directeur de l'Urbanisme et de l'Habitat

Monsieur D.A. Strembo

Chef, Division des Projets Urbains
Département des Projets Spéciaux

SPECIAL PROJECTS DEPARTMENT CORRESPONDENCE

Urban Proj. Division MAR 21 1972

Answer

Date

O B L E T : Voirie Primaire dans
le secteur du projetREFERENCE : votre lettre en date du
1er Février 1972

Comme vous avez pu le constater sur place la voirie primaire dans les deux premières tranches du projet ne soulève pas de problème grâce à l'existence de la route de Gambérie et de la route des naves dont l'élargissement de la chaussée à 9 m est déjà programmé par la Direction des Travaux Publics.

Quant au réseau primaire dans les deux dernières tranches, il continue de nous préoccuper tant du point de vue de sa configuration que de sa programmation dans le cadre du prochain plan de développement puisqu'il s'agit essentiellement de la rocade nord de Pikine et de sa liaison la plus fonctionnelle avec l'autoroute. Nous pouvons vous assurer que la réalisation de cette rocade au cours du 4ème Plan quinquennal permettra les opérations prioritaires ; quant à sa liaison avec l'autoroute, elle entre dans le cadre d'une étude générale de circulation du secteur qui est en cours, vos suggestions seront largement exploitées à cet effet.

Je dois saisir l'occasion pour vous communiquer le devis du centre de santé retenu pour le projet et vous informer de la confirmation par la Direction des Travaux Publics de la possibilité d'interaction de la subdivision outillage et mécanique (S.O.M.) aux travaux de

MAR 20 PM 11:14

terrassement du projet.

Cette intervention pourrait démarrer à partir du mois d'octobre et durerait 10 mois pour la 1^{ère} tranche, la dépense prévue est de 40 millions, au moins 50 % moins cher qu'à l'entreprise, l'économie réalisée dans ce lot permettrait un effort supplémentaire en direction des équipements.

Par ailleurs la Direction de l'Urbanisme et de l'Habitat a tenu avec l'Animation Urbaine et la S.O.N.E.P.I. une séance de travail pour mettre au point le plan de travail ci-après :

- recensement des sociétés et maisons prêtes à acquérir des parcelles pour leurs employés entrant dans la catégorie visée par le projet.

- dépouillement des demandes enregistrées et non satisfaites à l'O.H.L.M. pour évaluer les demandes en instance susceptibles d'être satisfaites par le projet.

- enquête et recueil de candidatures dans un arrondissement test pour dégager le comportement des populations face au projet.

- étude de la possibilité d'intervention des coopératives de bâtiment dans le projet.

Nous espérons pouvoir apporter plus de précision sur tous ces aspects du projet notamment celui des infrastructures lors des prochaines négociations.

Recevez, Monsieur le Chef de Division des projets Urbains, l'expression de ma considération distinguée. -



REPUBLICQUE DU SENEGAL
* * *
LE DIRECTEUR
Direction de l'Urbanisme et de l'Habitat

Projet Sénégal RUL - 12.
Université de Dakar, IFAN.
B.P. 206. Dakar.
Tél : 340.02. poste 62.

Urban Files:
Sengal 54/5

Credit 336-SE

Monsieur Laurence A.G. MOSS.
International Bank for Reconstruction
and Development.
1818 H. Street - 20.433 N.W.

WASHINGTON D.C.

U.S.A.

Dakar, le 9 mars 1972.

Dear Mr. MOSS,

This is to keep you informed about our research project, as I have promised you. Enclosed herewith find :

- a) The Composition of the " Commission de Coopération pour le Projet aux Pays-Bas " ;
- b) The " Plan d'Opération Provisoire ".

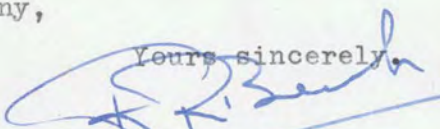
I have been informed that the Director of the " Bouwcentrum " at Rotterdam will also be a member of the Supervisory Commission in Holland. The Plan of Operations is very tentative. It is only meant to solicit the reaction of senegalese authorities. A detailed Plan of Operations will be developed in Dakar in consultation with the different institutions concerned.

Recently, I had a good discussion with the Urbanist Mr. Daby DIAGNE. He has approved our objectives and the focus on DAGOUDANE PIKINE. Moreover, he is convinced of the importance of an institutionalisation of the evaluation research. Some of his ideas, on this point have to be examined further. He told me also, that he will go to Washington shortly, in order to sign a contract with the World Bank for financing of the " Parcelles Assainies ".

But I have no idea ~~in~~ what your plans are at the moment. Could you please put me up to date ? What role could our research play in your project in CAP-VERT ?

Our project has found an office in I.F.A.N. , University of Dakar. The second member of our team, the engineer, will arrive on April 2. We hope to hear from you soon, and to meet you in Dakar. With my best regards, also to Mr. Jenny,

Yours sincerely,


Drs. R.R. BERGH.

Chef du Projet Sénégal RUL - 12.

IBRD LANGUAGE SERVICES DIVISION	
CONTROL No. E-1520/72	DATE: March 28, 1972
ORIGINAL LANGUAGE: French (Senegal)	
DEPT. Spec. Proj.	TRANSLATOR: GEA:dmcf

SENEGAL PROJECT RUL-12

PROVISIONAL PLAN OF OPERATIONS

I. Introduction

Pursuant to the oral and written communications of 1970 and 1971, the University of Dakar and the State University of Leyden signed an agreement in June 1971 to undertake a joint research project, an "Inter-University Project for Interdisciplinary Research on the Planning of Urban Extensions in Cap Vert, Senegal".

This project will be carried out under the auspices of the NUFFIC* Program of University Cooperation for Development, which is part of the Netherlands contribution to Technical Assistance for Development. It will be done in 1972 and 1973.

The general purpose of the Project, is to assist with the planning of urban extensions in Cap Vert, on the basis of an interdisciplinary investigation in which experts in the social, technical and medical sciences will collaborate.

This Provisional Plan of Operations furnishes an overview of the aims of the project and of the plan of work.

II. Aims of the Project

The Administrative Agreement specifies two research objectives, namely:

(a) an appraisal study at

*T.N.: Netherlands University Foundation for International Cooperation.

Dagoudane Pikine for more effective planning of similar types of districts in future.

(b) a study of some aspects of urbanization in Cap Vert.

The project^{is} also designed to attain two organizational objectives:

(c) institutionalization of research on the needs of urban planning

(d) training of students in the methods of field research and urban planning.

III. Origins. Points of Departure of the Project

The origins of this project are stated in the document "Provisional proposal for a socio-economic investigation of the planning of urban extensions in Cap Vert, Senegal".

The points of departure of the survey are as follows:

1. Because the scientific research is primarily a contribution to the solution of urban planning problems, it must be practical. Therefore, it must be carried out in close collaboration with the planning agencies; and must be conducted by the university agencies so as to ensure scientific methods.

2. The research must be of an interdisciplinary nature because various technical, sociological and medical factors are important in the planning of urban extensions.

3. The Master Plan for sanitation in Dakar, prepared by WHO (Senegal Project 22) contains proposals for planning urban extensions. Research under our project will be directly connected with that Master Plan and other existing development plans.

4. Because the largest urban extensions are located in Dagoudane Pikine, the investigations will be concentrated there.

5. Urbanization problems arise chiefly in planning at the level of the poorest groups of the population, which are increasing very rapidly.

It is for that reason that the research must be concentrated primarily on the planning of the lowest-income districts.

IV. Research Objectives

(a) Appraisal study:

Appraisal in this context involves the following question:

Do the urban extensions, particularly in Dagoudane Pikine, confirm to the purpose stated?

This purpose can tentatively be formulated as the determining of possible ways of providing proper, acceptable housing for the poor of the urban agglomeration.

Poor people: This means those with an income of less than CFAF 25,000 per month, in other words, those who cannot afford to live in modern districts (low-rental housing, SICAP) or in any of the developed African districts. These are the low-income groups which are growing rapidly and whose inclusion in urban society raises many problems.

Proper, acceptable housing: The acceptability of the premises is determined by:

1. the requirements of the person or the group accommodated;
2. the standards of modern African society.

They are partly determined explicitly as standards for urban extensions and are also partly implicit in the planning.

Furthermore, it also has to be ascertained whether all of the truly important criteria have been taken sufficiently into consideration. The investigation will therefore have to be centered on the criteria used for planning the urban extensions of Dagoudane Pikine.

(b) Study of some aspects of the process of urbanization at Cap Vert.

The whole problem of urban planning covers only a part of the complex process of urbanization. This process involves every aspect of human life. It is impossible to study it wholly within the framework of this project. In order to integrate the studies, they must be confined to those aspects of urbanization that concern the "housing needs" of the population. The results of the appraisal will only be of value if they are analyzed in relation to the urban development of Cap Vert as a whole.

Some of the aspects to be considered are:

The process of settlement in the city of Dakar, particularly with regard to the poorer segment of the population.

The government policy on urbanization and housing, with due regard for local needs.

The legal position of the inhabitants, as regards their place of residence, and its implications.

The function of the various kinds of district in the urbanization process.

V. The Research Problems

The following stages for the research may be outlined:

1. Study of the urbanization process, particularly as regards the people who actually settle in these agglomerations.

The survey will therefore concentrate on the following questions:

- (a) How does migration to Cap Vert occur?
- (b) How are the migrants received in the city?
- (c) How do the migrants adapt to the urban situation?

2. Description and analysis of the formal objectives concerning urban development plans at Cap Vert and the institutions concerned.

3. Description and analysis of the actual situation of urban extensions. A distinction has to be made between several types of settlements in planned and unplanned districts alike.

For proper appraisal, the analyses should be based on:

(a) a study of the actual attainment of objectives - this will be chiefly a description and sociogeographic and sociotechnical analysis.

(b) Study of independent settlement in the unplanned districts.

The central question will be: has the population found its own solutions and, if so, what are they?

(c) Study of some aspects of living conditions in the districts concerned. The central question will be what do the inhabitants themselves think of their settlement in these districts?

4. More accurate appraisal of the criteria to be used in urban planning. On the basis of the descriptions, analyses and field studies, the criteria will be improved and appraised. The following questions should be asked:

- (a) What criteria are needed for planning urban extensions?
- (b) How are the various criteria linked?

(c) What are the results of a given choice of technical, socio-economic and medical conditions?

(d) Are the proposed or desired solutions applicable in the districts concerned?

(e) What do the inhabitants think of the solutions?

(f) What improvements or changes could be made in the present planning?

In order to answer these questions, it is necessary to find and develop a framework into which all of the important criteria will be systematically introduced. Annex II below offers a tentative proposal for such a framework.

VI. Methods of Research

The formal objectives will be described and analyzed on the basis of studies of existing documents and interviews with the authorities concerned. The actual situation will be described and analyzed on the basis of existing reports and studies, and will require observations regarding the extent of the fields of research.

In order to study the independent settling of the population (as, for example, in irregular Pikine) and especially the subjective opinions of those living in these settlements, several surveys will have to be conducted in the various types of districts.

Case studies and case histories are among the most useful methods of examining the urbanization process.

To study the migration process, coordination with studies in progress will be required.

Also, for medical studies, certain districts will have to be surveyed to determine the prevalence of certain water-borne diseases.

VII. Area of Research

The research must be focussed on Dagoudane Pikine and its extensions, because that is where the poorer people settle. Moreover, there are some areas in the city of Dakar which should be included in the investigation:

(a) There are a few settlements around the city of Dakar, such as Quakam, Grand Yoff and Grand Médina. The importance of these centers in the overall urban plan and how they are to be covered in the research plans must be ascertained.

(b) The shanty towns of Dakar present a special problem, but are, nevertheless, closely connected with the planning of the Pikine extensions.

The shanty towns in question are particularly those along the highway and in Fass. The Government is trying systematically to eliminate them to make room for modern districts, but they are still serving as a receiving center for many migrants.

ANNEX I
SENEGAL PROJECT RUL-12
PROVISIONAL WORK PLAN

- I. First phase: January 1 - April 1, 1972.
 1. General preparation and on-the-spot organization of the project.
 2. More precise delimitation of the area of research and provisional work plan.
 3. Preliminary description of the formal aims of urban development.
- II. Second phase: April 1 - August 1, 1972
 1. Provisional analysis of the aims of urban planning.
 2. Preliminary description of the actual situation in the research area.
 3. Provisional analysis of the medical aspects of the research.
 4. Coordination of members of field team.
 5. Detailed work plan for field investigation, with priorities.
 6. Specification of research problems for student participation.
- III. Third phase: August 1, 1972 - January 1, 1973
 1. Field investigations in accordance with the work plan.
 2. Student participation in the research.
 3. Report of results of the research.
 4. Provisional proposal for institutionalizing the research.
- IV. Fourth phase: January 1 - July 1, 1973
 1. Field investigations in accordance with work plan.
 2. Student participation in the research.

3. Completion of medical studies.
4. Reporting of research results.
5. Final proposal for institutionalizing the research.

V. Fifth phase: July 1, 1973 - January 1, 1974

1. Completion of field investigations.
2. Summary report.

ANNEX II

SENEGAL PROJECT RUL-12

PROVISIONAL FRAMEWORK FOR THE CRITERIA
TO BE USED IN URBAN PLANNING

I. General

1. Demography

Rate of growth, demand for housing, distribution by age group, migration.

2. Development

Natural condition of land, soil, climate, etc., allotment of the different areas, relation to the areas where the inhabitants work.

3. Manner of settlement

Concentration or deconcentration of socio-economic strata or other (ethnic) groups, conditions of settlements and allocation of lots, division into types of district (evolving, static)

4. Infrastructure

Connections to the various services, communications with the areas where the inhabitants work, economic, sanitary, medical, educational, sociocultural and other public facilities, the relation between the districts as regards such facilities.

5. Legal Aspects

The legal position of the inhabitants, other conditions of land occupancy.

6. Financial Aspects

Participation of inhabitants in the financing of the districts

(sale of lots) and in financing basic facilities, supply rates (public drinking fountains (B.F.), maintenance of public conveniences, etc.), credit regulations.

7. Organizational Aspects

Types of organization in the districts, organization of supplies and maintenance, organization for allocation of lots.

8. Housing Aspects

Space, control of housing construction, construction by occupant.

II. Structure in the Districts

1. Natural Condition of the Land

1. Structure of the soil, climate (wind, rain), specific use of the land (truck farming) building and population density.

2. Facilities

Number, location and extent of facilities: economic (markets, stores), sanitary (public fountains, public convenience, sewers) medical (dispensary), sociocultural (mosque, recreation field), other (roads, buildings).

3. Housing units

Width of lots, density of occupancy, building density, collective versus private supplies, sewer connections, spatial distribution of lots with regard to supplies (distances).

4. People

Heterogeneity vs. homogeneity, location of socio-economic categories, financial capacity, water consumption, size of households, employment structure, other important aspects.

5. Flexibility

Evolving and static districts and the consequences, flexibility of planning for future improvements.

III. Public Facilities

Sociological, technical and medical criteria for construction: public fountains and private connections, public convenience, collection of garbage, sewers, drains, markets and other economic facilities, dispensaries and other medical facilities, schools and other educational facilities, other public facilities.

INTERNATIONAL DEVELOPMENT
ASSOCIATION

INTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL FINANCE
CORPORATION

OUTGOING WIRE

TO: SON EXCELLENCE
MONSIEUR OUSMANE SECK
SECRETAIRE ETAT AU PLAN
DAKAR

DATE: 9 MARS 1972

CLASS OF
SERVICE: FULL RATE

COUNTRY: SENEGAL

TEXT: HONNEUR VOUS INFORMER MONSIEUR DENNING ARRIVERA DAKAR DIMANCHE DOUZE
Cable No.: MARS 22 HEURES PAR VOL AF305 AFIN DE JOINDRE MISSION EVALUATION AEROPORT
ET MISSION ECONOMIQUE AINSI QUE DE POURSUIVRE QUESTIONS RELATIVES PROJET
PARCELLES ASSAINIES STOP HAUTE CONSIDERATION

CHEEK
INTBAFRAD

SUMMARY TRANSLATION - NOT FOR TRANSMITTAL

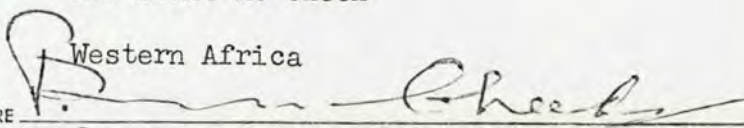
PLEASED TO INFORM YOU MR. DENNING WILL ARRIVE DAKAR SUNDAY MARCH 12 AT
10 P.M. FLIGHT AF305 TO JOIN AIRPORT APPRAISAL MISSION AND ECONOMIC
MISSION AS WELL AS TO TAKE UP QUESTIONS RELATIVE PROJECT PARCELLES ASSAINIES
STOP REGARDS

NOT TO BE TRANSMITTED

AUTHORIZED BY:

NAME Mr. Bruce M. Cheek

DEPT. Western Africa

SIGNATURE 
(SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE)

REFERENCE: SDenning:jd Sen - Gen. Mission Corres.

ORIGINAL (File Copy)

(IMPORTANT: See Secretaries Guide for preparing form)

CLEARANCES AND COPY DISTRIBUTION:

For Use By Communications Section

Checked for Dispatch:

Mr. R. Sadove

March 8, 1972

J. Yenny *Y*

SENEGAL - Site and Services Project
Legal Framework for the Project

1. In agreement with Area Department (Mr. Denning), and with the assistance of Mr. Duval from Legal Department, I have drafted the attached texts in relation with the site and services project. It is our understanding that Government will introduce necessary legislation along these lines, and these texts are suggestions that Mr. Denning would like to discuss during his mission to Senegal starting March 9, 1972.
2. The principal points are:
 - a) A law creating a National Site and Services Program covering both the development of new sites and community improvements and providing for the viability of projects as a whole, but allowing for possible subsidies to be introduced;
 - b) the law makes OHLM specifically responsible for the program;
 - c) it is proposed that the part of the IDA credit covering the financing of site preparation and infrastructure be passed by Government to the site and services division of OHLM as equity for the creation of a revolving fund. This, we believe, would remove the opposition of OHLM to financial responsibility, while increasing their interest in collection.

JYenny:nom

cc: Messrs. Strombom, Denning, Moss, Carrère

LOI

Article 1

Les objectifs principaux du Programme National de Parcelles Assainies sont: 1° d'encadrer le développement urbain et 2° d'améliorer les conditions de vie dans les secteurs résidentiels des villes du Sénégal.

Article 2

Au titre de l'Article 1, 1° le Programme consiste à viabiliser et urbaniser des terrains dans le but de procurer des Parcelles équipées à une population qui y construira elle-même son logement. Les opérations peuvent comprendre l'équipement de terrains réservés aux activités nécessaires à la vie commerciale, et sociale des ensembles ainsi créés. Les attributaires des parcelles seront soumis à une contribution pour l'occupation des dites parcelles. Cette contribution sera calculée de façon à permettre le recouvrement de la totalité des coûts exposés pour la viabilité des dites parcelles.

Article 3

Au titre de l'Article 1, 2° le Programme consiste à améliorer ou à pourvoir l'infrastructure urbaine et les services sociaux dans les secteurs de développement spontané.

Article 4

L'agent d'exécution des dits programmes sera l'OHLM et les modalités de mise en oeuvre des dits programmes seront fixées par décret.

REPUBLIQUE DU SENEGAL

OFFICE DES HABITATIONS
A LOYER MODERE

PROJET DE DECRET

modifiant et complétant le décret 67-106
du 27 Janvier 1967 fixant les règles d'or-
ganisation et de fonctionnement de l'Office
des H.L.M.

LE PRESIDENT DE LA REPUBLIQUE,

- VU la Constitution notamment en ses articles 37 et 65
VU l'Ordonnance n°59-25 du 18 Mars 1959 portant création d'un Commissariat
à l'Urbanisme et à l'Habitat,
VU la loi n° 60-9 du 11 Janvier 1960 portant institution d'un prélèvement
sur les salaires et d'une cotisation des employeurs pour l'amélioration
de l'habitat,
VU la loi n° 66-27 du 2 Mai 1966 relative aux établissements publics, aux
sociétés d'économie mixte et aux personnes morales de droit privé bénéfi-
ciant du concours financier de la puissance publique;
VU la loi n° 66-50 du 27 Mai 1966 portant suppression du fonds d'amélioration
de l'habitat rural et transfert de ses attributions et de son patrimoine
à l'Office-des Habitations à Loyer Modéré,
VU le décret n° 59-95 du 11 Mai 1959 déterminant les règles d'organisation et
de fonctionnement de l'Office des Habitations à Loyer Modéré,
VU le décret n° 66-353 du 12 Mai 1966 relatif à la tutelle et au contrôle des
établissements publics.
SUR le rapport du Ministre des Travaux Publics, de l'Urbanisme et des Trans-
ports,

D E C R E T E :

ARTICLE I

Les articles 2 titre I et 14 et 16 titre III du décret 67-106 du 27 janvier 1967 fixant les règles d'organisation et de fonctionnement de l'Office des H.L.M. sont complétés comme suit:

Article 2

- Au titre de l'Article 4 de la loi l'OHLM est chargé des études, de la réalisation des travaux d'infrastructure et de construction des équipements sociaux et de leur surveillance ainsi que de la gestion dans le cas des Parcelles Assainies visées à l'Article 2 de la loi .

Article 14

- Par des recettes provenant du produit des loyers ou des ventes de lotissements viabilisés, dénommés "parcelles assainies", qui alimentent un fonds de roulement créé spécialement à cet effet.

Article 16

- Le fonds de roulement créé conformément à l'alinéa 6 de l'Article 14 fait l'objet d'une comptabilité distincte de l'ensemble des autres opérations de l'OHLM."

ARTICLE II

Le Ministre des Travaux Publics, de l'Urbanisme et des Transports et le Ministre des Finances sont chargés chacun en ce qui le concerne, de l'exécution du présent décret qui sera publié au Journal Officiel.

Fait à Dakar, le

Par le Président de la République
le Premier Ministre

Léopold Sédar SENGHOR

Abdou DIOUF

Le Ministre des Travaux Publics
de l'Urbanisme et des Transports

Le Ministre des Finances
et des Affaires Economiques

M. CISSOKHO

B. BA

SECRÉTARIAT D'ÉTAT
AUPRÈS DU PREMIER MINISTRE
CHARGÉ DU PLAN

DAKAR, LE - 7 MARS 1972

LE SECRÉTAIRE D'ÉTAT AUPRÈS DU PREMIER MINISTRE
CHARGÉ DU PLAN

A Monsieur le Directeur du Département
de l'Afrique de l'Ouest
Banque Internationale pour la
Reconstruction et le Développement
1818 H. Street N.W.

WASHINGTON D.C. 204.33
U.S.A.

OBJET : Projet parcelles assainies.

REFERENCE : Télégramme BIRD du 13.1.72.

Monsieur le Directeur,

En réponse aux questions posées dans le télégramme du
13 Janvier, j'ai l'honneur de vous faire connaître que :

1° - En ce qui concerne l'électrification :

Le quartier Cambérène-Golf à Pikine n'entre pas actuellement dans la zone desservie définie par le cahier des charges du concessionnaire de distribution électrique. Il le deviendra lorsque de nouveaux grands axes d'électrification seront réalisés à la diligence de l'Etat.

En conséquence, l'Etat prendra à sa charge toute l'extension haute tension jusqu'aux postes de transformation du lotissement, ainsi que l'installation de l'éclairage public.

En revanche, le coût de la distribution en basse tension devra être incorporé au projet pour ce qui concerne le matériel et les matériaux importés, la main-d'oeuvre restant à la charge de l'Etat.

.../...

SECRÉTARIAT D'ÉTAT
AUPRÈS DU PREMIER MINISTRE
CHARGÉ DU PLAN

Le Secrétaire d'État auprès du Premier Ministre
CHARGÉ DU PLAN

Monsieur le Directeur du Département
de l'Afrique de l'Ouest
Banque Internationale pour la
Reconstruction et le Développement
1818 H. Street N.W.

WASHINGTON D.C. 20433
U.S.A.

OBJET : Projet parcelles assainies.

REFERENCE : Télégramme WIND du 13.1.72.

.....

Monsieur le Directeur,

En réponse aux questions posées dans le télégramme du
13 janvier, j'ai l'honneur de vous faire connaître que :

1° - En ce qui concerne l'électrification :

Le quartier Camberène-Golf à Pikine n'entre pas actuelle-
ment dans la zone desservie délimitée par le cahier des charges du
concessionnaire de distribution électrique. Il le deviendra lorsque
de nouveaux grands axes d'électrification seront réalisés à la dis-
pense de l'Etat.

En conséquence, l'Etat prendra à sa charge toute l'exten-
sion haute tension jusqu'aux postes de transformation du faitement,
ainsi que l'installation de l'éclairage public.

En revanche, le coût de la distribution en basse tension
devra être incorporé au projet pour ce qui concerne le matériel et
les matériaux importés, la main-d'œuvre restant à la charge de
l'Etat.

22 MAR 14 1972

Les branchements pourront être soit à la charge des abonnés, soit incorporés au projet. Il sera préférable de retenir cette dernière solution, l'Etat pouvant alors intervenir auprès du concessionnaire, afin que ce dernier consente un tarif de branchement préférentiel justifié par le nombre des usagers à desservir en même temps.

Les mêmes conditions resteront valables pour l'ensemble du projet des parcelles assainies au fur et à mesure de leur développement.

Le devis établi par le concessionnaire sur la base des prix moyens pratiqués par les entrepreneurs de la place est le suivant (en francs CFA) :

A - Lignes Haute Tension :

- Matériel	8 211 210
- Main-d'oeuvre	1 990 800
- Transport	75 000
- Frais d'études	372 742
Total hors taxes	10 649 757
Total T.T.C.	11 538 054

B - Postes de tranformation :

- Matériel	9 000 000
- Frais d'études	326 700
Total hors taxes	9 326 700
Total T.T.C.	10 193 150

C - Lignes basse tension :

- Matériel	45 725 400
- Main-d'oeuvre	10 949 400
- Transport	525 000
- Frais d'études	2 074 635
Total Hors taxes	59 274 435
Total T.T.C.	64 727 684

.../...

Compte tenu de ce qui précède, la part de ces dépenses à prendre en considération dans le projet serait limitée en première approche au matériel basse tension (45.725.400), soit en chiffre arrondi à 50 millions de francs CFA.

2° - En ce qui concerne l'alimentation en eau :

La Direction de l'Energie et de l'Hydraulique étudiera les caractéristiques définitives de la canalisation projetée pour desservir l'ensemble des zones du projet. Elle proposera en outre, pourvu que le branchement en eau soit traité en bloc, les meilleures conditions pour en assurer la réalisation la plus économique, de manière à décharger en partie la Municipalité des charges financières entraînées par l'alimentation en eau des usagers par bornes-fontaines.

Veuillez agréer, Monsieur le Directeur, l'expression de ma haute considération./.

Pour le Secrétaire d'Etat au Plan
et par Délégation

Le Directeur du Cabinet

MADIENG DIAKHATÉ

REC 91 422 641315

Compte tenu de ce qui précède, la part de ces dépenses à prendre en considération dans le projet serait limitée en première approche au matériel basse tension (45.725.400), soit en chiffre arrondi à 50 millions de francs CFA.

2° - En ce qui concerne l'alimentation en eau :

La Direction de l'Energie et de l'Hydraulique étudiera les caractéristiques définitives de la canalisation projetée pour desservir l'ensemble des zones du projet. Elle proposera en outre, pourvu que le branchement en eau soit traité en bloc, les meilleures conditions pour assurer la réalisation la plus économique, de manière à décharger en partie la Municipalité des charges financières entraînées par l'alimentation en eau des usagers par bornes-fontaines

Veuillez agréer, Monsieur le Directeur, l'expression de ma haute considération.

Pour le Secrétaire Général
M. [Signature]
MADAME [Signature]
M. [Signature]

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APR 21 4 35 PM 1972

Mr. Bruce M. Cheek

March 6, 1972

Stephen Denning

SENEGAL: Urban Development Project

1. Mr. Huber asked me to write you a short note on the Senegal Urban Development Project. The attached memo discusses the issues at greater length.

2. For timetable purposes the crucial points are:

- a. number of major issues are still being resolved (e.g. financing plan, changes in executing agency's statute, policy agreements on housing programs and squatter settlements);
- b. several major sections of the appraisal report are still being written; others are being rewritten;
- c. we are still waiting for the Government's proposals on two crucial topics, viz reorganization of the executing agency and cost details on the power component (which was added after appraisal).

3. The present timetable, together with a "shadow" timetable which is, in my view, more realistic, are set out below.

	<u>Actual</u>	<u>Shadow</u>
Depart Appraisal Mission	Nov. 15	Nov. 15
Return Appraisal Mission	Dec. 20	Dec. 20
Yellow Cover Distribution	Mar. 14	May 15
Completion Chadenet Review	-	May 26
Completion Visit Senegal	-	June 12
Green Cover Distribution	Apr. 4	June 26
Invitation to Negotiate	Apr. 18	July 10
Start Negotiations	May 2	July 24
Final Agreement Documents	May 30	Aug. 28
Consideration E.D.'s	June 13	Sep. 12

The present timetable allows 7 months from start of appraisal to Board presentation, the shadow timetable 10 months. By way of comparison, the FY70 median for all Bank projects was 8 months and for agriculture projects (which are similar in their degree of complexity to the urban project) 10.3 months.

4. You will recall that at the slippage meeting as recently as February 21, Mr. Kirmani said the yellow cover would definitely appear by February 29. Such a statement could not have been made if SPD had taken a serious look at what still remains to be done. At the same time, it appears that the appraisal mission would benefit from more guidance and support from their front office.

5. I believe it would be useful to make contact with SPD front office and make the following points:

- a. the urgency of getting out the yellow cover report;
- b. the lack of realism of the statement made by SPD at the last slippage meeting, in view of major issues still to be resolved;
- c. the need of the appraisal mission for support and guidance in the resolution of these issues.

Attachment

SDenning:jd

Mr. Klaus Huber

March 2, 1972

Stephen Denning

SENEGAL - Urban Development

1. This memorandum sets out the present state of the Urban Development Project.

Issues

2. Should funds be relent to OHLM? The appraisal mission had been assuming that funds would be relent. Mr. Duval (Legal Department) has brought back a proposal that OHLM act as agent (mandataire). The main considerations are:

- a. relending to OHLM on less than commercial terms or passing the money as equity would be one way of establishing a revolving fund for a national site and services program. This might be objectionable in a power project, but it has now been accepted in agriculture projects (e.g. Sierra Leona PA-104, where money was passed on as equity; in Cameroon Semry Rice, money was lent to the intermediary at 3-1/2%);
- b. it is argued that if OHLM has financial responsibility of repayment, it will make more effort to implement the project. This argument is weakened unless the money is relent on commercial terms since the spread would be so wide as to impose little discipline;
- c. there could be more delay involved in obtaining the Government's agreement to relending as opposed to the mandataire set-up.

My recommendations are:

- i. optimum solution: relending or passing the money as equity to set up a revolving fund for a national site and services program. OHLM would bear financial responsibility.
 - ii. fallback position: accept the proposal that OHLM act as mandataire.
3. What changes in OHLM's decret should be required? Mr. Duval has brought back a proposed amendment which would give OHLM authority to carry out the project as mandataire. The following considerations apply:
 - a. the amendment needs expansion to cover even the present project, i.e. to include schools;
 - b. the amendment refers only to the creation of new sites. It should be expanded to cover site improvement projects.

- c. one way of raising the question of a national site and services program would be to ask for such a program to be incorporated in OHLM's decret and tied to the revolving fund mentioned above;
- d. to ask for such a substantial change might cause delay. As this is a relatively large project for Senegal, it is arguable that we should try to set it up properly from the beginning.

My recommendations are:

- i. optimum solution: charge OHLM by its decret to manage a national site and services program and tie this to a revolving fund;
 - ii. fallback position: accept the limited amendment brought back by Mr. Duval, as modified by paras. a and b above.
4. What should we do about OHLM's housing program? (4.08-4.11, 4.16-4.18) First, as to size of program, from 1960 to 1969, OHLM built 3,760 units. In the period June 1969 to June 1971, OHLM built 1,500 units. In the period June 1971 to June 1973, 2,700 units are programmed. The Government is thinking of aiming at 1,000 new units per year. Even if OHLM improves the financial aspect of its operations, a rate of 1,000 units per year would need an annual Government contribution of \$2.2 million. If the program were reduced to 500 units per year, annual Government contribution would need to be \$0.5 million. The March 1971 Loan Committee paper promised that site and services would bring a reduction in housing expenditure, though this does not seem to coincide with the Government's plans. The appraisal report asks for guidance as to the possibility of imposing limitations. There are several possibilities:
- a. ignore the matter, hoping that the Government will eventually see the wisdom of site and services;
 - b. impose a limit on the number of units per year. One can approach the question on the basis of need, though there is still the question of backlog;
 - c. have consultants make a study of the matter. It is difficult to see what they would study. It is rather an economic or political issue about allocation of resources.

My recommendation would be:

- i. see whether a limit for both SICAP and OHLM can be devised on the basis of need with "reasonable" disposal of the backlog. Deduct SICAP's program and you have an appropriate limit for OHLM.
- ii. fallback position: ignore the matter.

Secondly the report should try to spell out in detail what is meant by "a real effort in adopting designs and standards conducive to lower cost" and "bringing OHLM's rents and sales to levels covering the total costs of projects" (para. 4.18). Unless we spell out the specifics, the Government will take no action.

5. Squatter settlements. The wholesale removal of squatter settlements is objectionable (a) because it is a waste of (in some cases) valuable investment, (b) because it renders homeless those who cannot be accommodated in site and services (because their income is too low), (c) because the inner city slums are by reason of their proximity to jobs, etc. the best place in which new immigrants to the city can be assimilated. In the case of this project, if the Government eradicates all the slums it has scheduled, then 30,000 people will be homeless. Projects Department is recommending partial eradication. I agree, but the details need to be worked out.

6. Power repayment and water user charges. I do not understand the issues here.

Gaps in the appraisal report.

7. Operating the project: the report needs:

- a. treatment of operating costs of project. Thus what are the total cash flow implications of the project on Government budget;

b. information of other executing agencies besides OHM; viz

- Directorate of Community Development (DCD) - for community development
- Department of Health - for health centers
- Education Ministry - for schools
- municipalities - for maintenance, collection of garbage and cleaning
- Directorate of Public works - for road repairs.

Are these entities capable of administering the project? What staff do they have? What more will they need? Where will they get them? What if some of the expatriates leave? While full appraisal is impossible, some information should probably be included.

- c. treatment of rent collection. Annex 9 does not explain: who will owe what to whom? How will this fit in with the cooperative law of Senegal? Are the chefs de quartier to be employed, with or without a salary? What safeguards against abuse will there be?

8. "Saleability" of the project. A comparison is needed as to:

- a. cost and benefits of living in slums,
- b. cost and benefits of squatting,
- c. cost (including rent, housing and transport) and benefits of living in the project.

In other words, para. 5.16 should be expanded. Only in this way can one tell whether the project will really be attractive to the target population.

9. Credit for building materials. Mr. Duval has reported that BNDS will not provide credit for building materials. How critical is this? To what extent did participants in earlier projects rely on credit for building?

10. Project standards: There should be further discussion as to why the particular standards were chosen, i.e. expand paras. 5.12 and 5.13. Also, what were the shortcomings of earlier projects, as referred to in paras. 5.10 and 5.11?

11. OHM's reorganization: We are awaiting word from OHM as to their proposals.

12. Rural/Urban strategy: What part does the project play in the overall rural/urban investment? Hopefully the Economic Mission may throw some light on this.

13. Justification deals with whether the project is the right size and whether the standards are at the appropriate level. It should however deal with the more fundamental question: why are we involved in site and services at all? Reference should be made to the March 1971 Loan Committee memorandum and the arguments there made either supported or retracted. Thus the memorandum said that the project would allow the Government to spend less on housing but now they are planning to spend more than in the past. Can this be reconciled?

14. Financing: The main questions here (a) can the \$5 million IDA credit in the lending program be increased? On the basis of country considerations, I understand the answer to be "yes". (b) What is the cost sharing percentage? I understand that we will propose 80%. (c) Does the project for cost sharing purposes include the primary infrastructure outside the project boundaries? The appraisal report assumes the negative, on the basis that this infrastructure will also serve other areas. I recommend that it be included if possible in the conceptual total project for the purposes of cost sharing.

Timetable

15. The present timetable is somewhat unrealistic, taking into account:

- a. that a number of major issues are still being resolved;
- b. that several major sections or annexes of the report have still to be written;
- c. that a number of sections are being rewritten;
- d. that we are still waiting for some crucial information on ONLM's reorganization and on power.

SDenning:seb

cc: Messrs. Cheek
Strambon
Yenny
Moss

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13. Justification deals with whether the project is the right size and whether the standards are at the appropriate level. It should however deal with the more fundamental question: why are we involved in site and services at all? Reference should be made to the March 1971 Loan Committee memorandum and the arguments there made either supported or refuted. Thus the memorandum said that the project would allow the Government to spend less on housing but how they are planning to spend more than in the past. Can this be reconciled?

14. Financing: The main questions here (a) can the \$2 million IDA credit in the lending program be increased? On the basis of country commitment, I understand the answer to be "yes". (b) What is the cost sharing percentage? I understand that we will propose 80%. (c) Does the project for cost sharing purposes include the primary infrastructure outside the project boundaries? The appraisal report assumes the negative, on the basis that this infrastructure will also serve other areas. I recommend that it be included if possible in the conceptual total project for the purposes of cost sharing.

Timetable

15. The present timetable is somewhat unrealistic, taking into account:
- a. that a number of major issues are still being resolved;
 - b. that several major sections or annexes of the report have still to be written;
 - c. that a number of sections are being rewritten;
 - d. that we are still waiting for some crucial information on OMU's reorganization and on power.

Spinning top
cc Messrs. Ghosh
Strombon
Yenny
Moss

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Record Removal Notice



File Title Sites and Services Project (01) - Senegal - Credit 0336 - P002280 - Correspondence - Volume 1		Barcode No. 1382488		
Document Date 02 March, 1972	Document Type Memorandum			
Correspondents / Participants To: Messrs. Denning and Yenny From: Claude Duval				
Subject / Title SENEGAL - Sites and Services Project				
Exception(s) Attorney-Client Privilege				
Additional Comments		The item(s) identified above has/have been removed in accordance with The World Bank Policy on Access to Information or other disclosure policies of the World Bank Group. <table border="1"><tr><td>Withdrawn by Sherrine M. Thompson</td><td>Date August 10, 2017</td></tr></table>	Withdrawn by Sherrine M. Thompson	Date August 10, 2017
Withdrawn by Sherrine M. Thompson	Date August 10, 2017			

WORLD HEALTH
ORGANIZATION



ORGANISATION MONDIALE
DE LA SANTÉ

OFFICE OF THE PROJECT MANAGER
FOR THE ESTABLISHMENT OF A
MASTER PLAN FOR WATER SUPPLY
AND SEWERAGE FOR DAKAR

B. P. 4.039
CABLES : UNISANTÉ, DAKAR
KM. 4, ROUTE DE RUFISQUE
TÉL. 202.06 - 202.13

BUREAU DU DIRECTEUR DU PROJET POUR
L'ÉTABLISSEMENT D'UN PLAN DIRECTEUR
POUR L'APPROVISIONNEMENT EN EAU ET
LES ASSAINISSEMENTS DE DAKAR

Credit 336-SE
1 March 1972

In reply please refer to : SENEGAL-3201/844

Prière de rappeler la référence :

SPECIAL PROJECTS CORRESPONDENCE

Urban Projects MAR 7 1972

Answer *no answer needed*

Date:

Dear Mr Yenny,

I acknowledge receipt of your letter dated 29 December 1971
and apologize for not having replied earlier.

Below please find the information requested:

- a) Cost of Septic Tank as per NEDECO's plan: CFA 80.000
- b) Cost of Pit Latrine: CFA 5.000

I am leaving for Algiers on a two-months mission and will
be glad to communicate any addition information you may need
on my return.

With best regards,

Yours sincerely,

Paul Vallet
Project Manager

Mr J. Yenny
Urban Projects Division
Special Projects Department
International Bank for Reconstruction & Development
1818 H Street, N.W.
Washington, D.C. 20433
U.S.A.

WORLD HEALTH
ORGANIZATION

OFFICE OF THE PROJECT MANAGER
FOR THE ESTABLISHMENT OF A
MASTER PLAN FOR WATER SUPPLY
AND SEWERAGE FOR DAKAR



B. P. 4039
CABLES - UNISANTÉ, DAKAR
KM. 4. ROUTE DE RUSSIE
Tél. 202-06 - 202-12

ORGANISATION MONDIALE
DE LA SANTÉ

BUREAU DU DIRECTEUR DU PROJET POUR
L'ÉTABLISSEMENT D'UN PLAN DIRECTEUR
POUR L'APPROVISIONNEMENT EN EAU ET
LES ASSAINISSEMENTS DE DAKAR

Credit 336-26
1 March 1972

CORRESPONDENCE

MAR 2 1972

no answer needed

Answer

Dear Mr Yenny,

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and apologize for not having replied earlier.

Below please find the information requested:

- a) Cost of Septic Tank as per NEDECO's plan: CFA 80.000
- b) Cost of Pit Latrine: CFA 2.000

I am leaving for Algiers on a two-months mission and will
be glad to communicate any addition information you may need
on my return.

With best regards,

Yours sincerely,

Paul Vallée
Project Manager

U.S.A.
Washington, D.C. 20433
1818 H Street, N.W.
International Bank for Reconstruction & Development
Special Projects Department
Urban Projects Division
Mr. J. Yenny

1072 MAR - 2 MAR 1972

In reply please refer to : SENEAL-3201/844
Préciser de rappeler la référence :

SPECIAL PROJECT

Urban Projects

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DAKARANNEXE 29 1 1600 March 1, 1972

Distribution:

Mr. Huber

Mr. Chauffournier

LT

HUBER INTBAFRAD

WASHINGTONDC

REORGANISATION OHLM BEING STUDIED BY MANAGEMENT CONSULTANT
FIRM STOP FINAL REPORT INCLUDING COMMENT BY DIOURY PROMISED
FOR MARCH 15 STOP SHALL FOLLOW UP REGARDS

BACHMANN



Record Removal Notice



File Title Sites and Services Project (01) - Senegal - Credit 0336 - P002280 - Correspondence - Volume 1		Barcode No. 1382488		
Document Date 29 February, 1972	Document Type Memorandum			
Correspondents / Participants To: Legal files From: Claude Duval				
Subject / Title SENEGAL - Sites and Services Project				
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Additional Comments		The item(s) identified above has/have been removed in accordance with The World Bank Policy on Access to Information or other disclosure policies of the World Bank Group. <table border="1"><tr><td>Withdrawn by Sherrine M. Thompson</td><td>Date August 10, 2017</td></tr></table>	Withdrawn by Sherrine M. Thompson	Date August 10, 2017
Withdrawn by Sherrine M. Thompson	Date August 10, 2017			

Mr. Stephen Denning

Bruce M. Cheek

BMC

Terms of Reference

February 29, 1972

*Senegal - Airport
Senegal - Terms of Reference
✓ cc Senegal - Urban Dev.
cc Senegal - Salts Rice
cc Senegal - Liaison/Proj. Dev.*

1. You will arrive in Senegal on March 12 for a stay of one week.
You will:

- a. participate in the Airport Appraisal Mission, giving particular attention to the legal and financial arrangements, and to the economic justification, in light of the recent E.D.'s questions on the Venezuela and Panama airports;
- b. participate in the discussions of the Economic Mission concerning the project content of the Plan;
- c. take up the outstanding matters in the Urban Development Project; and
- d. check on appraisal of Rice Project.

2. You will arrive in Paris around March 20 for a stay of one or two days to explore the views of as many as possible of the institutions listed below as to fruitful areas for research into the French experience of rural development:

- a. FAC
- b. CFDT
- c. SATEC
- d. CIDR
- e. SEDES
- f. BDPA
- g. SCET Coop.

SDenning:scs

FEB 29 3 05 PM 1972

February 28, 1972

Mr. Michel Doo Kingue
Assistant Administrator and Director
Regional Bureau for Africa
United Nations Development Programme
United Nations, New York 10017

Dear Mr. Doo Kingue:

SENEGAL: Urban Development Project

The Bank Group is presently appraising an urban development project for investment in Senegal. The project would comprise the first phase of a national site and services programme, and over a four-years period would assist the low-income inhabitants of the Dakar metropolitan area and the city of Thies in providing their own housing and in developing their communities. The project is expected to include the preparation of land for the construction of dwellings and appropriate public facilities, e.g. drainage, water supply, roads; the construction and equipment of schools and health facilities; the preparation of sites for commercial and small-scale industrial uses; the establishment of a community development programme; and the provision of technical assistance.

In view of the complexity and novelty of the project, and the inexperience of the governmental agency which will have to manage and implement it, considerable technical assistance from external sources will be required. It is hoped that this assistance will be provided by the UNDP/UN and the Bank Group. The Government, the UN and the Bank have already discussed and reached general agreement on the amount and form of technical assistance which would be appropriate. As a consequence, it is hoped the UN will be able to provide two experts, one in housing and physical planning policy, and the other in building, building materials, and low-cost housing. The Bank Group project will include provision for experts in the following: housing management and programme development for low-income groups; accounting and controlling; economic aspects of community development; and civil engineering for low-cost urban infrastructure. The Government will assign a counterpart official to each expert.

Mr. Doo Kingue

- 2 -

February 28, 1972

A request for the UN to provide the two experts mentioned above will be made through the UNDP; in fact, the request may already have reached you. A draft application was prepared in December 1971 during the visit of the Bank's appraisal mission and with the concurrence of your Resident Representative.

It is hoped that the Bank Group project will be negotiated with the Government in May and presented to our Executive Directors for approval in June. Before the project can be presented to the Directors, we would need to be assured that UNDP would be prepared to finance the two experts requested by the Government. Accordingly we should like to have your confirmation of this as soon as possible. Needless to say, we shall be glad to provide you with any further information you might need to assist you in your evaluation of the Government's request.

Sincerely yours,

Eileen Powell
Development Services Department

cc: Mr. Jacques Leger
Regional Representative of the
UNDP in Northwest Africa
P. O. Box 154
Dakar, Senegal

cc: Mr. Robert J. Crooks
Director of the Centre for Housing,
Building and Planning
United Nations, New York

cc: Mr. Stig Andersen
Director of the Office of Technical Co-operation
United Nations, New York

Cleared & cc: Messrs: Denning
Yenny

EPowell/dh

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February 28, 1972

- 2 -

Mr. Doc King

A request for the UN to provide the two experts mentioned above will be made through the UNDP; in fact, the request may already have reached you. A draft application was prepared in December 1971 during the visit of the Bank's special mission and with the concurrence of your Resident Representative.

It is hoped that the Bank Group project will be negotiated with the Government in May and presented to our Executive Directors for approval in June. Before the project can be presented to the Directors, we would need to be assured that UNDP would be prepared to finance the two experts requested by the Government. Accordingly, we should like to have your confirmation of this as soon as possible. Needless to say, we shall be glad to provide you with any further information you might need to assist you in your evaluation of the Government's request.

Sincerely yours,

William Powell
Development Services Department

cc: Mr. Jacques Leger
Regional Representative of the
UNDP in Northwest Africa
P. O. Box 124
Dakar, Senegal

cc: Mr. Robert J. Crooks
Director of the Centre for Housing,
Building and Planning
United Nations, New York

cc: Mr. Stig Anderson
Director of the Office of Technical Co-operation
United Nations, New York

Cleared & cc: Messrs: Denning
Yenny

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EPowell/dh

Mr. Heinz B. Bachmann

February 18, 1972

Stephen Denning

SENEGAL - Urban Development

It would be helpful if the economic mission could throw some light on the following issues:

- a. what investment (apart from parcelles assainies) in urban infrastructure in Dakar does Government plan to make in the coming four or five years? How does this compare with 1967-1971 (see attached sheet)?
- b. what investment (apart from parcelles assainies) does the Government plan to make in primary schools in the coming four or five years
 - i. in Dakar?
 - ii. elsewhere?

Attachment

SDenning:seb

cc: Messrs. Huber
Yenny

SENEGAL
SITE AND SERVICES PROJECT

Government Investments in Urban Infrastructure
in Dakar (Cap Vert)
1967-1971
(in Million CFAF)

<u>Sectors</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>Total</u>
Water Supply and Distribution	-	23.5	613.3	18.4	1,187.6	1,842.8
Drainage/Sewerage	-	-	-	31.0	.8	31.8
Transport	73.8	35.7	173.0	40.0	94.0	416.5
Communications	-	19.0	6.0	2.9	25.0	52.9
Urbanism ^{1/} (Housing and related infra.)	844.4	620.1	391.6	431.1	616.6	2,903.8
of which OHLM ^{2/}	(560.0)	(509.0)	(264.0)	(147.0)	(445.0)	(1,925.0)
TOTAL	918.2	698.3	1,183.9	523.4	1,924.0	5,247.8

^{1/} Includes OHLM.

^{2/} Government contribution less operating expenses and OHLM projects in the regions.

SOURCE: Situation des Dépenses Budgétaires au 30 Juin, Ministry of Finance, Centre Comptable A. Peytavin.

Senegal - Urban Dev.
Central File

February 15, 1972

Mr. Robert Merrill
Room 2132
U.N. Center for Housing, Building and Planning
485 Lexington Ave.
New York, New York 10017

Dear Bob,

Attached is a draft of the specifications for technical assistance we are recommending to be included in the Senegal site and services project. You will note I've included an outline of the U.N. proposed assistance input which was obtained from the preliminary specifications you drew up in Senegal in December, 1971.

Your comments would be appreciated.

Sincerely,

Laurence A. G. Moss

LMoss: bjs

cc: Messrs. Strombom, Yenny

ITT 27 11 FEB 72

Senegal - Dakar airport
✓ cc - Senegal - Urban Dev. Proj.

ZCZC AWA636 VIA ITT FWS292 SGF256 392

USWA CO SCOR 030

DAKARRP 30 11 1535 February 11, 1972

Distribution

Mr. Scott

HUGH SCOTT INTBAFRAD

WASHINGTONDC

MISSION PROGRESSING SLOWLY STOP

CONSEQUENTLY SHALL BE BACK WASHINGTON THURSDAY 17

STOP NEW ADDRESSSES IN DAKAR AS FOLLOWS QUOTE LA MARINAS BP 1410

UNQUOTE REGARDS

DUVAL

Family notification being made

COL 17 1410

INTERNATIONAL DEVELOPMENT
ASSOCIATION

INTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL FINANCE
CORPORATION

✓ cc: Senegal Airport project
Senegal Urban Dev.

OUTGOING WIRE

TO: Claude Duval
LA MARINAS
BP 1410
DAKAR

DATE: FEBRUARY 10, 1972

CLASS OF
SERVICE: LT

RCA

COUNTRY: SENEGAL

TEXT:
Cable No.: 2

RE YOUR CABLE. AGREE YOU COME BACK THURSDAY 17.

DELAUME

NOT TO BE TRANSMITTED

AUTHORIZED BY:

NAME G. Delaume

DEPT. Legal

SIGNATURE
(SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE)

REFERENCE:

CLEARANCES AND COPY DISTRIBUTION:

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ORIGINAL (File Copy)

(IMPORTANT: See Secretaries Guide for preparing form)

Checked for Dispatch:

Sengel CR376

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SECTION

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ETAT DENNING

INTBAFRAD WASHDC

february 2, 1972

Distribution: Mr. Denning
Mr. Chauffournier

NO 025 SUITE VOTRE TELEGRAMME 31 JANVIER HONNEUR VOUS

CONFIRMER MON ACCORD VENUE MONSIEUR DUVAL STOP

HAUTE CONSIDERATION

OUSMANE SECK

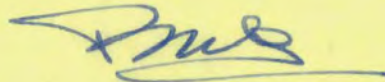
le 2 février 1972

Monsieur le Ministre,

✓ Feb 1, 72
Veuillez trouver ci-joint copie de la lettre que nous avons adressée hier à Monsieur le Directeur de l'Urbanisme au sujet du projet Parcelles Assainies.

Nous aimerions attirer votre attention en particulier sur l'avant-dernier paragraphe de cette lettre.

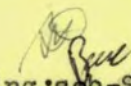
Je vous en souhaite bonne réception et je vous prie d'agréer, Monsieur le Ministre, l'assurance de ma haute considération.



Bruce M. Cheek
Directeur Adjoint
Département Afrique de l'Ouest

Pièce jointe

Son Excellence
Monsieur Ousmane Seck
Secrétaire d'Etat au Plan
Dakar
Sénégal


SDenning:seb-SEN Urban

Summary: Transmittal letter for that written to the Director of Urbanism, calling special attention to the second Paragraph.

*English Translation
attached.*

le 1 février, 1972

Monsieur D. Diagne
Directeur de l'Urbanisme
Ministère des Travaux Publics,
de l'Urbanisme et des Transports
Dakar, Sénégal

Monsieur le Directeur:

Au cours de la mission d'évaluation, nous avons discuté à plusieurs reprises avec vous de la configuration du réseau de voirie primaire dans tout le secteur à urbaniser au Nord de la Patte d'Oie entre Pikine et Yoff. Malheureusement, nous n'avons pas pu rencontrer le Directeur des Travaux Publics, M. N'Diaye, absent au début de notre mission puis malade, pour revoir plus précisément avec lui les plans de la Direction des Travaux Publics dans cette zone.

Comme il a été convenu, le projet considéré par la Banque ne concerne que le financement des infrastructures propres aux zones de Parcelles Assainies, les réseaux primaires restant à la charge de l'Etat. En ce qui concerne la voirie, il s'avère que le réseau primaire existe déjà pour les deux premières années du projet (Route des Niayes, Route de Camberène). Il n'en va pas de même pour la mise en valeur des terrains à l'ouest et au sud-ouest de Camberène. Il est donc indispensable que nous soyons assurés de la mise en place de la voirie primaire nécessaire pour relier cette zone au reste de la ville à une époque qui soit cohérente avec la programmation des réalisations.^{1/} Nos premières estimations suggéreraient qu'il faudrait réaliser environ 6 km d'une telle voirie entre la mi-1975 et la fin-1976.

En matière de tracé, le problème qui se pose est celui bien classique de la précision, en vue de la réalisation, d'un tracé suggéré par le Plan Directeur. Les intentions de principe exprimées par ce document sont dès lors à préciser en fonction d'un examen topographique de détail ainsi que de la dimension du maillage souhaité. Dans le cas particulier

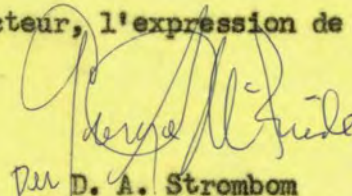
^{1/} Cette réalisation se ferait immédiatement après les grands travaux de terrassement sur la zone.

le 1 février, 1972

du projet, une considération importante doit aussi intervenir, la haute dépendance des populations concernées vis-à-vis de l'emploi à Dakar et vis-à-vis des transports en commun. Il importe donc que le réseau de voirie primaire se raccorde judicieusement au réseau existant afin de permettre le drainage vers et depuis la ville. Nous prenons la liberté de vous joindre un schéma rapide qui, nous semble-t-il, pourrait satisfaire ces divers impératifs sans présenter d'entorses fondamentales au Plan Directeur, et sans devoir représenter des dépenses notablement différentes de celles impliquées par la réalisation de schémas antérieurs. Nous vous serions reconnaissant de soumettre ce schéma, avec une copie de cette lettre, à M. N'Diaye, Directeur des Travaux Publics, et de nous transmettre ses commentaires ainsi que les plans que la Direction aurait déjà réalisés pour ce secteur.

Nous nous proposons de rediscuter de ces problèmes lors des négociations au cours desquelles nous souhaiterions obtenir l'assurance du Gouvernement que les réserves budgétaires seront faites pour assurer la construction du réseau primaire de voirie devant desservir la zone du projet. Nous envoyons copie de cette lettre à M. Ousmane Seck, Secrétaire d'Etat au Plan.

Recevez, Monsieur le Directeur, l'expression de ma considération distinguée.



par D. A. Strombom
Chef, Division des Projets Urbains
Département des Projets Spéciaux

JYenny:nom

cc: Mr. Ousmane Seck
Secrétaire d'Etat au Plan
Dakar, Sénégal

cc: Mr. Denning

English Translation of Letter to:

Mr. D. Diagne
Director of Urbanism
Ministry of Public Works,
Urbanism, and Transport
Dakar, Senegal

Feb. 1, 1972

Dear Mr. Diagne:

During the appraisal mission, we discussed with you on several occasions the plans for the primary road network in the entire sector to be urbanized to the north of Patte d'Oie between Pikine and Yoff. Unfortunately, we were not able to meet Mr. N'Diaye, Director of Public Works, who was absent at the beginning of the mission and then sick, to re-examine more carefully with him the plans of the Public Works Division in this area.

As agreed, the project considered by the Bank only concerns the financing of infrastructure in the Parcelles Assainies area, the primary road networks remaining the responsibility of the State. Concerning the roads, the primary network already exists for the first 2 years of the project (Route des Niayes, Route de Camberène). However, no such network exists for the project area to the west and southwest of Camberène. It is thus essential that we be assured of the completion of the necessary primary roads to link this area to the rest of the city at a time consistent with the programming of the project realization.^{1/} Our first estimates would suggest that it would be necessary to build about 6 km of such roads between mid-1975 and the end of 1976.

Regarding alignment, the problem is one of precisising, for detailed engineering, the alignment suggested by the Master Plan. The intentions of the Plan should now be specified by means of a detailed topographic study and a precise definition of the street network density desired. In the particular case of the project, the dependence of the population concerned vis-a-vis employment in Dakar and vis-a-vis mass transport is also an important factor to consider. It is necessary then that the primary road network link with the existing network to permit flows to and from the city. We are taking the liberty of enclosing a quick diagram which seems to satisfy these various imperatives without presenting basic infringements on the Master Plan and without representing expenditures notably different from those shown by previous diagrams.

^{1/} This realization would be implemented immediately after the earthwork in the area.

Mr. D. Diagne

-2-

Feb. 1, 1972

We would be grateful if you would submit this diagram, with a copy of this letter, to Mr. N'Diaye, Director of Public Works and to send us his comments, as well as the plans that the Division may have already realized for this sector.

We suggest further discussion of these problems at the time of the negotiations during which we hope to obtain Government assurance that the budgetary provisions would be made to ensure the construction of the primary road network to serve the area of the project. We are sending a copy of this letter to M. Ousmane Seck, Secretary of State of Plan.

JYenny:nom

le 1 février, 1972

Monsieur D. Diagne
Directeur de l'Urbanisme
Ministère des Travaux Publics,
de l'Urbanisme et des Transports
Dakar, Sénégal

Monsieur le Directeur:

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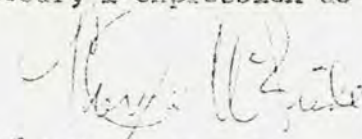
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le 1 février, 1972

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Recevez, Monsieur le Directeur, l'expression de ma considération distinguée.



D. A. Strombon
Chef, Division des Projets Urbains
Département des Projets Spéciaux

JYenny:nom

cc: Mr. Ousmane Seck
Secrétaire d'Etat au Plan
Dakar, Sénégal

cc: Mr. Denning ✓

INTERNATIONAL DEVELOPMENT
ASSOCIATION

INTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL FINANCE
CORPORATION

OUTGOING WIRE

TO: MONSIEUR DIOURY

DATE: FEBRUARY 1, 1972

DIRECTEUR OHLM
MINISTERE URBANISME

CLASS OF
SERVICE: LT

COUNTRY: DAKAR
SENEGAL

TEXT:

Cable No.: HONNEUR VOUS INFORMER QUE MONSIEUR DUVAL DE NOTRE DEPARTEMENT JURIDIQUE
VISITERA DAKAR DU SEPT AU DOUZE FEVRIER AFIN D'EXAMINER QUESTIONS JURIDIQUES
RELATIVES AU PROJET PARCELLES ASSAINIES STOP CONSIDERERA PARTICULIEREMENT
PRIMO DECRET ORGANISATION ET FONCTIONNEMENT OHLM SECUNDO PROJET DE CONVENTION
PROPOSEE ENTRE ETAT ET OHLM TERTIO PROJET DE CONTRAT CENTRE OHLM ET ATTRIBUTAIRES
QUARTO CODE DOMANIAL STOP SERIONS RECONNAISSANTS SI VOUS POUVIEZ LUI DONNER
DETAILS DE VOTRE REORGANISATION PROPOSEE D'OHLM STOP HAUTE CONSIDERATION

DENNING
INTBAFRAD

Summary (not for translation): Pleased inform you that Mr. Duval of our Legal Department will visit Dakar February 7-12 to examine legal questions relative to Urban project. Will consider especially decree organisation and operation, covenant between State and OHLM, contract OHLM center and assignees, code domanial. Would appreciate if you could give him details of proposed OHLM reorganization.

NOT TO BE TRANSMITTED

AUTHORIZED BY:

NAME

Stephen Denning

DEPT.

Western Africa

SIGNATURE

(SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE)

REFERENCE:

Denning:seb - SEN Urban

CLEARANCES AND COPY DISTRIBUTION:

Cleared with & cc: Messrs. Duval
Yenny

For Use By Communications Section

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(IMPORTANT: See Secretaries Guide for preparing form)

Checked for Dispatch: R.

INTERNATIONAL DEVELOPMENT
ASSOCIATIONINTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENTINTERNATIONAL FINANCE
CORPORATION

OUTGOING WIRE

TO: MONSIEUR DIOURY

DATE: FEBRUARY 1, 1972

DIRECTEUR OHIM
MINISTRE URBANISMECLASS OF
SERVICE: LTCOUNTRY: SENEGAL
DAKARTEXT:
Cable No.:

HONNEUR VOS INFORMER QUE MONSIEUR DUVAL DE NOTRE DEPARTEMENT JURIDIQUE
VISITERA DAKAR DU SEPT AU DOUX FEVRIER APIN D'EXAMINER QUESTIONS JURIDIQUES
RELATIVES AU PROJET PARCELLES ASSAINIES STOP CONSIDERER PARICULIEREMENT
PRIMO DRESSE ORGANISATION ET FONCTIONNEMENT OHIM SECONDO PROJET DE CONVENTION
PROPOSEE ENTRE ETAT ET OHIM TERTIO PROJET DE CONTRAT CENIVE OHIM ET ATTRIBUTAIRES
QUARTO CODE DOMANIAL STOP SECONDS RECONNAISSANTS SI VOUS POUVEZ LUI DONNER
DETAILS DE VOTRE REORGANISATION PROPOSEE D'OHIM STOP HAUTE CONSIDERATION

DENNING
INTERFAD

(not for translation): Please inform you that Mr. Duval of our legal
Department will visit Dakar February 7-12 to examine legal questions relative
to urban project. Will consider especially decree organization and operation,
contacts between state and OHIM, contract OHIM center and assistance, code domanial
and appreciate if you could give him details of proposed OHIM reorganization.

RECEIVED

FEB 1 1972
COMMUNICATIONS

NOT TO BE TRANSMITTED

AUTHORIZED BY:

NAME:

DEPT:

SIGNATURE:

REFERENCE:

Stephen Denning
Western AfricaFEB 1 6 46 PM 1972
COMMUNICATIONS

SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE:

Denning: sep - SEN Urban

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Yenny

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INTERNATIONAL DEVELOPMENT
ASSOCIATION

INTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENT

INTERNATIONAL FINANCE
CORPORATION

OUTGOING WIRE

TO: MONSIEUR MADIENG DIAKHATE

DATE: JANUARY 31, 1972

DIRECTEUR DE CABINET

CLASS OF

SERVICE: LT

SECRETARIAT DU PLAN

DAKAR

COUNTRY:

SENEGAL

TEXT:

Cable No.:

HONNEUR VOUS INFORMER QUE MONSIEUR DUVAL DE NOTRE DEPARTEMENT JURIDIQUE
VISITERA DAKAR DU SEPT AU DOUZE FEVRIER AFIN D'EXAMINER QUESTIONS JURIDIQUES
RELATIVES AU PROJET AEROPORT ET PROJET PARCELLES ASSAINIES STOP ARRIVERA
SEPT FEVRIER PAR VOL RK333 A TREIZE HEURES HAUTE CONSIDERATION

DENNING
INTBAFRAD

Summary translation (not for transmittal): Pleased inform you Mr. Duval
of our legal department will visit Dakar from Feb. 7 - 12 to examine questions
legal relative to Airport and Urban projects stop Will arrive Feb. 7 by
flight RK333 at 1.00 p.m.

NOT TO BE TRANSMITTED

AUTHORIZED BY:

NAME

DEPT.

SIGNATURE

REFERENCE:

Stephen Denning

Western Africa

(SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE)

SDenning:seb - SEN Air, SEN Urban

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Cleared with & cc: Messrs. Duval
Yenny
Bostrom

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(IMPORTANT: See Secretaries Guide for preparing form)

Checked for Dispatch:

Senegal - Urban Dev.

OUTGOING WIRE

TO: MR. DIAGNE
DIRECTEUR DE L'URBANISME
MINISTRE DES TRAVAUX PUBLICS

DATE: JANUARY 31, 1972

CLASS OF
SERVICE: LT

lea

COUNTRY: DAKAR
SENEGAL

TEXT:
Cable No.: HONNEUR VOUS INFORMER QUE MONSIEUR DUVAL DE NOTRE DEPARTEMENT JURIDIQUE
VISITERA DAKAR DU SEPT FEVRIER AU DOUZE FEVRIER AFIN D'EXAMINER QUESTIONS
JURIDIQUES RELATIVES AU PROJET PARCELLES ASSAINIES STOP CONSIDERERA
PARTICULIEREMENT PRIMO DECRET ORGANISATION ET FONCTIONNEMENT OHIM SECUNDO
PROJET DE CONVENTION PROPOSEE ENTRE ETAT ET OHIM TERTIO PROJET DE CONTRAT
ENTRE OHIM ET ATTRIBUTAIRES QUARTO CODE DOMANIALE STOP SERIONS RECONNAISSANTS
SI POUVIEZ LUI DONNER DETAILS SUR ELECTRIFICATION DEMANDES DANS NOTRE
TELEGRAMME DU DOUZE JANVIER STOP HAUTE CONSIDERATION

DENNING
INTBAFRAD

NOT TO BE TRANSMITTED

AUTHORIZED BY:

NAME Stephen Denning

DEPT. Western Africa

SIGNATURE *[Signature]*
(SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE)

REFERENCE: SDenning:seb - SEN Urban

CLEARANCES AND COPY DISTRIBUTION:

Cleared with & cc: Messrs. Duval
Yenny

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ORIGINAL (File Copy)

(IMPORTANT: See Secretaries Guide for preparing form)

Checked for Dispatch: *[Signature]*

INTERNATIONAL DEVELOPMENT
ASSOCIATIONINTERNATIONAL BANK FOR
RECONSTRUCTION AND DEVELOPMENTINTERNATIONAL FINANCE
CORPORATION

OUTGOING WIRE

TO:

MR. DEAN
MINISTRE DES TRAVAUX PUBLICS

DATE

JANUARY 31, 1972

CLASS OF

SERVICE: IT

COUNTRY:

SENEGAL
DAKAR

TEXT:

Cable No.:

HONNEUR VOUS INFORMER QUE MONSIEUR DUAL DE NOTRE DEPARTEMENT JURIDIQUE
VISITEUR DAKAR DU SEPT FERMER AU BOUT FERMER AIN D'EXAMINER QUESTIONSJURIDIQUES RELATIVES AU PROJET APARCELLES ASSAINIES STOP CONSIDERATION
PARTICULIEREMENT PROMO DECRET ORGANISATION ET FONCTIONNEMENT OIM SECONDO

PROJET DE CONVENTION PROPOSEE ENTRE ET OIM TENTE PROJET DE CONTRAT

ENTRE OIM ET ATTRIBUTAIRES QUANTO CODE D'AMALGAM STOP SERVICES RECONNAISSANTS

JAN 31 6 56 PM 1972
COMMUNICATIONS
JUVES NOT BONNER DETAILS SUR RECONSTRUCTION DEMANDES DANS NOTRE

HONNEUR DU BOUT JAVIER STOP HAUTE CONSIDERATION

DANNING
INTERVIEW

RECEIVED

JAN 31 6 56 PM 1972
COMMUNICATIONS

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JAN 31 7 36 PM 1972
COMMUNICATIONS

NOT TO BE TRANSMITTED

AUTHORIZED BY:

NAME

Stephen Danning

DEPT.

Western Africa

SIGNATURE

(SIGNATURE OF INDIVIDUAL AUTHORIZED TO APPROVE)

REFERENCE

Danning: sep - SEN Urban

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(IMPORTANT: See Secretariat Guide for preparing form)

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Cleared with & cc: Messrs. Dual
Yenny

For use by Communications Section

Checked for Dispatch

Mr. Klaus Huber

January 28, 1972

Stephen Denning

SENEGAL - Urban Development Project

1. Here is a report of my visit to Senegal in December insofar as it concerned the Urban Development Project.

The Project

2. The project consists of levelled land tracts, roads, water supply, health centers, sewerage, public power, recreation areas, schools and technical assistance to OHLM. The cost of the project was thought to be between \$7 and \$8 million (including 25-30% taxes). (Since then, the cost estimate has risen to \$10 million including contingencies but excluding taxes amounting to \$2.8 million.) We indicated an IDA contribution of 70-75% of the cost of the project exclusive of land cost and taxes. Minister Seck asked that we finance 80% and we agreed to consider this. There would be an IDA credit to the Government with the funds relent to OHLM. The Government would have to bear recurrent costs of the project, such as teachers, public lighting. Recurrent cost of water supply would be recovered as rent by OHLM. The project would provide sites and services for about 140,000 people.

Project Standards

3. One of the key issues in project design is the standard for services. Take schools. A "quality of life" argument would suggest provision of schools for 100% of the children. However, present levels in Senegal are perhaps 30-40% and in Dakar perhaps 50%. (There are also variations within Dakar, some above and some below the average percentage.) If the project provided 100% schooling, it would be the only place in Senegal where this was achieved. The mere creation of such inequality between areas could itself cause demands for equal treatment for other parts of Cap Vert, and even Senegal itself--demands which the Government could not meet. Moreover, if one accepts that, after jobs, education is one of the most important factors behind the phenomenon of urban migration, the provision of 100% schooling could increase urban migration and thus aggravate the problem which the project is intended to mitigate. If one accepts less than 100% schooling, what is the proper level? The mission proposed 50% as being the Cap Vert average. The Government maintained that they could provide teachers for this level of schools. However, in the past Senegal has been putting a quarter of its new schools in Cap Vert. Even this proportion tends to exaggerate rural-urban discrepancies, but there is greater actual demand for education in Dakar as indicated, e.g. by the number of children per class. If the Government maintains this proportion, i.e. one-quarter of all the new schools in Senegal to be built in Cap Vert, then the project schools would represent virtually all of the schools to be built in Cap

Vert, and it is doubtful whether this is politically realistic. The Government will probably go on building other schools in Cap Vert in areas outside the project, if only because Cap Vert is the area where actual demand for education is highest. Thus the Cap Vert-rural imbalance would be further exaggerated (even if the Government did not reduce the absolute number of rural schools because of the schools being built in the project) especially if one looks to the longer term on the assumption that this parcelles assainies project is only the first of a series of projects. This was the state of the reasoning when we had the final meeting with Ousmane Seck. He tended to agree that 50% was a bit generous. Subsequently the mission tentatively proposed 25% as the level for the project, on the basis that this more closely met the expectations of project participants, and that this would be more appropriate within the framework of existing and future urban-rural disparities. The proposal however was criticized by Mr. Daby Diagne (Director of Urbanism) and officials from the Ministry of Education. While there is force in the argument that we should avoid creating new slums, the existence of IDA funds for this project tends to distract attention from the longer range resource implications of a site and services program. In this perspective, we should try to cut costs as much as possible and pitch the level of facilities no higher than absolutely necessary. On current cost estimates, 50% schooling amounts to \$4.5 million out of total project cost (including taxes and contingencies) of \$12.8 million. This the level of services provided makes a very significant impact on the project cost. The higher the level of services, the more difficult it is to present site and services as a cheap solution to the urban problem.

4. There is a similar argument in relation to health facilities. Cap Vert has 600,000 people and 185 doctors. Casamance has the same population but 8 doctors. New doctors are being produced at 2 per year (the situation will improve in about 4-5 years time). Can Senegal afford to put any of the new doctors in Cap Vert, given the regional disparities? The Director of Health said no. But suppose Senegal gets the necessary doctors via technical assistance; is it appropriate to go along with increased regional disparity. And suppose the Government says it will redistribute doctors in Cap Vert; is it realistic to expect the Government to adhere to this? thus the mission initially proposed a health center with doctors (after being told that there was no problem in supplying doctors). But when the supply situation of doctors became clearer, the proposal was changed to a poste de santé (without doctors) which could be extended to a health center later. Again this level of facilities produced criticism.

5. Similarly with recreation facilities. The mission proposed to reserve land for facilities. But the Government wanted a stadium with covered seats for 1000 people! When this was firmly rejected, they requested at least a fence around the reserved land.

6. This argument about level of facilities clearly depends on the philosophy of site and services projects. While the Government will want to use them as model projects with the highest possible level of facilities, the main Bank rationale for getting involved seems to be that such projects represent a least cost alternative to a demand which has to be met (though the rationale may be garnished with "quality of life" thinking).

Clearly it is going to be difficult to apply the rationale to particular cases and this difficulty is compounded by the fact that the Government will inevitably try to raise the standard of facilities.

OHIM

7. OHIM's activities are apparently governed by a décret d'organisation et de fonctionnement of 1969. This decret is very general and was drafted to allow OHIM to carry on its subsidized housing program. Two issues arise: (a) whether the decret is, from a technical legal point of view, wide enough to allow OHIM to undertake the parcelles assainies project and (b) whether the Bank as a prudent lender should insist on more adequate definition of the power rights and liabilities of OHIM. The answer to (a) depends on Senegal law. OHIM's legal adviser believed that the statute was wide enough and if there was any doubt this would be resolved by a proposed convention between l'Etat and OHIM. As to (b), I thought the decret rather more general than the Bank normally accepts. We have promised to come back to the Government if we decide to insist on changes.

9. OHIM's organization is unsatisfactory. Fortunately the new director Dioury, former director of the port, seems competent and energetic. He is setting about reorganizing OHIM and promised to let us have this detailed proposal by the end of January. This issue will have to be sorted out at least by negotiations.

10. We pointed out to Diakhaté that we would probably insist on approving top appointments in OHIM such as the Directeur. Diakhaté reserved the Government's position on this point and we have still to communicate this requirement to Dioury.

11. Technical assistance of 3 people (together with 2 to be provided by the UN) is proposed. This will have to be reviewed in the light of the proposed reorganization.

12. OHIM's accounts are in pretty poor shape although French technical assistance has been improving them in the last year. It should be a covenant of the credit that OHIM improve the level of its accounts further. We also need to consider here whether they need to provide additional accounts such as profit and loss account and cash flow statements. At least we should specify that accounts be prepared which are sufficient to assess OHIM's performance, e.g. in terms of rate of return on assets in use.

13. OHIM's activities have made it a fairly political sort of animal. Its basic decret makes it subject to ministerial direction on any matter. Dioury certainly seems intent on making it autonomous in reality. The question however arises whether this should be reinforced by covenants in the credit agreement, e.g. limiting the scope of ministerial direction, guaranteeing power to hire and fire, and to operate on commercial principles.

14. OHIM's housing activities have not been a financial success, OHIM being little more than a conduit pipe for treasury funds. Accordingly, it appears to be essential (a) that separate accounts be kept for housing on

the one hand and sites and services on the other, and (b) that there be no transfer of funds between the two. This proposal appeared to be acceptable to Planning and Centre des Etablissements publics. One remaining question is how long these limitations should last.

15. OHLM will probably be able to charge 7% over 15 years for the lots in the project. This raises the question (a) on what terms will IDA funds be passed on to OHLM and (b) in what form will the Government contributions be made. The feeling of the mission was that the margin between IDA terms and OHLM's terms should go to OHLM's site and services division, provided that these funds are kept separate from the subsidized housing funds.

16. If however OHLM is to receive concessionary terms, precautions should be taken to ensure that OHLM does not squander the money. It could be treated as a public utility with suitable financial goals specified in the project agreement, e.g. a rate of return requirement. This assumes that site and services is a well established activity of which the project is only the first step. If on the other hand it were to be decided that the project was still to some extent a pilot or experimental project, financial goals would be inappropriate.

17. A continuing problem with Senegal corporations is the failure of Government to provide funds as agreed. Accordingly it was indicated that we would insist on agreement on annual budgets in advance between OHLM and the Government and payment of the agreed amount quarterly in advance. Diakhaté saw no problem in this proposal (which has been accepted in other Senegal projects).

18. Given the broad nature of OHLM's decret and its limited effectiveness as an institution, we should consider, I think, imposing limits on the other activities which OHLM might undertake without IDA consent, to ensure that the project is effectively implemented.

Implementation

19. There are various other detailed issues to be settled including (a) how participants are to be selected (b) the proportion of volunteers vs. deguerpis (c) the details of rent collection particularly in the case of non-salaried employees. The mission proposed that the chefs de quartier be used (perhaps for a salary) to collect rents. Certain safeguards are probably desirable to avoid excessive extortion, including the liberty to pay OHLM directly, the establishment of an OHLM office in the project area for this purpose (to avoid the long journey to town) and adequate publicity of the lot owners' actual liability to OHLM outside the inevitable "take" of the chef de quartier.

Policy Issues

20. There is some question in my mind whether site and services can really be a "least cost alternative" to the "urban problem" in isolation from the overall policies in the urban sector. To this end we need to consider to what extent we can and should insist on policy agreements with the Government. First, concerning the purpose of parcelles assainies, probably the Government and the Bank have a mixture of conflicting motives for taking on the project. In Senegal the dominant consideration seems to

be compliance with the President's wish to remove the bidonvilles from public view, thus preserving the essentially pleasant environment of downtown Dakar. Compared to other African cities I have seen, Dakar seems in exceptionally good condition. But this is probably an anachronism from colonial days. If Dakar is really living beyond its present means, its plans to clear the bidonvilles represent an attempt to keep from public view the real poverty of the country. The Bank has rather different motives for getting involved. It would be a good idea if policy statements could be worked out specifying the purposes of parcelles assainies. Secondly on the scope of bidonville clearance, the Government is intent on clearing some bidonvilles. This is objectionable (i) because it is a waste (in some cases) of valuable investment in housing which should be improved rather than cleared, (ii) because it hits the poorest people of the city who are ill equipped to live on the outskirts of town with high transport cost, difficult access to jobs, etc. and (iii) because of bidonville clearance is linked to parcelles assainies, one gets an inferior type of lot owner and a worse financial risk for OHLM than if one took only volunteers. Clearly we have already agreed to accept some degree of bidonville clearance. But we should try to mitigate the bad effects (i) by agreeing on the areas to be cleared and the timetable for clearance, (ii) by requiring the Government to specify what will happen to *deguêrps* who cannot qualify for parcelles assainies because their income is not high enough. Thirdly we want to review OHLM's housing activities which are very expensive. Forthly we might want to urge the Government to attempt or begin to formulate an overall urban-rural strategy. I would recommend that the forthcoming economic mission take a preliminary look at this question.

SDenning:seb - SEN Urban

cc: Mr. Yenny
Mr. Duval

Miss Eileen Powell

January 20, 1972

Stephen Denning

SENEGAL - Urban Development Project

1. I attach request for UNDP assistance for the Senegal Urban Development Project. This was worked out in Senegal in December 1971 with the help of the appraisal mission and with the concurrence of the UNDP Resident Representative.
2. This project is due to be negotiated in April 1972 and presented to the Board in May 1972. We would need to be assured at least by Board presentation that the request will be accepted by UNDP.
3. In view of the tight timetable, I would appreciate it if you could keep in touch with UNDP on this matter to ensure that UNDP can give us their assurance in time.

SDenning:seb

Cc: Mr. Yenny

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January 20, 1972

Miss Helen Powell

Stephen Danning

SENEGAL - Urban Development Project

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Stephen Danning:sdh

cc: Mr. Yenny

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IBRD LANGUAGE SERVICES DIVISION	
CONTROL NO. E-1126/72	DATE: January 19, 1972
ORIGINAL LANGUAGE: French (Senegal)	
DEPT. Special Projects	TRANSLATOR: JHM/ch

This is a draft translation.
It has been checked by the
translator but not revised
Language Services Division

Received Jan 25, 72

V. Technical Assistance requested from United Nations

To achieve these objectives the Government will require United Nations assistance in the following fields:

1. Formulation of national policies for housing and for the physical planning of urban and rural concentrations.
An expert in housing and physical planning policy (Project Chief) is required for two years (with a possible extension) to assist the Government in formulating a policy for housing, and for the financing and planning of urban and rural concentrations with special emphasis on the needs of low-income groups. The expert will take charge of the entire United Nations Technical Assistance project and will be assisted by a Government counterpart. The expert and his counterpart will work at the Ministry of Planning. This expert should be assigned to Senegal as soon as possible.
2. Improvement of living and housing conditions in urban areas
 - (a) Reorganization of OHLM to implement the new housing policy and the "site and services" program
An expert in housing management and programming for low-income groups is required for two years (with a possible extension). A Government counterpart official will be assigned to the expert. They will assist in the reorgani-

zation of OHLM with a view to the formation within it of a specialized apartment to handle the management and execution of the "site and services" program, as defined below. This expert should be assigned to Senegal as soon as possible.

(b) Preparation of plans to provide the urban areas to be remodeled with an infrastructure

An engineer expert in infrastructural planning is required for two years (with a possible extension). A counterpart Government official will be assigned to the expert and his presence in Senegal will be required at the earliest possible stage. Together they will assist in the programming and preparation of plans and estimates for the infrastructure of the "sites and services" program and also for infrastructural improvements in existing urban residential areas. They will participate in the work of supervising the improvements and bringing the infrastructure into being.

(c) Program of practical steps to improve living and housing conditions in urban areas

Two experts will be required in Senegal after the completion of administrative preparations for starting up the project. In the meantime, an expert on socio-economic questions should arrive in Senegal during the project-planning and project-preparation stages so that he can be associated with the

overall recommendations and participate in preparing the people for their role in the project. The two expert posts are defined below:

- (1) An expert in urban community problems. He will be required to remain for one year with a possible extension. A Government counterpart official will be assigned to him. The expert will seek to accelerate the integration of urban families into the economic life of the nation, thus enabling them to fully assume their responsibilities as citizens. Its principal objectives will be:
 - Extension service and training activities. The expert and his counterpart will have to participate in extension work and concern themselves with community participation in the project. They will seek to develop the responsiveness of the people and ensure that they are prepared to discharge their responsibilities towards the family, community and group. They will also help to train groups of people in self-help building projects.
 - Adaptation. The expert and his counterpart will assist in the preparation of a program of centers for adaptation to urban life designed both for rural immigrants and groups evacuated from shantytowns.

- Economic development. The expert and his counterpart would seek to simulate and promote all forms of economic activity serving the needs of urban populations. To achieve this end they will have to participate, for instance, in the organization of a system of small popular savings banks in urban suburbs. The savings would be used for the purchase of building materials and the establishment of small-scale enterprises. The expert and his counterpart will follow up the development of these small-scale enterprises by providing tradespeople and artisans with a training in budgetary management.

- (2) An expert in building, building materials and low-cost housing. His services will be required for a year with a possible extension. A Government counterpart official will be assigned to him and he will be required to proceed to Senegal as soon as possible. The objectives he will pursue will be to assist the Government in its efforts to reduce building costs and to progressively improve urban living conditions. The expert and his counterpart will also participate in the formulation of a research program on the utilization and, in particular, on the manufacture of local building

materials. They will help in the preparation of uncomplicated financial plans for housing consistent with the needs and way of life of low-income groups. These plans will be used in the "sites and services" program and in all the additional housing areas in course of being improved.

3. Improvement of living and housing conditions in rural areas

The principal objective of the program would be to plan and develop rural agglomerations in the light of studies made at the Ministry of Planning (Land Improvements). Existing villages will be planned and improved and new villages built in pioneer areas and on "new land". The program would seek primarily to provide rural housing related to the needs of the small farmer. It is proposed to obtain the services of two experts, i.e. a Senior Adviser and an associate, who would remain for one year with a possible extension. A Government counterpart official would be assigned to each expert. The services of the experts should be available as soon as possible.

- (a) Expert on rural planning and building. The purpose of his work would be to assist the Government to plan, improve and build villages. His activities would also include the preparation of model plans for rural housing reflecting the needs, resources and traditional living pattern of farmers. He would assist in the training of rural craft workers with a view to the encouragement of self-help building projects.

- (b) Associate expert in building rural housing. He will be concerned with research into the utilization, improvement and manufacture of local building materials and with developing the use of simple tools and building methods.

4. Organization and improvement of tourism

The Government is requesting assistance in the field of tourism. During a visit of the United Nations mission to Senegal, it was proposed that an expert on tourism should be assigned to the Government for two months to assist it with the formulation of a global tourism program for Senegal as a whole, since Senegal has already received expert recommendations on the tourism prospects of the Dakar coastal area.

Following on the last meeting at Washington between representatives of the United Nations and the representative of the Senegalese Government (the Director of Town Planning), the Government is requesting the assignment of a consultant on tourism for a period of two or three weeks to prepare a coordinated plan for the development of the Dakar coastal area based on the experience so far acquired.

VI. Training of personnel

The mission considered that, in order to guarantee the success of the program and its continuation in the future, United Nations assistance should include a certain number of fellowships for professional and

semi-professional personnel who would be involved in the program. These fellowships would have a specially useful bearing on the re-organization of OHLM and on the establishment of a department that would be concerned with the improvement of the living conditions of very low income families. The mission proposes seven fellowships a year over a period of two years. Four of these fellowships will be for professionals and three for semi-professionals.

In view of the stage at present reached in the formulation of the United Nations Technical Assistance program in the fields of housing, building and Government planning in Senegal, and since IBERD is preparing to send a mission that will remain in Senegal from November 17 to December 16, 1971, it would be highly desirable if the United Nations were to send a one to two week mission to Senegal towards the end of this period. This would assist the Government with the final formulation of the application for technical assistance it is making to the United Nations, and ensure that it is closely correlated with the IBERD "site and services" project.

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✓ Senegal - Urban Dev.
cc: Senegal - Airport

Mr. Tenley Jones

January 14, 1972

Klaus Huber

SENEGAL - Urban Development Project and Airport Project

1. Two current projects in Senegal, Urban Development and the Airport, involve a number of legal issues.
2. In the Urban Development Project the issues here concern:
 - a. the décret d'organisation et fonctionnement of OHLM. Is this wide enough to permit OHLM to undertake the project? Is it compatible with the financial structure to be proposed for the project?
 - b. the convention between the State and OHLM giving responsibility for the Site and Services Program. Can or should this be used to resolve any deficiencies in the décret?
 - c. the model tenure contract between OHLM and the lot assignees. How does this contract fit in with the general land law in Dakar? What legal steps are needed to empower OHLM to sign the contract on behalf of the State? Is the passage of the Code Domaniale necessary?
 - d. the proposed land use regulations and building codes. Quite apart from their content, what legal steps are necessary to put them in force?
3. In the Airport Project, ASECNA, a multi-national corporation manages the airport though it appears that the airport is owned by the Government. One question is whether it will be adequate to have just a loan agreement with the Government under which the Government agrees to cause ASECNA to do various things or whether it would be advisable to go further and have a project agreement with ASECNA. On either hypothesis, we will need to determine whether any changes are needed in the existing agreements and how these might be effected.
4. While none of these issues look insoluble, experience shows that even simple legal procedures are fertile sources of delay. Thus in the Terres Neuves Project, the Government has still not been able to comply with the conditions for effectiveness some ten months after negotiations and seven months after signing. Accordingly, to anticipate and, if possible, to forestall similar problems arising in the case of the urban development and airport projects, I recommend that a lawyer go to Senegal for a few days to review the various issues and the timetable for their resolution. The optimum timing for such a mission would be February 7 - 11 at which time the airport appraisal mission and the loan officer would be present in Senegal.

Denning:seb - Urban; Airport
cc: Messrs. Delaume, Cheek
Yenny
Bostrom

Mr. D. Stromboni

January 11, 1972

James A. Lee

SENEGAL: Health Services

I noted in the back-to-office report of Messrs. Yenny, Carrere and Moss dated December 28, 1971, a description of the problem of securing physicians for the proposed health centers.

I am attaching some material from Health and The Developing World by Dr. John Bryant, Rockefeller Foundation, 1969, which touches upon this subject.

I am not persuaded that great enough use is being made of "assistant physicians" and para-medical personnel in the delivery of health services in many of these countries. I recently read with great interest the pattern being followed by the People's Republic of China in providing adequate health care at the local level in remote areas. It offers a model that may have application elsewhere.

Attachments

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January 11, 1972

Mr. D. Strombol
James A. Lee
SENIOR: Health Services

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Attachments

James: on

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Mr. W. Baum

January 10, 1972

D. Strombom

SENEGAL - Site and Services Project

1. Concerning your note on the Back-to-Office Report regarding electrification costs, the mission has explained as follows.
2. The financing of electrification of newly urbanized areas in Senegal is regulated by a convention between the State and the Concessionaire. The convention defines three types of service zones, each with different arrangements for financing electrification extensions.

<u>Type of Zone</u>	<u>Responsibility for Financing of Extension</u>	
	<u>Concessionaire</u>	<u>State</u>
	%	%
Zone desservie	100	0
Zone d'extension	20	80
Zone Concedée	0	100

3. In the "zone desservie", the costs of individual household connections within 35 m of public rights-of-way (streets) are borne by the concessionaire. Beyond that, they are charged to the household. In the other zones, individual household connections are entirely at the expense of the household.
4. Presently the land reserved for the project in Dakar is not in the "zone desservie." However, a new contract is being negotiated with the concessionaire, and the Government (Ministry of Industry, Direction of Energy and Hydraulics) has given assurances to the mission that the project areas will be included in the new "zone desservie" to be defined for Dakar. This will be confirmed during negotiations.
5. The concessionaire is obliged by his contract to reserve a portion of his receipts, both in his name and in the name of the State, for investments. If for some reason the reclassification does not occur, the Government has enough resources in their part of the investment fund to finance the needed investment. Consequently, the Government decided not to ask the Bank for financing of this component of the project.
6. Given this arrangement for financing extended electrical service, the cost of electrification is not charged directly to new urban developments and that is why it is not proposed to recover it from the lot attributees of the site and services project.

JYenny:nom

✓ Senegal - Urban Dev
" Senegal - Education (2)

Mr. F. Lethem

January 6, 1972

Mats Hultin

Senegal: Primary Education as Part of an Urban
Development Project

I have studied with great interest the back-to-office report of December 28 from Mr. Yenny to Mr. Strombon about a Special Projects appraisal mission.

It is of importance that the Education Projects Department be involved in such an education project, as mentioned in para. 11 of the back-to-office report at an early stage. It is not enough for us to be involved in post-appraisal discussions only. The reason is that EPD might well have come to other conclusions than the Special Projects mission about the proposed school program. I am not e.g., at all convinced that a new suburban area in a capital should be satisfied with education services which may be much inferior to those in other areas of the capital. We might therefore have had a different approach to the teacher supply.

I would furthermore like to know how they have estimated the cohorts of children in the projected suburb. Experiences from developed countries prove that such projections are very difficult as age distribution of the population in a new suburb is often very peculiar and different from a town area which has "matured". The experience is that therefore one has to provide a nucleus of permanent educational facilities and in addition a number of provisional facilities which can easily be converted to other uses later on.

cc: Messrs. Ballantine, Stewart

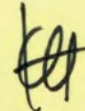
MH/mms

le 4 janvier 1972

Monsieur le Directeur,

Veuillez trouver ci-joint copie de la lettre que nous venons d'adresser à Son Excellence Monsieur Ousmane Seck au sujet du projet Parcelles assainies.

Je vous en souhaite bonne réception et je vous prie d'agréer, Monsieur le Directeur, l'expression de mes sentiments distingués.



Klaus Huber
Département Afrique de l'Ouest

Pièce jointe.

Monsieur S. M. Dioury
Directeur de l'Office des Habitations
à Loyers Modérés
Ministère des Travaux Publics, de
l'Urbanisme et des Transports
Dakar
Sénégal

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le 4 janvier 1972

Monsieur le Ministre,

Veillez trouver ci-joint copie de la lettre que nous venons d'adresser à Son Excellence Monsieur Ousmane Seck au sujet du projet Parcelles Assainies.

Je vous en souhaite bonne réception et je vous prie d'agréer, Monsieur le Ministre, l'expression de ma très haute considération.

Klaus Huber
Département Afrique de l'Ouest

Pièce jointe.

Son Excellence
Monsieur Mady Cissokho
Ministre des Travaux Publics, de
l'Urbanisme et des Transports
Dakar
Sénégal

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Sénégal
Dakar
Ministre des Travaux Publics, de
l'Urbanisme et des Transports
Monsieur Mady Diassoko
Son Excellence

Placée jointe.

Département Africain de l'Ouest
Klaus Huber

considération.
d'agréer, Monsieur le Ministre, l'expression de ma très haute
le vous en souhaite bonne réception et je vous prie
sujet du projet Parcelles Assainies.
venons d'adresser à Son Excellence Monsieur Ousmane Sack au
Veuillez trouver ci-joint copie de la lettre que nous
Monsieur le Ministre,

le 11 janvier 1972

Huber Klaus

le 4 janvier 1972

Monsieur le Ministre,

Veillez trouver ci-joint copie de la lettre que nous venons d'adresser à Son Excellence Monsieur Ousmane Seck au sujet de la réorganisation de l'Office des Habitations à Loyers Modérés (OHIM).

Je vous en souhaite bonne réception et je vous prie d'agréer, Monsieur le Ministre, l'expression de ma très haute considération.

Klaus Huber
Département Afrique de l'Ouest

Pièce jointe.

Son Excellence
Monsieur Babacar BA
Ministre des Finances et des
Affaires Economiques
Dakar
Sénégal

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Ministres Economiques
Militaire des Ministres et des
Monsieur Perses. By
Son Excellence

Debutement vltidne de J. Onear
Ktana mper

q, eklekt' monastent' je knutarske' t, shchegastou qe ma p'lya nashre
je lona eu sompette poune tsechastou ar je lona blye

an'les de je m'occupais de j'allais des haricots et polets
l'enons q, s'essent y son existence monami. Quant queck en
L'antier floues et -jout cobte de je j'erra d're nous

TO IT ISUATEX TDL5

le 4 janvier 1972

Monsieur le Ministre,

J'ai l'honneur de vous remercier de l'aide accordée par vous-même, les membres de votre Cabinet et de divers Ministères à la récente mission d'évaluation du projet de Parcelles Assainies dirigée par M. Yenny. Les conclusions de la mission sont de manière générale favorables et le rapport d'évaluation est en cours de rédaction. Un certain nombre de questions devront encore être résolues avant les négociations, tentativement prévues dans le courant d'avril 1972, et nous vous enverrons prochainement une liste détaillée des documents que nous souhaitons obtenir du Gouvernement.

Je voudrais toutefois saisir l'occasion de cette lettre pour souligner que l'un des principaux points restant à clarifier avant les négociations est la réorganisation de l'Office des Habitations à Loyers Modérés (OHLM). La mission a accueilli favorablement la décision du gouvernement de confier la direction de l'OHLM à M. Dioury, et a reconnu avec lui la nécessité de réorganiser l'Office. M. Dioury est d'accord avec la mission (a) qu'il devrait y avoir deux divisions de programmes: une s'occupant des programmes de logement et l'autre s'occupant du Programme National de Parcelles Assainies et de l'amélioration des zones occupées par les populations les plus défavorisées, et (b) que les comptes de ces deux divisions devraient être clairement séparés. M. Dioury a promis de nous envoyer une proposition détaillée de réorganisation de l'Office vers mi-janvier 1972, et nous espérons que le gouvernement lui accordera tout son appui pour la préparation de cette proposition.

Nous adressons copie de cette lettre à Messieurs le Ministre des Finances, le Ministre des Travaux Publics, de l'Urbanisme et des Transports, le Directeur de l'Urbanisme et le Directeur de l'OHLM.

Je vous prie, Monsieur le Ministre, d'agréer l'assurance de ma haute considération.


Roger Chauffournier
Directeur
Département Afrique de l'Ouest

Son Excellence
Monsieur Ousmane Seck
Secrétaire d'Etat au Plan
Dakar
Sénégal

Summary: Letter thanking Minister for help given evaluation mission by himself, Cabinet and Ministers, also requesting the Minister to support the reorganization of OHLM.

JYenny/KHuber:seb -SEN Urban

20
Cl & cc: Mr. Strombom

Jenny/Kinder: sep - SEN Urban

Sénégal

Dakar

Secrétaire d'Etat au Plan
Ministère d'Etat au Plan

Son Excellence

JAN 5 3 32 AM 1972

Département d'Etat, Ouest

Director

Roger Chantremont

ma haute considération.

Je vous prie, Monsieur le Ministre, d'agréer l'assurance de

Transport, le Directeur de l'Urbanisme et le Directeur de l'OHM.
des Finances, le Ministre des Travaux Publics, de l'Urbanisme et des
Nous adressons copie de cette lettre à Monsieur le Ministre

de cette proposition.

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de réorganisation de l'OHM vers mi-Janvier 1972, et nous espérons
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(b) que les copies de ces deux divisions devaient être classées
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auprès du Programme National de Parcelles Assainies et de l'Améliora-

programmes: une réorganisation des programmes de logement et l'autre s'oc-
d'accord avec la mission (a) qu'il devrait y avoir deux divisions de
commun avec lui la nécessité de réorganiser l'OHM. M. Dioury est

Gouvernement de confier la direction de l'OHM à M. Dioury, et a re-
Modèle (OHM). La mission a actuellement l'intention de présenter la situation du

négociation est la réorganisation de l'OHM des Habitants à l'ap-
souligner que l'un des principaux points restant à clarifier avant les

Je voudrais toutefois attirer l'attention de cette lettre pour

des nous souhaitons obtenir du Gouvernement.

négociations, tentativement prévues dans la courbe d'Avril 1972, et
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rapides et le rapport d'évaluation est en cours de rédaction. Un
Yorou. Les conclusions de la mission sont de nature générale favo-

même, les membres de votre Cabinet et de divers Ministères à la résolu-

J'ai l'honneur de vous remercier de l'aide accordée par vous-

Monsieur le Ministre,

le 4 Janvier 1972

X. Segal - Dakar

le 4 janvier 1972

Monsieur le Directeur,

Veillez trouver ci-joint copie de la lettre que nous venons d'adresser à Son Excellence Monsieur Ousmane Seck au sujet du projet Parcelles assainies.

Je vous en souhaite bonne réception et je vous prie d'agréer, Monsieur le Directeur, l'expression de mes sentiments distingués.

Klaus Huber
Département Afrique de l'Ouest

Pièce jointe.

Monsieur Moussé Daby Diagne
Directeur de l'Urbanisme
Ministère des Travaux Publics, de
l'Urbanisme et des Transports
Dakar
Sénégal

sDenning:seb - SEN Urban

AND

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Stefan - 1972

le 14 janvier 1972

Monsieur le Directeur,

Je vous en remercie pour réception et je vous prie
d'agréer, Monsieur le Directeur, l'expression de mes sentiments
distingués.

Je vous prie de bien vouloir agréer à son Excellence Monsieur Ousmane Sack au
sujet du projet Parcelles Assainies.

Veuillez trouver ci-joint copie de la lettre que nous

Klaus Huber
Département Africain de l'Ouest

Place Joffre.

Monsieur Moussé Dally Diagne
Directeur de l'Urbanisme
Ministère des Travaux Publics, de
l'Urbanisme et des Transports
Dakar
Sénégal

Spennig: sep - SEN Urban
Ans

JAN 3 32 AM 1972

CLIP

Mr. J. J. Stewart

January 7, 1972

N. Erder

SENEGAL - Education Component of the Site and Services Project

Background

1. The back-to-office report of Messrs. Yenny, Carrere and Moss (December 28, 1971) dealing with the appraisal of an urban development scheme for the settlement of lower income population in Dakar and Thies raises the issue of education services to be provided as a part of the project. The government proposal is the creation of school capacity, at the primary level, for the enrollment of 50% of the school age children. This is the present average rate in the Dakar Metropolitan Region. The mission recommends that schools be built initially for only 25% of the school age children in order to avoid disturbing the balance in the allocation of teachers in the country. At 50% enrollment level, the project would require 63 teachers annually for four years (1973-1977) while only 180-200 new primary teachers are trained each year in Senegal. The discussion implies Bank involvement in the financing of the schools as a part of the project. The question has been brought to the attention of Education Projects Department. A number of substantial issues may be raised in this context.

Issues

2. The first issue is related to the general character of the project. The justification of an urban development scheme in an overcrowded center suffering from unemployment (1/3 unemployed) and rapid population growth (6% a year). This, of course, is not an education issue, but may have educational implications in terms of demand for teaching facilities.

3. The second issue is the approach to education within the framework of a broader (urban or rural) development scheme. This requires an integrated outlook not only in general development terms, but also in more specific ways (choice of location, relationships with community organization and with other services, adaptation to the characteristics of the target group and to the objectives of the overall project, etc.). It would be useful to discuss to what extent the Senegal project can be treated as a case for a different (!) pattern in designing education projects.

4. The more specific issue mentioned in the mission report is relatively simple. The services needed by the project are treated as "additional demand", whereas they, in fact, constitute a "transfer" in location. The children of the 140,000 people to be settled in the project area will be expected to be provided with education services in the proportions practiced in Senegal or in Dakar area. (Enrollment ratios are 43% in the country and 50% in Dakar.) The demand for the project area constitutes a change in the location of schools which may imply additional school buildings but not necessarily additional teachers. The magnitude of the project demand will depend on the age structure

January 7, 1972

and economic and social characteristics of the population. But the influence of social promotion and the demonstration effect of the new environment may increase the pressure for more schools. It would be unrealistic to expect enrollment levels below the regional average. 50% is probably a minimum. If there is a shortage in teacher supply, this is a general problem and not one created by the project. (The project area will also need a sizable secondary school; the proposed enrollment in the working papers seem reasonable as they imply a transfer rate of 20% from grade 6 to grade 7, the national average.)

5. The Bank involvement in financing these schools as a part of the project is another issue. In addition to the question mentioned in para. 3, this raises some problems such as criteria for financing primary schools, 1/ priorities, and evaluation of these schools from the point of view of proposed educational reform in Senegal. Of particular interest is whether the proposed schools would be designed on the basis of the proposed differentiation at grade 6 between students going into further academic work (20%) and those to follow the practical post-primary stream (80%). 2/

Conclusions

6. 50% of the age group should be considered as a realistic enrollment ratio at primary level.

7. If the project is considered as suitable for financing, this Department may be involved in the planning phase, probably by contributing at least an architect for desk work in evaluating minimum area requirements and estimating costs of educational facilities. Additional assistance by an educator may be required in relation with para. 3.

8. The key question, however, remains whether the policy decisions raised by this project item (paras. 3 and 5) allow consideration of school construction for Bank group financing - or, if the answer is negative, whether our contribution should be limited to ensuring that the master plan for this urban development project provides for suitable location and adequate sites for the schools which would need to be built anyway - but by someone else.

1/ See education sector paper.

2/ One of the objectives of our reconnaissance visit in January is precisely to examine the feasibility of the proposals for structural reform of the education system.

cc: Messrs. Ballantine, Calika, Hultin, Hubert, Huber, Denning.

NErder/sp

Senegal - Urban Dev

RÉPUBLIQUE DU SÉNÉGAL

N° **2 2** D.U.H.

MINISTÈRE DES TRAVAUX PUBLICS
DE L'URBANISME DES TRANSPORTS
ET DES TÉLÉCOMMUNICATIONS

Dakar, le **4 JAN. 1971**

DIRECTION DE L'URBANISME
ET DE L'HABITAT

Le Directeur de l'Urbanisme et de l'Habitat
-à-

M International Bank
818 H Street N.W.
WASHINGTON
- DC 20.433

- U.S.A. -

SPECIAL PROJECTS DEPARTMENT CORRESPONDENCE

Urban Projects Division **JAN 11 1971**

Answered by: Cable

Date: Jan 12, 1971

J'ai l'honneur de vous transmettre pour complément d'information les photocopies de réponses faites par MM. les Ministres de l'Education Nationale, de la Santé Publique et du Développement Industriel à quelques questions pour lesquelles la dernière mission de la BIRD à Dakar avait attaché un certain intérêt.

Je vous transmets par ailleurs la photocopie d'une lettre qu'un directeur de société de la place nous adresse pour la réservation de parcelles destinées à ses employés, c'est là une manifestation de l'intérêt que peut susciter le projet dans le secteur privé et que la promotion humaine s'efforcera de développer.//.-

- Mr. YENNI
de la BIRD.-



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SPECIAL PROJECTS DEPARTMENT CORRESPONDENCE

Urban Projects Division JAN 11 1972

Answered by: Carole
Date: JAN 15 1972

J'ai l'honneur de vous transmettre pour complément d'information les photocopies de réponses faites par MM. les Ministres de l'Education Nationale, de la Santé Publique et du Développement Industriel à quelques questions pour lesquelles la dernière mission de la BIRD à Dakar avait attaché un certain intérêt.

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- Mr. YEMMI
de la BIRD -

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DURING MORNING OF WEDNESDAY NOVEMBER 17 AND SUGGESTS THAT
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POSSIBLE AND IF SO SUGGEST HOUR REGARDS
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