

**TOM 4:
LOG BOOK FOR THE
RESETTLEMENT OPERATION
IN MBUNG**

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INTRODUCTION

The purpose of the terms of reference is to establish the reciprocal rights and obligations of layouts, development plans and contractors for parcels and dwellings. It supplements the urban planning regulation applied to the overall plan of the area and attaches to provisional or definitive concession orders and other memorandum of understanding between the various parties concerned. As a result, the term of reference is binding on any parcel or lodging contractor. Its application requires substantial administrative means and allows effective control of the forms of urbanization.

Article 1: Purpose of terms of reference

This specification is in accordance with the laws and legislation applicable to the regulation of urban planning in Cameroon. It is a document of private law whose role is to govern the relationship between the developer and those benefiting the parcels and between the co-proprietors. In other words, it establishes the reciprocal rights and obligations of developers, contractors and occupants of the managed plots.

CHAPTER 1: PLANNING AND PARCELS

Article 2: Origin and situation of the property

The relocation site concerned by the development operation of Sisia is that of the Mbung quarter. The site of Mbung, chosen site and subject of the upgrading operation of the quarter and which is the site of relocation of the affected population, is a private domain of the city council of Bamenda. It is located within a quarter of Bamenda III. This site is located north of the city at the exit towards Bambili. It is delimited on:

- The north, by an undeveloped green space located after the public school;
- To the west, by village plantations and green areas of secondary forest;
- To the south, by forest spaces and rivers that limit the site;
- In the east, by some anarchical dwellings and village plantations.

It is a peri urban zone whose main asset is the proximity with the national No. 4, the HTTC of Bambili, the municipality of Bamenda 3 and the city centre. This site covers an area of approximately 27 Ha.

The access road to the Mbung relocation site is a suitable tarred road of varying right of way of 7m from the primary linkage route of the city centre of Bamenda to Bambili.

An analysis of the possibility of coexistence was made in the Sisia neighborhood during the household survey and opinions obtained, 64% of heads of household would be favorable to live in co-ownership. Thus, for the buildings GF + 4 storeys to accommodate condominium households, of the 300 dwellings planned, 250 were assigned to the various identified and qualified households.

Article 3: Situation of the development operation of the layout in Mbung

The parcel cutting as done by the consultant's team has the following characteristics:

- The layout site is that of Mbung with a surface area of about 27ha ;
- The Mbung site is therefore divided into 8 different sectors ;
- The 8 sectors are comprised of 38 different lots.
- From the 38lots, we have a total of about 640 parcels of land
- Out of the 640 parcels of land, we have 10 land parcels reserved for various facilities
- The remaining 630 parcels of land are subdivided as follows:
 - 400 parcels of land of 150m²
 - 200 parcels of land of 300 m²
 - 30 parcels of land of 1000 m²

Plots of 1000 m² will be the subject of the co-ownership, thanks to the construction of collective housing in the form of a building of five floors each. It is 30 buildings towers will be structured according to the architectural plan elaborated and proposed by the firm as follows:

- Of the 1000 m² planned for the plot, a LUC of 70% will be applied for the block of housing, an area of 700 m² for construction and 300 m² for pedestrian tracks, parking, street furniture, green spaces etc. and other related developments;
- It is possible at the level of buildings towers sector S1, north-west of the site, or 11 buildings towers out of 30, to build underground parking, because the topography permits itself and this would be a plus for the development. These underground car parks will be built so that the entrance is at the front of the building and the exit at the rear of the building;
- In order to increase the capacity of tower buildings, some will include, 11 in total, 04 units per level, for levels 1, 2 and 3, for levels 4 and 5 we can reduce the number of housing to increase the standing;
- A social and functional mix will be established within the buildings in order to have premises for retail and other types of street shops, and especially to remain in the logic of sustainability;

- Tower buildings will be equipped with staircase and runway boxes for people with reduced mobility (PMR). For this type of people, runways will not exceed Level 2.

It is to be clarified that the quarter comprising the resettlement site is divided by major secondary roads which form the dwelling units, of the latter derive lots divided by minor secondary roads and finally lots which are separated by tertiary linking roads to the site. The goal is to rally each lot to a secondary service lane and each parcel of housing to at least one tertiary access road.

CHAPTER II: GENERAL CONDITIONS

Article 4: Roads and various networks (RVN)

Any purchaser admits having read the present terms of reference, the situation plan of the operation and the plan of his lot, which he accepts as it is.

He admits knowing the route and networks that serve the layout and is committed not to raise any claims about their positions, profiles and viability.

Each beneficiary will be personally and financially responsible for the degradation caused to the viability or its accessories by itself, its contractors, servants, workers, etc.

He must have the damaged parts immediately fixed and at his own expense.

In the absence of rebuilding or repairing the damage within one month after their realization, the developer will have the right to make the necessary repairs at the expense of the responsible holder.

The beneficiary should not deposit on the tracks materials, landfills or household refuse, which can be harmful to the population.

Article 5: Use of dwelling units/lots/plots/dwellings

Any purchaser acknowledges to having seen and visited the lot/parcel/dwelling of which he benefit and takes in the state in which it is located, subject to suffering from passive easements of any kind, or to take advantage of the active easements at his own risk. He is committed to paying taxes, without recourse neither against the developer, nor the State, for whatsoever reasons.

Article 6: layout of lots/parcels

The layout of lots/parcels will be done by the developer, depending on demands.

CHAPITRE III: CONSTRUCTION

Article 7: Type of construction

The constructions will be carried out following a careful architecture of integration to the site, particular to the landscape. They should present a unity of appearance and materials.

The exterior colours of the buildings and fences should be as close as possible to the landscape in order to integrate the site.

Article 8: Implantation

It will be implanted several blocks of buildings per parcel. All constructions must observe a setback of at least 5m relative to the property limit along the vehicle traffic lanes. In each plot, the buildings will be organized to create indoor and outdoor animation.

Article 9: Height of constructions

The height of the buildings will be up to 20m in the social sector and 25m in the rest of the site. Collective constructions will include R + 4 and R + 5 housing in the maximum.

Article 10: Construction modification

No transformation, elevation, extension of construction will be carried out, once the development is completed.

NB: If, however, an acquirer wishes to make any modifications to its construction, regulations in force must be respected and agreement an authorization from the competent services obtained.

CHAPITRE IV: VARIOUS PROVISIONS AND THE PROPER MAINTENANCE OF THE PLANNING AREA

Article 11: Parcels

All plots must be kept in perfect condition and properly maintained

Article 12: Parking on the public road

Prohibited areas for vehicles parking on the public highway will be limited in accordance with the Highway Code. It is strictly forbidden to leave on the public road any vehicle or wreck equipment.

Article 13: Maintenance of plots.

All co-proprietors or joint tenants of parcels shall keep in perfect clean condition, the portion of land between the limit of the said parcels and the way in front, irrespective of its use.

Article 14: Household refuse

The collection of household refuse will be ensured either by HYSACAM if the latter exists or by an actor presented to the purchasers in advance.

Article 15: Stormwater

Evacuation of stormwater should be ensured quickly and without stagnation. These waters must be directed in a gravity way to the swampy shallows south of the site. They will pass through the concreted ditches with appropriately regulated slopes.

Article 16: Sewage

All buildings of a sanitary nature (looks, various pipes, etc.) intended for the remediation of a parcel shall be built within it. No discharge of any kind (sewage, waste) shall be made in the neighbouring parcel. A collection line can then be installed in each parcel for collective processing purposes.

Article 17: Drainage

Streams that drain valley bottoms and areas of depression will be used as natural outlets for the primary drainage system. However, it will be necessary to increase the efficiency of the stormwater drainage system by the development and maintenance of the secondary and tertiary network located along the channels in form of gutters.

CHAPITRE V: GENERAL CONDITIONS

Article 18: Green spaces

All the public green spaces must be marked by plantations and flowers. They will be maintained by the city council of Bamenda. As for individual and private green spaces, their up keep will be insured by the occupants of the layout housing.

Article 19: Parcel

All the co-owners of a collective building beneficiary of a parcel accept the form and capacity and as such must maintain it. Each of the co-proprietors will have to pay a monthly fee for the maintenance of the building.

Article 20: Association of joint tenant and co-proprietors

The tracks, squares, pipes and works of any kind which are not taken over by the State, the municipality or their operator, shall be managed and maintained at common expense by all the beneficiary who may constitute a union of Tenants or landlords. As a result, a co- proprietor's regulation will be created and

applied to tenants.

CHAPITRE VI: Control of the application of the specifications

Article 21: Rights of occupants

All the co- proprietors of a collective building to whom has been given a parcel within the area of application of this term of reference, as defined in Chapter 1 above, may continue to apply it before the competent courts, In the territorial quarter of the layout plan.

Article 22: State rights

The competent administrations shall, each as far as it is concerned, be responsible for ensuring the application of this text, with a view to guaranteeing the rights of the State.

ANNEX I: TABLE OF SURFACE OF PLOTS AND PARCELS

Name of sector (S)	Lots	Surface m ²
S1 (Located at the north-west of the map)	38 Parcels of 150m ²	5700 m ²
	26 Parcels of 150m ²	3900 m ²
	11 Parcels of 1000m ²	11000 m ²
	Nursery school	750 m ²
Subtotal of sector 1		21 350 m²
S2 (located at the -west of the map)	24 Parcels of 150m ²	3600 m ²
	22 Parcels of 150m ²	3300 m ²
	31 Parcels of 150m ²	4650 m ²
	31 Parcels of 150m ²	4650 m ²
	21 Parcels of 300m ²	6300 m ²
	21 Parcels of 300m ²	6300 m ²
	Administrative reserve	2000 m ²
	Quarter market	1250 m ²
Subtotal of sector 2		32 050 m²
S3 (located at the southwest of the map)	18 Parcels of 150m ²	2700 m ²
	7 Parcels of 1000m ²	7000 m ²
	Green space	1000 m ²
Subtotal of sector 3		10 700 m²
S4 (Located at the north of the map)	26 Parcels of 150m ²	3900 m ²
	15 Parcels of 300m ²	4500 m ²
	15 Parcels of 300m ²	4500 m ²
	11 Parcels of 1000m ²	11000 m ²
	Primary school	1000 m ²
	Green space	1000 m ²
Subtotal of sector 4		25 900 m²
S5 (Located at the south of the map)	10 Parcels of 300m ²	3000 m ²
	14 Parcels of 300m ²	4200 m ²
	18 Parcels of 300m ²	5400 m ²
	20 Parcels of 300m ²	6000 m ²
	14 Parcels of 150m ²	2100 m ²
	24 Parcels of 150m ²	3600 m ²
	22 Parcels of 150m ²	3300 m ²
	Playground	1000 m ²
Subtotal of sector 5		27 600 m²
S6 (Located at the north east of the map)	22 Parcels of 300m ²	6600 m ²
	21 Parcels of 300m ²	6300 m ²
	33 Parcels of 150m ²	4950 m ²
	Health post	500 m ²
Subtotal of sector 6		18 350 m²
S7 (Located at the east of the map)	26 Parcels of 150m ²	3900 m ²
	33 Parcels of 150m ²	4950 m ²

	22 Parcels of 300m ²	6 600 m ²
	Health post	500 m ²
Subtotal of sector 7		15 950 m²
S8 (Located at the south east of the map)	30 Parcels of 150m ²	4500 m ²
	Green space	1000 m ²
Subtotal of sector 8		5500 m²
Grand total		167 400 m²

ANNEX II: TABLE OF ROADS

N°	Roads or stretches concerned	Length	Right of way	Characteristics of the stretch	Actions to be undertaken
1	Development of the access road linking Mbung site	2 km	12 m	Accessible earth road and quite large, gentle slopes and presence of some ruptures	development, dimensioning et tarring
2	Secondary road	2.1km	10 m	Presence of depressions to be crossed and talwegs to be corrected, several talus, bridges and gutters	Layout of roads, Progressive development of roads
3	Tertiary road	4.8 km	7m	Presence of depressions to be crossed and talwegs to be corrected, several talus, bridges and gutters	Layout of roads, Progressive development of roads
TOTAL		8.9km			