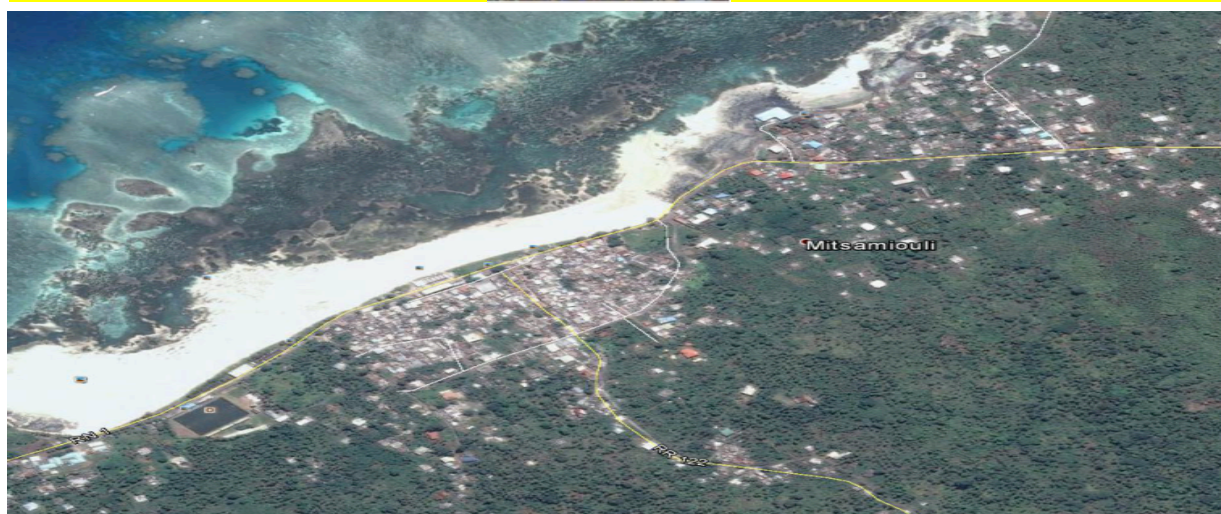


UNION OF THE COMOROS



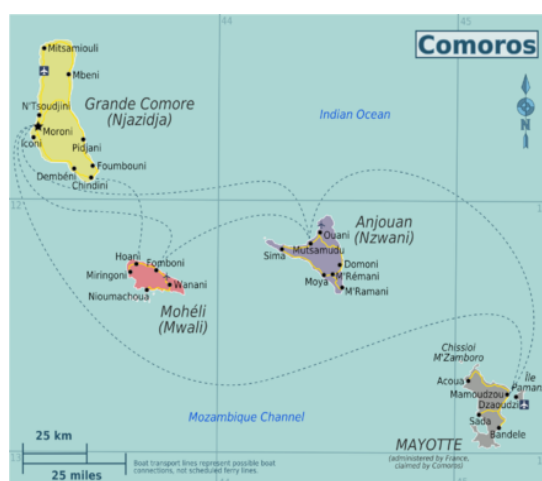
Vice President in charge of the Ministry of Territory Development, of Infrastructures, Urbanization and Housing

HABITAT III
2016



COUNTRY REPORT

Partnership Municipality / State / non-State



Said Ali Andjib
National consultant
2015

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LIST OF ABBREVIATIONS

AFD	French Development Agency
CNDUH	National Committee for Urban and Housing Development
COSEP	Center of Emergency and Protection Operations
CDE	Convention on the Children's Rights
CUH	Code of Urban Planning and Construction
DSRP	Strategy Document for Poverty Reduction
NDZOUANI GOLD	Agency of Anjouan for Governance and Local Development
MID	Ministry of Interior and Decentralization
GED	Gender and Development
PDU	Urban Transport Plan
PIB	Gross Domestic Product
PNAEPA	National Program for Access to Drinking Water and Sanitation
PNAT	National Policy for Regional Planning
PND	National Development Plan
PNPF	National Policy for Advancement of Women
PNSE	National Programme for Employment Support
PNUD	United Nations Development Programme
PSA	Food Security Programme
AFD	French Development Agency
FED	European Fund for Development
IDH	Human Development Indicator
PAP	Priority Action Plan
PIED	Small Island Developing States
PNJ	National Youth Policy
PPTE	Heavily Indebted Poor Countries
RGP	General Census of Population
SCA2D	Strategy for Accelerated Growth and Sustainable Development

PARTIE I: INTRODUCTION AND COUNTRY PRESENTATION

1. GENERAL INTRODUCTION

The Third United Nations Conference on Habitat will be held in 2016 and will focus on the issue of urban sustainable development.

As a reminder, the Habitat II Conference, held in June 1996 in Istanbul, also called "World Cities Summit" had the objective of improving the living conditions and populations hosting in the city "guaranteeing decent housing to all and to make human settlements safer, healthier, more possible to live in, sustainable fair and productive."

Within the context of preparations of Habitat III, UNO-HABITAT has recommended each country to prepare a national report to make the point of progress made since the Istanbul Summit and assess the challenges to improve living conditions in cities. Thus, the national report will follow the recommendations of the guidelines for the preparation of Habitat III national reports provided by UNO-HABITAT.

In fact, the present report will address the issues and challenges of urban development around seven themes which are urban demography, land development and urban planning, environment and urbanization, governance and urban legislation, urban economy, housing and urban services, and finally urban land. Details related to each of these themes will be given in the second report. To better understand the local context, a specific chapter will be devoted in part on the results of consultations and interviews conducted with partners for the "New Urban Agenda" which reflects the concerns of urban and social development actors.

PRESENTATION OF THE COUNTRY

1.1. Geographical localization

The Union of Comoros is located in the Indian Ocean, at the northern end of the Mozambique Channel, between Mozambique and Madagascar. The islands are known under their Comoran and French names:

- Ngazidja (Grande Comores), Mwali (Moheli), Ndzouani (Anjouan), Maoré (Mayotte).

1.2. Area

The total land area of 2 236Km². As an Island country, the Comoros has 340 km of coastline.

Its highest elevation is the Karthala volcano, which rises to 2360 m.

1.3. Population

ISLAND	INHABITANTS
Ngazidja	389 445
Ndzouani	323 653
Mwali	50 854
TOTAL	763 952

Source: RGPH 2003 (General Census on Population and Housing)

The growth rate is of 2.6% and the fecundity rate is of 3.93.

The population density is 343.5 m / km², and life expectancy is 61.5 years. The urbanization rate is 27.9%.

1.4. Lands use

Agriculture represents 48.6% of the Gross Domestic Product in 2014 and employs 80% of the active population for 90% of export revenues. Main crops: vanilla, ylang-ylang and clove.

Livestock is handicapped by the lack of agro-pastoral areas and is based on ruminants (cattle, sheep and goats) and poultry.

1.5. Independence

Following the 1974 referendum, the Comoros gained its independence in 1975; the fourth island Mayotte has remained under French occupation.

1.6. Constitution

Following the agreements of Fomboni, a new constitution was adopted in 2001 and revised in 2009 giving the three islands a broad autonomy and a rotating presidency of the Union every 5 years.

1.7. President

Dr Ikililou Dhoinine, in power since May 26, 2011, was elected for a term of 5 years.

1.8. Administrative division

The Comoros is divided into:

- 3 autonomous islands (Anjouan, Moheli and Grande Comore). Mayotte, the fourth island has remained under French occupation.
- 16 districts including 08 in Grande Comore, 05 in Anjouan and 03 in Moheli
- 54 municipalities with 28 in Grande Comore, 20 in Anjouan and 6 in Moheli.

1.9. The electoral system and other indicators

A rotating presidency among the islands. The next presidential elections are scheduled in national 2016. L'Assemblée has 33 MEPs elected for a term of 5 years. The current legislature is set up in March 2015.

Currency:

1 Euro = 491.986 Comorians Francs (KMF).

Gross Domestic Product: USD 717 million current (2014)

Gross Domestic Product per inhabitant 956 USD (2014)

Human Development Indicator (value / rank) 0,429 corresponding to 169 out of 186 ranked countries (2013)

Corruption index: 142 out of 175 countries ranked (127th in 2013).

Doing Business Rank: 158 out of 189 ranked countries (2014)

electricity connection to 81 out of 189 ranked countries (2015)

Infrastructure Index 1.94 / 5 (2009-2014), Mo Ibrahim Index 30 out of 52 ranked countries (2014).

1.10. physical location of the Comoros

Located in the southeastern part of Africa and at the northern end of the Mozambique Channel, northwest of Madagascar and east of Mozambique, the Comoros consist of four islands, Ngazidja (Grande Comore), Mwali (Moheli), Ndzuwani (Anjouan) and Maoré

(Mayotte: under French occupation). The entire territory of the Comoros covers an area of 2236 km². At 2361 meters, the Karthala, an active volcano, with one of the largest volcanic craters in the world, is the highest point in the archipelago.

The average annual growth rate is 2.6% with differences from one island to another. The average population density is about 341 inhabitants / km² and varies from one island to another 763 inhabitants / km² (Ndzouani) 175 inhabitants / km² (Mwali) and 339 inhabitants / km² (Ngazidja).

Table 1: Evolution of the Comorian population per Island from 2009 to 2019

Islands	2009	2011	2013	2015	2017	2019
Ngazidja	342 201	360 117	379 324	399 919	421 884	445 102
Ndzouani	283 522	298 816	315 108	332 466	350 859	370 168
Mwali	43 604	46 443	49 365	52 360	55 404	58 454
Union	669 327	705 376	743 797	784 745	828 147	873 724

Source: RGPH, Comoros, 2003 (General Census on Population and Housing)

The demographic structure is particularly marked by the weight of adolescents and youth (15-24 years) representing 22.34% of the total population, and that of women, about 50%. The Comoros are experiencing a tropical oceanic climate with two seasons: a hot and humid climate from November to April due to the northeast monsoon and a cold and dry season, the rest of the year. The four islands do not know a great disparity regarding the climate which is the same across the whole country. The temperatures are between 23°C and 28°C on average, along the coasts. Moreover, the Comorian fauna and flora abound in several species, some of which are endemic. The seabed is a refuge for many species among them the fossil fish Coelacanth.

1.11. socio-cultural aspects

The Comorian population is the result of a mixing of several cultures and civilizations from Africa, Arabia and South-East Asia. The social organization is deeply rooted in the tradition and is very hierarchical.

The individual blends into the community and can only assert himself only through the

mechanisms imposed by this community; as the family remains the foundation of the organization and functioning of society. Traditional marriage consolidates the supremacy of the family and is the means by which it extends and reinforces itself. This is also in that constitutes the act by which the individual is accessing to social hierarchies.

On the religious level, almost all of the Comorian population is Muslim. Islam in Comoros articulates well with the beliefs and social practices related to custom and tradition.

Thus the notables, who acquired their status after the great wedding, become the key leaders in decision-making at the community level.

Despite a variable social organization from one island to another, the Comoros are united together with each other to ensure the perpetuation of its own values in society on both structural and traditional plans and the religious and organizational as well.

1.12. Economic profile

The Comoros is part of the Small Island Developing States (SIDS). In 2013, the Human Development Index (HDI) is estimated at 0,429, placing the country in the 169th world rank out of 186 countries.

In the same year, the real Gross Domestic Product growth reached 3.5% against 1.8% in 2009, and the inflation rate was of 3,2% despite a peak of 7% in 2011.

The poverty rate remains very high, that is 45.6% in 2012. The unemployment rate was estimated at 14.3% in 2004. It is higher among young people aged 15-29 (25%) and the women (18.5%) while in men it is of 11,9%.

Tax revenues have increased from 10.9% in 2009 to 12.1% of the Gross Domestic Product in 2013. External grants have been increasing over recent years, going from 7.5% of the Gross Domestic Product in 2011 to 9.3% in 2013.

The total public expenses have continued to grow from 22.1% in 2010 to 25.1% in 2013, both under the leadership of capital expenditure financed from internal resources (0.7% of Gross Domestic Product to 3, 4% in 2013) and external resources (from 4.8% to 6.4%). Current expenses have declined from 16.6% of Gross Domestic Product in 2011 to 14.8% in 2013. The country has benefited from debt relief obtained in the context of PPTE Initiative (144.8 million in net present value, end 2009).

However, despite all the efforts and the improvement of development indicators, issues related to energy and to the access to drinking water as well as regular payment of civil

servants remain a major concern and definitely slow the socio-economic development and vitality of youth in particular. (World Report on Human Development 2012 SCA2D 2015-2019)

1.13. Political context

The Comoros gained independence on July 6th, 1975. Since then, the country has sunk into a long period of political instability marked by coups. Ali Soilih, socialist, named the "Mongozzi" (visionary), has particularly marked people's minds from Independence to date.

Then in 1997, a separatist crisis shook the country during the reign of the deceased MOHAMED TAKI ABDOULKARIM. Most recently, Colonel AZALI ASSOUMANI took power in April 1999 by overthrowing the Interim President TADJIDINE BEN SAID MASSOUNDE.

On December 23rd, 2001, a constitutional referendum is held, after tough negotiations leading to the signature of agreements called "The Fomboni Agreements" of 2000/2001. A new constitution is then adopted, with as main novelty the institution of the "Rotating Presidency" between the islands. The Constitution of 2001 was revised in 2009 by referendum.

Since the Constitution of 2001, the country regained its political stability. Three (3) presidential elections, transparent, democratic and accepted by all including the international community, took place in 2002, 2006 and 2010. Those of 2010, which characterized the 2nd democratic alternation and the 3rd rotating presidency between the islands lead a native of Moheli to be head of the country for the first time in its history, namely his Excellency Doctor Ikililou Dhoinine.

Since the country has returned to socio-political stability, the authorities undertook a long walk of negotiations with the various regional and international financial institutions as well as with friend countries to boost its development. Tangible results are recorded in growth following the Growth and Poverty Reduction Strategy (GPRS 2010-2014), but much remains to be done. The country has defined its objectives for the period of 2015-2019 through the Strategy for Accelerated Growth and Sustainable Development (SCA2D) and its Priority Action Plan (PAP).

1.14. Country Vision (sca2det PPAB horizon 2019)

At the end of the Growth and Reduction of Poverty Strategy (GPRS) the general pattern of growth has remained below the level expected to substantially reduce poverty. It is in this context that the Comorian authorities have made their efforts to provide the country with a new integrated development framework, called "Accelerated Growth and Sustainable Development Strategy -SCA2" to which is attached a " Priority Action Plan (PAP) "covering the period of 2015-2019 in November 2014. From the month of January 2014, started the process of developing the "Accelerated Growth Strategy and Sustainable Development (SCA2D)", that is to say, a new unifying framework for all development initiatives and poverty reduction. The latter is based on the balance sheet of Document for Growth and Poverty Reduction Strategy (PRSP) 2010-2014.

II- GUIDING PRINCIPLES OF THE COUNTRY REPORT

The Comoros environment requires fast and consistent interventions to make up the accumulated delay in the urban area.

So,

The Comorian government and the CNDUH recommend that the priorities are:

- **Inclusive planning for a coherent urban development:** the call for the participation of all sectors of the economy;
- **Moving to the operation:** by the creation of new infrastructure and structural facilities and the improvement of the living environment of city dwellers;
- **Brining a response to the many challenges** caused by a rapid urban growth and finding a solution within the framework of the improvement of living conditions in the city.
- **Synergy between urban and rural development:** encourage the creation of added values through industrial transformation like fishing or agricultural products,
- **Integrated and multisectoral approach:** make a call to strengthen public investment and development aids for reviving the urban environment;
- **Empowers of Regional and Local Authorities, communities and citizens:** facilitates taking in hand of urban development at the local level, the call for citizen participation in all of the cities development actions

**PART II: ASSESSMENT OF THE ACHIEVED PROGRESSES AND PROJECTION TO THE FUTURE
FOR URBAN DEVELOPMENT IN COMOROS**

THEME 1: DEMOGRAPHIC ISSUES AND CHALLENGES

I. MANAGEMENT OF RAPID URBANIZATION

The Comorian urban population has grown from 669,327 inhabitants in 1993 to 784,745 inhabitants. Today, the population of these cities annually increases from 3.4%, much faster than the whole country (2.7%). The urbanization rate is about 28%; this is less than on the African continent where the rate was 39.6%. In addition, among the three islands of the country, Ngazidja is the most rural, with only 24.1% of the population living in urban areas against 54.8% in Moheli and 28.6% in Anjouan.

Over the years, like many African cities, Moroni the capital of Comoros had a horizontal extension. Its area increased from 185 ha in 1982 to more than 1000 ha in 2007.

This expansion is not controlled by the authorities and no development plan exists. Only an urban development plan (UDP) of the city of Moroni dated 1997 was conducted by the Ministry of Territory Planning.

In front of this rapid urbanization still not mastered, the vast majority of Comorian cities have been facing multiple and diverse problems:

- Social Problems;
- Deficiency of infrastructures and development services;
- Strong pressure on land mainly in large cities;
- Deterioration of roads network and sanitation;
- Health problems related to poor hygiene conditions etc.

One of the direct consequences of this situation is the high unemployment rate especially in islands capitals (Moroni, Mutsamudu and Fomboni). This situation has also led to a rapid development of cities slums. Over the years, the percentage of urban population living in cities slums has been increasing. On the national level, the country has adopted a national planning policy since 1997.

For now, the municipalities do not have a support on urban projects because their creation date of a very long time indeed, but, it was only in 2015 that the first municipal elections of the country were held.

II. MANAGEMENT OF URBAN AND RURAL BONDS

Today, the rural world is benefiting from very few project allowing the creation of a strong bond between the cities and the countryside, rural development projects are being implemented.

The Comorian State has committed in a process of decentralization that will allow rural areas to get urbanized at the same level as cities thanks to the development projects initiated by the inhabitants, the Diaspora but also the donors like the World Bank which finances many social-economic projects in rural areas in the context of the Support Fund Community Development. Several programs for access to water financed by the French Development

Agency enable rural areas to benefit from drinking water infrastructures at the same level as urban areas.

Other development actions including public facilities should be considered to reduce migration flows without affecting the dynamism of cities participating fully in the country's economic growth.

III. THE NEEDS OF YOUNG PEOPLE IN URBAN AREA

The Government intends to finalize and implement the National Youth Policy (NYP) which aims to strengthen the collective and social commitment of Youth. The strategic guidelines are developed such as:

- make the environment regulatory, legal, institutional, and more propitious to the development of the urban population, particularly by updating the organizational framework for the rational use of human resources in the different structures of youth, gender, the elderly;
- provide the Comoros with the necessary minimum infrastructures and skilled human resources for the development of youth, gender, and the elderly;
- strengthen and streamline the efficiency of the structures and mechanisms of socio-educational entertainment; and promote youth employment, gender, and the elderly.

The specific objectives for the period 2015-2019, relate to the increase of carrying capacities and youth accommodation;

- The promotion of youth at national and regional level;
- Accompaniment and support of social and educational initiatives for youth;
- Sensitizing about violence against children and teenagers.

Indeed, the Comorian youth represented 37.77% of the urban population in 2012.

Because of the rapid urbanization and lack of means, young people's needs are still not met in almost all socio-economic and cultural spheres:

- Inadequate services
- Absence of social institutions (insertion, jobs etc.)

This situation is particularly felt among children from disadvantaged backgrounds. The vast majority of urban youth have employability difficulties.

Regarding young graduates, they are forced to take jobs that match neither their training

nor their original qualification. Many unskilled young people work in relatively degrading and unattractive business.

It appears at the same time that the effects related to the advance of information, communication and telecommunication technologies do not exclude categories of poor populations.

Some actions gradually appear in the urban environment:

- implementation of the health service and education campaign on adolescent reproduction;
- implementation of the Promotion Programme for young entrepreneurs in the Indian Ocean;
- creation of youth associations;
-

IV. THE NEEDS OF THE ELDERLY

Some associations plead for the respect of the elderly rights, the elderly has have gathered within the structures in each island. However, we notice some progress such as:

- the decentralization of pay office services;
- Development Partnership of pension payment services;

The rights of people in situations of disability are also taken into consideration. Some organizations provide measures for the education of disabled children. However, in the field of development and urban planning, there is little action taking into account the elderly and those with disabilities or limited mobility.

V. GENDER INTEGRATION IN URBAN DEVELOPMENT

Some commitments in recent years have been realized through the development of a national policy on social equity and gender equality for a balanced development between men and women. This policy resulted in a kind of action plan:

development programs and projects

- ✓ The main program that is gender mainstreaming in the institutions,
- ✓ development programs and projects ;
- ✓ improving economic conditions for women,
- ✓ Improvement of legal and social conditions of women.

VI. OBSTACLES FACED AND LESSONS LEARNED

Comorian population is facing problems of various forms and kinds affecting much the urban population particularly the youth. These are problems such as:

- Unemployment;
- Delinquency;
- Theft;
- Prostitution;
- Rape;
- Drug use;
- Wandering.

It is very rare that young people of the City participate in decisions and public actions.

Therefore they feel that they are marginalized, and by direct consequence their futures are systematically put in second plan.

Regarding the elderly, we find that their legal status is either embryonic or does not exist according to the island.

For the needs of persons with disabilities, a program of assistance from friend countries is being implemented with difficulties.

For the protection of woman's right, much remains to be done. In all Comoros islands the woman has very little freedom. Many women still suffer from domestic violence rural and urban areas as well. As for the rights to ownership of properties, the properties' sharing for men is twice that of women.*

VII. ISSUES AND FUTURE CHALLENGES

The high population growth has become a major issue for the economic future of our cities.

It has been noticed that the urban population is growing in an exponential manner compared to the rural population. The growth rate is 3.4% per year. Employment issues in cities systematically generate the risk of crime and urban violence.

For inclusive cities, Comoros wish in the future:

Challenge 1: Fostering job creation

The actions are:

- creating jobs for young
- developing a national and local policy for young people to acquire basic competences and uplift their skills.

- Supporting exchange structures of youth
- creation of a House of employment

Challenge 2: To improve the living conditions of poor populations in urban areas

Expected commitments:

- establish an education and vocational training policy which will enable an increase in productivity;
- create income and employment generating activities;
- improve the access the basic services and ensure economic support to the most vulnerable populations;
- reduce violence in sensitive areas;

Challenge 3: Improving access to health services,

- provide health services in underprivileged neighborhoods;
- establish greater control of communicable diseases;
- promote community health in health development;
- put the health infrastructure and technical platforms in standards.

THEME 2: TERRITORY DEVELOPMENT AND URBAN PLANNING

I. PLANNING AND DESIGN OF A SUSTAINABLE URBANIZATION

The Comoros have strategic planning tools such as a diagram or Planning Blueprint for planning the implementation of the needed infrastructures and equipments to develop the country. The cities of the archipelago like other localities develop without planning program. We are witnessing a chaotic development with the appearance of slums. Land problems also arise, which often lead to conflict. The absence of cadastre does not allow to secure land rights.

Thus, the Government has made a commitment in its action plan 2101-2016 to create the conditions that can foster the development of a Territory Planning Diagram across the country and should help build cities and communities from Local Urban Plan. It is also planned to set up a land registry to better secure land rights and reduce the numerous conflicts that may eventually undermine social peace.

For this, a law on urban planning and construction was enacted in 2012 to regulate buildings but also allow communities to develop an urban planning tool.

In the area of land, the state has managed to draft a document entitled "National Registration Program of built and non built properties» and that should lead to the development of a cadastre. However, this cannot be done without a political will and the necessary means. The political will is there, what remains is to convince development partners to agree to fund these actions.

II. MANAGEMENT OF URBAN LAND AND PROJECTION

On the institutional level, the urban land management involves three entities:

- The Ministry in charge of finance (areas Services)
- the Ministry in charge of the Development Planning and Housing
- the Municipality.

Currently this institutional scheme works so that the municipality becomes the first manager. Thereafter it is supported by the decentralized services of the Ministry of Planning. This scheme is governed by the Law on decentralization in Comoros and the Code of Territory Planning and Housing.

Municipalities are organized differently according to their means. They are ruled by mayors, the last election was held in 2015. The Technical Department is recommended from the Municipalities under the supervision of the Planning Management.

With a view to improve the management of urban land, the state was able to draft a document entitled "National Registration Program of built and non built properties" and that should lead to the development of a cadastre.

IV. CHALLENGES OF URBAN MOBILITY

With regard to infrastructure projects, the Government was able to rehabilitate or expand some roads with funding from various foreign donors including the European Union. Many actions and measures have been taken by the government for the reorganization and development:

There is also a lot of progress in the organization of urban traffic. These efforts are led by the Highways Agency. Construction of inter urban secondary network projects are being studied. In addition, traffic organization measures were taken by the municipal authorities in some cities and island authorities and / or national in other cities.

- ✓ common transport networks;
- ✓ parking lots and bus stations;
- ✓ town taxis;
- ✓ goods transportation;

We also notice a lot of progress in the field of urban traffic organization. These efforts are directed by the roads management. Project of inter urban secondary network are currently under studies. Moreover, measures for traffic organization have been taken by municipal authorities in some towns and the islands and/or national authorities in other towns.

V. IMPROVING THE TECHNICAL ABILITIES FOR THE PLANIFICATION AND MANAGEMENT OF CITIES

It is urgent that the newly elected mayors, establish a guide for municipal management in this field. This will allow new Mayors and their technical services to possess a working tool that complies with town planning rules.

Awareness raising efforts should be put in place:

information and training of Municipalities on territory and urban planning

- The capacity building campaigns should focus on territorial planning topics, including urban planning,
- procedures of the regulatory planning,
- city management and project management of urban projects.

VI. OBSTACLES FACED AND LESSONS LEARNED IN THESE FIELDS

Coverage of Comorian cities and the effective implementation of urban planning documents is still low.

The newly established decentralization on municipalities explains a very low technical and financial capacity of cities to support the study of planning their territory and to implement planning documents provided by the Ministry for territory Planning and Housing.

Because the planning documents are new to the Comorian cities, it appears that problems of urban densification are not mastered. And consequently there is a proliferation of illegal and unregulated construction.

A household occupies a dwelling of 26 m in 2010, a decrease of 3m compared to 2005. 60% of households live in one room, including:

- 29% in two rooms,
- 13% in three rooms.

The program implemented by the Territory Planning Department faces institutional problems:

- The establishment of municipal institution;
- The passivity of municipal officials,
- Lack of exchanges between the central actors / devolved and decentralized;
- Darkness in competences sharing;
- The peripheral municipalities are ill-prepared to urbanization and reluctant to institutional reform dictated by urban sprawl;

Then, the preservation of urban heritage is hampered by the lack of funding for the restoration of the city-centers of great and ancient cities.

As for the issue of traffic management and urban congestion, incoming and outgoing flows of cities and the hourly concentration of these flows are very poorly or not mastered by urban municipalities.

There is also a growing phenomenon on car parking which engenders a massive saturation of urban roads.

All these events and activities are exacerbating an already alarming situation:

- Transit Management;
- The lack of coordination between urban and suburban transport.

It is clear that there are no regulatory frameworks for urban and suburban transport.

The coexistence of different modes of transport leads to conflicts for the use of road space and pricing.

The proliferation of traditional modes worsens the congestion of traffic, especially when they are practiced in informality and the non-compliance with traffic laws. The risk of road accidents remains very high:

- over speeding;

- technical failure of the vehicle;
- undisciplined drivers.

VII. ISSUES AND FUTURE CHALLENGES

The Comoros undertakes the following challenges:

Challenge 1: Develop planning skills of Municipalities

- create a planning specialists core in collaboration with academic institutions and youth;
- implement permanent training programs for elected municipal staff and local officials;
- establishment of multidisciplinary territorial officials.

Challenge 2: To ensure compliance and implementation of planning documents

- use planning documents approved as a framework for all urban actors;
 - popularize planning documents and ensure transparency in urban management;
 - Develop tools for monitoring and evaluation of territory planning tools.

Challenge 3: Conducting development operations at all cities

- to clarify for municipalities all operational projects related to urban redevelopment and renovation;
- program site servicing and equipping cities extension zones.

Challenge 4: Ensure the integrated management of traffic and urban congestion

- reduce and propose scenarios about the input and output bottlenecks agglomerations;
- begin small investments to immediate and significant impacts:
 - enlargement of channels,
 - actions on the highways,
 - organization of public transport, etc.
- make heavy investments in urban transport in major urban areas;
- strengthen the legal and operational framework for urban traffic.

Challenge 5: Ensure the unifying role of the Planning

Comoros plans to:

- strengthening cooperation between the municipalities, the Governorate and Services;
- Regional Authorities of Regional Planning in the 3 islands;
- Encourage the creation of urban development agency for large agglomerations.

THEME 3: ENVIRONMENT AND URBAN DEVELOPMENT

I. ACTIONS RELATED TO CLIMATE CHANGE

The big problem is to take the Comorian population to be responsible, individually or collectively act for a healthy environment and sustainable development of the country. The uncontrolled urbanization of our cities is a consequence of the ill mastered population growth. The lack of development plan of the territory and urban policy, and of town-planning standards control means generate environmental consequences.

Today there is a growing production of household waste (generally estimated to roughly 1 m³ / inhabitant on average), untreated hospital wastes and emissions related to transport activities (oil changes, car bodies ..) and overall production (engines, industrial waste, tertiary activities, crafts) are not supported by any public structure of collection and treatment.

This leads to a series of consequences, among others with significant risks of pollution from shore and cities and the proliferation of illegal dumping. These are, moreover, difficult to count, but are especially visible along the coasts and roads in the immediate vicinity of cities. The challenge is to organize the city and empower its players to the consideration of this phenomenon in the context of sustainable urban development; This can be done without environmental profile of development of cities to integrate all aspects of pollution in the diagnosis and solution of research.

II. PROGRAMMING FOR RISK REDUCTION

The programs have been used extensively for sector players and stakeholders to raise awareness of climate change issues, and therefore to take adaptation measures needed at regional or interregional level.

III. AIR POLLUTION

Comoros, no study has been made on pollution in large cities.

Moroni today has become a zone very saturated by pollutants. Especially air pollution that is due to vehicles using plumbing fuel. As for the use of plastic bags, it is common both in rural and urban areas.

The pollutants in Comorian cities are plastic materials that blend with household garbage in public places. While these are significant sources of pollution (it takes hundreds of years for them to degrade in nature).

Recognizing this problem, the Environmental Code prohibiting the use of bags and plastic bags is applied only recently in the city of Moroni.

- Increasing Household waste \pm 1 m³ / capita;
- untreated hospital waste;

- releases related to transport activities (oil changes, car wrecks ...)
- Production in general (engines, industrial waste, tertiary activities, crafts)

This waste is still not supported by a public structure of collection and treatment especially in the capital Moroni.

IV. OBSTACLES AND LESSONS LEARNED IN THESE FIELDS

The random and unplanned urbanization has caused the disappearance of natural environments and green areas in the Comorian city; apart from a few green spaces that resist.

Operations of maintenance and control of plantations do not exist. Only a few newly established municipalities seem to make efforts to maintain these green spaces.

This appears due to the limitation of means:

- Techniques;
- Human;
- Financial;

In town halls and large cities, a sad fact appears, green spaces are gradually scarce in cities. But the basic problem is that the town is not making sustainable maintenance or the perpetuation of these green spaces. All that was due to the incivility of urban populations. Added to this is the weakness of the municipal budget for this activity.

As for air quality problems, the age of the vehicle fleet, particularly vehicles of public transport and taxis, it appears that there is a deficiency causing air pollution. Thus, the impacts of this air pollution are felt directly on human health of urban populations.

Finally, urban municipalities have not established nor resolved the financial resources of problems or increased operational capabilities. This explains this alarming situation binds to the municipal budget.

V. CURRENT ISSUES AND FUTURE CHALLENGES

Challenge 1: Ensure the implementation of adaptation strategies to climate change and reduce disaster risk:

- ensure the effectiveness of the contingency plan and take into account other hazards as flooding and cyclone;
- use new tools for risk assessment and monitoring of urbanization and control of uncontrolled expansion of cities;
- strengthen urban development operations;
- implement the application tracking system on works construction standards on the effects of climate hazards;

- improve management control services against fires by creating hydrants, and services related thereto.

Challenge 2: To ensure the reduction of air pollution:

- manage domestic and hospital waste.
- control the age of the vehicles, improving the rigorous verification system technical visits.

Challenge 3: Increase production and use of renewable energy for domestic use:

- implement the plan for the short and medium term energy transition;
- recycling waste for energy production;

Challenge 4: Promote green and ecological cities:

- encourage and support buildings energy efficient;
- increase the green areas in cities and continue reforestation initiatives
- favor of horticultural activities in peri-urban areas;
- strengthen the fight against erosion by mechanical solutions and agronomic measures.

THEME 4: URBAN GOVERNANCE AND LEGISLATION

I. IMPLIMENTATION OF URBAN LEGISLATION

The basic texts governing urban governance consist of Laws, Ordinances, Decrees, Orders and Circulars on decentralization as well as territory planning and housing. Specifically, the Code of Town Planning and Housing was adopted in 2015.

The Code of Town planning and Housing is the main reference framework for all actions within the Comorian Municipalities. It has procedures for:

- ✓ The urban planning,
- ✓ urban management through the training of planning authorizations (building permits, subdivision permits and demolition permits)
- ✓ achieving urban operations (consolidation and subdivision)

The Code of Town Planning and Housing for cities is the tools for technical services of Municipalities in processing building permits.

In 2015, the Ministry of Territory Urban Planning and Housing has approved the texts on urban planning and construction. These decrees were issued upon the findings of the proliferation of illegal constructions in cities and against the powerlessness of public local authorities. Taking into account the building construction standards, integrating climate parameters and climate risk reduction. Thus, the new para cyclonic building rules were adopted.

II. DECENTRALIZATION AND STRENGTHENING OF LOCAL AUTHORITIES

The Comoros have just engaged in the policy of decentralization in 2015. It is noted that the municipality is the anchor of urban governance. It is also the only community with a stable and a clear status. And they are currently governed by elected Mayors.

Thus, the level of decentralization is acquired to promote sustainable urban development; it appears however that decentralization is not yet effective in the Comoros, particularly fiscal decentralization. To overcome the problem, cities are deploying financial mobilization efforts at the local level, some cities receive finance from the Comorian Diaspora.

Cooperation projects are beginning to appear in:

- electricity;
- water;
- institutional support.

III. HUMAN RIGHTS IN URBAN DEVELOPMENT

Respect for human rights in the Comoros is explained by laws guaranteeing fundamental freedoms. We talk about civil liberties to designate all of the rights of individual and collective freedoms recognized and guaranteed by the state.

Thus, the law guarantees:

- Freedom of movement, safety (that is to say the protection against arrest without legal reason), protection of privacy, the right to property;
- Equal access to justice, the right for everyone to a lawyer, free access to his file, the presumption of innocence;
- Freedom of thought and expression, freedom of opinion, freedom of artistic expression, etc.
- The collective freedoms (those involving groups of individuals): freedom of association, meetings, demonstration, of the press, of union, the right to strike, etc.

IV. IMPROVEMENT OF URBAN SECURITY

As in most countries of the world, in the Union of Comoros, crime is higher in cities than in the countryside. Most of the time, we note especially theft (burglaries in homes, shoplifting in shops and markets, car theft, etc.)

Urban violence is not evenly distributed phenomenon in the cities of Comoros: it affects some neighborhoods more than others, generally areas already marked by poverty or exclusion. Gradually, these neighborhoods are abandoned by the wealthiest citizens and become ghettos where poverty reigns. Poverty and exclusion then are still rising, leading in turn to more violence.

V. IMPROVING SOCIAL INCLUSION AND SOCIAL JUSTICE

Actions of prevention and improvement of urban security have been carried out only in Moroni. Municipalities have gendarmerie barracks and police stations.

In big cities, private security companies are set up to secure private and public properties.

VI. ISSUES AND FUTURE CHALLENGES IN THESE FIELDS

In the near future the Comoros will face:

- ✓ the issues of urban insecurity,
- ✓ the low financial and technical capacity of cities,
- ✓ behind urban investments
- ✓ lacks in urban governance
- ✓ marginalization of the urban population

Priorities and challenges are:

Challenge 1: Strengthen the technical and financial capacities of cities

- strengthen and make transparent, quick, resource transfers from the state to the municipalities;
- establish legal frameworks to facilitate the mobilization of financial resources at the municipal level;
 - implement the gradual transfer of skills;
- strengthen actions to fight against corruption and implement standards of service and procedures manual in municipalities;
- improve financial management of Municipalities;
- develop and harmonize the information and management system software
- maintain administration and smart communal governance:

Challenge 2: Stabilizes security and serenity in urban areas

- implement safety and civil protection programs on Municipalities level;
- improving competent municipal police services;
- implementing specific and continuing interventions against urban insecurity;
- strengthen youth rehabilitation programs for vulnerable adolescents and children;
- develop and facilitate cooperation with the traditional authorities for youth education and the fight against crime;
- implement the project to support the modernization and reintegration of prison inmates in training centers and rehabilitation.

Challenge 3: Make the urban population responsible citizens:

- institutionalize expanded citizen participation;
- increase the socio-cultural exchange activities, entertainment and communication through surveys and public meetings;
- formalize the establishment of a permanent consultation structure in the Municipalities;
- strengthen civic education;
- capitalize experiences on transparency and social accountability.

➤ Challenge 4: Establish a reliable urban database, accessible and up to date

The Comoros must:

- ✓ include in the census process on cities and housing;
- ✓ capitalize and develop a specific database on cities,

THEME 5: URBAN ECONOMY

I. IMPROVEMENT OF MUNICIPAL FINANCE

Cities like Moroni, Mutsamudu, Fomboni works with a very limited budget,
That is due to:

- ✓ A low fiscal decentralization
- ✓ No ability of cities to mobilize local financial resources.

However, the strengthening of taxation is the most important way to improve the financing of local collectivities. The budget for these cities should be their own resources coming from:

- Direct taxes by fees on business operations,
- Indirect taxes through the property tax,
- Other sources from public services such as garbage collection.

It is in large cities that concentrate economic activities with high added value, trade and services.

The concentration of businesses and their customers is the basis of economic of the cities weight. It concentrates further on the attractiveness of cities, that is to say, their power to polarize even more people and businesses, by what we call the economy of agglomeration. In the end, economic dynamism contributes to the improvement of local taxation. This shows how the tax revenues of the big cities are significantly greater than those of rural communities and small urban communities through dynamism of economic activities such as commerce and services.

The tax on property has been decentralized to municipalities and tax revenue relating thereto has been established.

However, the Municipalities are far from having fiscal and financial autonomy. The coming urban policy should be directed towards the strengthening of this autonomy, by its effective decentralization. This will allow local authorities to take their development in hands.

II. MAKE ACCESSIBLE THE FINANCE FOR HOUSING

Adequate housing has been increasingly unaffordable for urban population over the last twenty years.

The internal public funding habitat concerns only officials and that before the independence of Comoros. No government has tried to solve the housing problem or implement a clear program.

At the same time, population growth and recurring problems as for the development of Comorian society are combined with cyclical socio-politico-economic crisis, worsened by the

global financial and economic crises that have slowed the growth of this sector. Also, housing finance has entirely relied on the private sector.

Today, we are witnessing a slight emergence of funds offers from financial institutions, accessible only to residents of large cities. The targets of these mortgage deals particularly consist of private sector employees and higher categories of civil servants. Financial institutions are currently aiming to provide accommodation deals at lower costs for their customers.

III- ORGANIZATION ON LOCAL ECONOMIC DEVELOPMENT

Little by little, the support to small businesses in urban areas is being gradually implemented without directly involving those working in the informal sector. Nevertheless, the birth of **Projet Amis** has been timidly changing the situation. In fact, the project lends funds to project holders to encourage them to develop further their activities and especially to regularize their socio-economic situations.

IV. JOB CREATION IN URBAN AREA

It has been noticed in Comoros a significant loss of jobs due to the political crisis, the urban unemployment rate is relatively strong. Among the explanations of this phenomenon is that many unemployed people have turned to the informal sector.

To support the objectives of jobs creation, the country has implemented a National Employment Policy since 2014, whose strategic axes are as follows:

- Promote a conducive environment to growth, investment and employment;
- Supporting the private sector, lead actor for unemployment rate reduction;
- Improving for the informal and the rural sector workers, to the access to education and vocational training for a better productivity;
- To promote income and employment generating activities;
- Facilitate access to sensitive social groups to the labor market.

The Comorian government has set up the house of employment to ensure a dynamic, such as:

- Promotion of Employment
- Reduction of Poverty
- The strengthening partnership between the public and the private,

V. ISSUES AND FUTURE CHALLENGES IN THESE FIELDS

In view of all the above, the major challenge in relation to urbanization is to achieve urban economic growth. In addition to the previously defined challenges (Related to urban governance and the needs of youth answers), and according to the rank of the established challenges, Comoros is committed to:

Challenge 1: Fostering entrepreneurship and job providers sectors

To do this, we will have to develop an Action Plan on Employment and Training which will allow to:

- create opportunities for productive and decent jobs;
- improve productivity and the promotion of youth employment;
- ensure proper functioning of labor and training markets;
- make investments in the field of education and professional training;
- take into account the fact that there are 3 islands for the implementation of actions;
- improve databases at all urban localities.

Challenge 2: Securing economic investments (private or public) against urban risks

- ✓ develop a National Policy for stable continuity of the prerequisites;
- ✓ capitalize and ensure continuity of economic prerequisites for securing investments;

Challenge 3: Promote the competitiveness of cities nationwide

- ✓ encourage and support decentralized cooperation in urban towns;
- ✓ encourage private sector participation in the development of the city;
- ✓ launch a campaign in favor of change in cities,

Challenge 4: organizing the informal sector

- ✓ commit for the transition from the informal to the formal economy;
- ✓ strengthen the local economy and local finance;
- ✓ to reform the banking and financial system:

Challenge 5: Improving the environment and the business climate

To do this, the country has defined the following guidelines axes:

- facilitate credit access for private operators, particularly Small and Medium Enterprises (SMEs);
- ensure the implementation of the processes of the fight against corruption;

Challenge 6: Strengthening employment adaptation

- ✓ Strengthening the professional capacity and employability of young people, especially disadvantaged youth;
- ✓ Ensure adequate employment/training, by identifying employment needs;

- ✓ Establish an integrated work-education planning;
- ✓ Make a prospective analysis by job area on shifts;
- ✓ Improve the interfaces and exchanges between offers and job applications;
- ✓ Good mentoring of young people and apprentices on the attendance level;
- ✓ Encourage educational programs to develop skills for life from the youngest age.

THEME 6: HOUSING AND BASIC SERVICES

I- IMPROVEMENT AND PREVENTION OF SLUMS

According to UNO-HABITAT, the slums are areas (inhabited) where several services are missing:

- sustainable housing;
- sufficient living space;
- drinking water;
- improved sanitation device;
- residency occupation security.

It appears a slum phenomenon in Comorian cities over the last decade. Precarious appearance of buildings and the poor quality of the urban class has slowly appeared in recent years. As for preventive measures to eradicate those slums, they are nonexistent. The National Housing Policy is very precarious. The Comorian government wants to set up the development of the National Urban Profile - Moroni, Mutsamudu, and Fomboni. The Participatory Slum Upgrading Programme (PPAB) is currently underway. The Comoros have not yet benefited from the implementation of operational projects on slums.

- 60% of the precarious constructions makes up the housing stock
- 10% of dwellings are in compliance with regulations.

II. ACCESS TO ADEQUATE HOUSING

"Housing is a fundamental right for every citizen, according to the Universal Declaration of Human Right". Comorian constitution should affirm that the right to housing and the role of the state must facilitate the access to housing for all citizens. The construction of housing for the poor expects the intervention of national and international organizations such as UNO Habitat. We are in 2015 and the urban population still lacks access to adequate housing.

Many problems:

- population growth (3.4%),
- growing needs and decreasing resources.
- precarious habitat in rural and urban areas.
- Over 70% of the urban population live in extremely difficult health conditions;

- the average area of housing does not exceed 30 m2 and
- 75% of the population live in houses with two rooms whose area does not exceed 20m2.

So in order to meet the expectations of the population including the public, private and social actors, the state should implement the National Housing Policy (PNL).

III. ENSURING ACCESS TO DRINKING WATER

Despite the improvements made, the issue of water supply is the inability of MAMWE, the leading producer of water and electricity in the Comoros, to manage its network.

It must be noted that most of the existing infrastructure date back well from the colonial era. The state-owned company MAMWE has financial difficulties, which are not resolved to date. For years, the water and electricity projects have not benefited from a state or international funding.

It is very recently that financial partners are gradually coming to Comoros. The resumption of major projects is being set up to improve access to drinking water in the country. Only a few private initiatives inter village "Diaspora" have emerged over the past decade.

IV. ENSURING ACCESS TO BASIC SANITATION AND DRAINAGE WASTEWATERS

Considering the origin of Comorian big cities, it shows that the sewage system dates from the creation of the medina in 1878. This situation remains unchanged today.

This situation deserves a very urgent upgrading.

The majority of the urban population has no access to a sanitation network. On the peripheries of the city latrines occupy a large part of the plot.

Regarding waste management, the entire urban population has access to a garbage regular service. Waste management is under the responsibility of the Governorate.

The problem is more about managing the amount of waste and appears on:

- the accumulation of waste on public roads and
- unregulated landfills or dumps in the open air.

The garbage disposal is generally not organized in cities.

Unfortunately urban households still throw their garbage in the nature.

As for the treatment of hospital and industrial waste, it is not clear in 2015.

About disposal of wastewater and rainwater, less than 30% of the population does not

benefit from a collective sanitation system.

In larger cities, wastewater are locally managed with autonomous systems, or by direct land application, or discharged into rainwater systems. The situation of water drainage is catastrophic.

The existing sanitation networks are generally very old, saturated, poorly maintained and degraded. Added to this is the illegal occupation of the wastewater network, being the source of unhealthy and various risks.

V. DEVELOPING CLEAN AND DOMESTIC ENERGIES

It is important to remind that the Comorian household consumes two kinds of household energy:

- energy for combustion
- energy for lighting.

In urban and rural areas,

- charcoal is the main source of energy for households.
- The gas is consumed by a large majority of households.

The direct consequence of this high consumption of charcoal has led to deforestation of the Comoros Islands. The Comoros is far behind as far as electrification is concerned. Access to electricity in urban areas is very low. The population on periphery of large cities remains limited and widely connected to the electric network.

For public lighting, many areas remain poorly lit at night. However, cities are well lit at night. The blackouts remain a recurring problem for all cities served by the state-owned MMAMWE in Grande Comore and Moheli, and EDA in Anjouan. All these problems of the electric power sector are common to those of drinking water, and are particularly related to the financial deterioration of the state-owned company.

The comments on this low electrification rate is explained by the lack of new investment over the extension of actual networks. To the mismanagement we can add the increased technical and financial losses as:

- electricity theft
- ill-organized commercial recovery.

VI. DEVELOPMENT OF SUSTAINABLE MEANS OF TRANSPORT

Today we find various modes of transport in cities, which are classified into two categories:

- motorized, individual or collective, light or heavy, and modes;
- soft combining the 2 wheels, the traditional ways and walking.

In urban areas, public transport is provided by private operators.

VII. OBSTACLES ENCOUNTERED AND LESSONS LEARNED IN THESE FIELDS

A reality appears that slums are part of urban ills and the origin of many other problems. The emergence and expansion of slums are linked to:

- ✓ the weak support to self construction,
- ✓ the binding regulatory framework,
- ✓ the lack of planning tools and their poor implementation,
- ✓ delay on urban investment, especially in servicing,
- ✓ a striking lack of access to land and housing.

But slums are also one of the expressions of the land crisis:

- ✓ costly registration procedure,
- ✓ problem of registration and formalization of transactions,
- ✓ excessive fragmentation related to succession and sale,
- ✓ illegal occupation of land belonging to the State and / or collectivities,
- ✓ non-regulatory occupation of land belonging to private individuals,
- ✓ exorbitant land prices, excluding the poor and middle classes.

The National Urban Profile states that the precarious constructions essentially combine the extensive use of rudimentary and low cost materials.

What we can added to this is that the rooting of the massive use of inadequate construction materials is related to urban poverty and sometimes to culture and traditions.

In terms of water, sanitation and hygiene, there is the low investment in public sector

In transport, users often complain about the poor level of service.

Public transports, while the price continues to increase and moreover there is le case of traffic jams, the poor level of service.

VIII. ISSUES AND FUTURE CHALLENGES IN THESE FIELDS

In the coming years the Comoros will have to face important issues:

- ✓ The urban growth rate, very high per year, much of which ends up in slums, to the point that many of the urban population lives in slums.
- ✓ Low access to basic urban services, water and sanitation.

This theme has the largest number of issues for the future.

Consequently the Comoros have thus made a commitment for the following challenges:

Challenge 1: reduce the proliferation of slums

In addition to the challenges identified in the sections on urban economy and development of the

territory, the country will :

- ✓ improve and upgrade slums;
- ✓ organize extension areas;
- ✓ implement programs of social housing.

Challenge 2: Improving access to drinking water

Thus, we should:

- ✓ set up new guidelines on Water Policy;
- ✓ set up public financing for the water and sanitation sector;
- ✓ work to the restructuration the MAMWE and EDA;
- ✓ encourage recycling and reuse of waste waters and adopt measures encouraging the use of efficient techniques and cleaner and economic production processes in water.

Challenge 3: Support the production of housing for current and future needs

- support public programs for economic housing, social or for civil servants;
- establish the legal and partnership frameworks for social housing production;
- strengthen private initiatives for the production of housing for all social categories.

Challenge 4: Implement adequate infrastructures for transports

- promote, regulate and organize soft transport;
- create a transport service in common medium capacity;
- develop the Urban Transport Plan in big cities;
- redefine the mission of Municipalities on the management of urban and suburban transport infrastructures;

- extend existing roads and provide for specific sites by mode of transport;
- Enlarge the infrastructures for interurban bus stations and ensure their good connections with the urban center.

Challenge 5: Improving access to sanitation system

- increase infrastructures, sanitation and hygiene equipments on the basis of territory planning documents;
- create a unique sanitation service for big cities;
- develop sanitation technologies, processes of proper treatment and recycling, or reuse, treatment or purification or elimination of wastewater and solid waste
- develop statutory texts to change behavior;
- ensure the effective application of the polluter-payer principle.

Finally the 2025 objectives relating to this theme are thus ambitious, and intend to reach the following indicators:

- ✓ access rate to drinking water to 95%;
- ✓ access rate to sanitation systems to 95%;
- ✓ percentage of population having access to viable and affordable transportation system to 70%;
- ✓ and reduce the percentage of the urban population living in slums to a lower rate.

THEME 7: THE PROBLEM OF LAND

I. IMPROVING THE SAFETY OF OCCUPATION ON THE LEGAL PLAN

In 2015 a decentralization policy brought about changes in land security procedure. A law on town planning and construction was promulgated.

In the area of land, the state was able to develop:

- **A National Registration Program of built and non-built Properties**

All the same, the Comorian government is still lacks of means for its policy. This program remains an important step on the procedure towards land registration. They had to wait several decades after decolonization, for the Comoros to engage in a historical transformation of its land system.

The most significant component of the reform would certainly have been the decentralization of land management.

- **The drawn report**

While land security is the backbone of this program, this new land policy reflects the decision of the State on the value, ownership and land use. It formalizes local land rights which remain unrecognized up to now such as private deeds recorded by the local branches of the state, and friendly actions. It also strengthens the generalization process of appropriation-allocation of land. Individual properties in urban areas are recorded. In the new land laws, the common and collective property is recognized and there are clear indications for the management and maintenance of parts and public and collective properties. Similarly, these new texts acknowledge the long-term and uncontested occupation and possessions on state land and private land.

II. FUNCTIONING OF THE LAND MARKET

As a result, the price of land has been increasing and only benefits to the wealthier classes of the population and to the private operators working in the sector. The urban land market is very unbalanced, with excessive fragmentation; the price of land remains excessive in large agglomerations. Therefore the land market is invaded by non-regulatory deals without any control of the state.

I. III. ISSUES AND FUTURE CHALLENGES

Challenges based on the following order of priority have been identified to improve urban land management.

Challenge 1: Master the land management in urban environment

- ✓ strengthen the effectiveness and transparency of land administration;
- ✓ develop land management capacities through trainings;
- ✓ review texts on expropriation by including provisions on expropriation for public utility;

- ✓ put into coherence the administrative acts defining the state lands;
- ✓ regulate the sale of state lands

Challenge 2: Improving land tenure security

- ✓ adopt new tax incentives or sanction measures to compel the owners to secure their land;
- ✓ simplify procedures of transactions and estates;
- ✓ popularize the texts relating to land;
- ✓ Professionalizing the transaction and transfer operations through the request of a notary.

Challenge 3: Modernizing land management by e-land

- ✓ implement urban development agencies, whose main mission on land and urban planning;
- ✓ develop a one-stop service system involved in securing land through a land administration proximity (Mayor);
- ✓ to network public services through the digital switchover and the exchange of land information via the Internet;
- ✓ ensure availability of computerized land information and complete topographic surveys covering the urban territory.
- ✓ mettre en place des agences de développement urbain, ayant comme mission principale le foncier et l'urbanisme ;
- ✓ mettre en place un système de guichet unique des services concernés par la sécurisation foncière dans le cadre d'une administration foncière de proximité (Mairie) ;
- ✓ mettre en réseau les services publics à travers le passage au numérique et les échanges d'informations foncières par l'internet ;
- ✓ assurer la disponibilité des informations foncières informatisées et des levées topographiques complètes couvrant le territoire urbain.

Challenge 4: Facilitating land production and regulate the land market

- Strengthen mechanisms for land production for the public sector;
- Ensure land production by different instruments: concerted planning zone (ZAC), public interest Zone (ZIP), etc.
- Establish texts on expropriation;

Challenge 5: Promote the works of land and urban planning through the contribution of the University of Comoros.

Challenge 6: Adapt land policy with all other sectoral policies

- ✓ Harmonize procedures and working tools:
 - cities
 - Property,
 - decentralization,
 - housing and habitat,
 - for the establishment of a single reference frame;
- ✓ Implement accompanying measures to raise awareness and vulgarization of planning tools and property information.

THEME 8: URBAN DATA INDICATORS 1996, 2006 and 2013

N°	INDICATORS	Percentage		
		1996	2006	2013
1	Person living in slums	ND	ND	ND
2	Urban population with access to adequate housing	ND	ND	45
3	Person residing in urban areas with access to drinking water	ND	ND	72
4	People living in urban areas with adequate sanitation	18	28	39
5	People living in urban areas with access to waste collection	ND	ND	ND
6	People living in urban areas with access to domestic clean energy	ND	ND	9
7	Persons residing in urban areas with access to public transport	ND	ND	ND
8	Level of effective decentralization for sustainable urban development measured by participation (i) of local and regional governments in the process leading to legislation and policy formulation on urban issues; (lii) the percentage of the national budget revenue and expenditure allocated to local and regional governments.	ND	ND	ND
9	Number of cities and regional authorities that have implemented urban policies favorable to local economic development and the creation of decent jobs and substantial means.	ND	ND	ND
10	Number of city and regional authorities that have implemented plans and designs for the sustainable city and resistant that are inclusive and responsive to the growth of the urban population adequate	ND	ND	ND

11	Share of Gross Domestic Product (GDP) produced in urban areas	ND	ND	ND
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Source: Demographic and Health Survey, Multiple Indicator (DCAT-MICS II), 2012

APPENDIX 1:

METHODOLOGY - STUDY SCOPE – URBAN FEATURE – INTERVIEWS

All the field meetings were carried out in close collaboration with a focal point appointed by each CNDUH for the Island. This allowed to facilitate the orientation of the consultant in each city. We mostly adapted ourselves to the local contexts. Several consultations were conducted with state and non-state organizations in each island of the Union of Comoros.

GRANDE COMORE

Moroni: 65,000 Inhabitants

This city has been experiencing rapid population growth for the last several years and a growing presence of large slums in border and periphery areas of the city of Moroni. All these extensions are connected by a large central artery through the city from south to north. Only one road allows connection between Iconi and Itsandra. There is a real break with the urban high areas of the city. The urban development is singularly performed horizontally from the Medina in the center of the city.

Interviews:

- The Mayor of Moroni
- The Deputy Mayor in charge of urban planning
- The licenses services of the Town Hall
- The Governor of the island of Ngazidja
- CASM

ANJOUAN

Mutsamudu: 52,000 Inhabitants

This is a very isolated city. No possible extension today because of the three hills that surrounds it in the southwest north. It is structured by a very old medina, which is bordered by a large maritime dam built towards 1780. The villages of Pagé and Mirontsi are juxtaposed on the peripheries of the big city. An extension on the heights of the city is slowly taking place under the form of slum on private and non urbanized lands. The medina has no VRD network to date.

Interviews:

- The Mayor of Mutsamudu
- The General Secretary of the Town Hall
- The Director of Public Works
- The maps service (cadastre) Anjouan
- The Commissioner responsible for town planning and housing
- Two district associations

MOHELI

Fomboni: 17 000 Inhabitants

A highly structured city by its rectilinear streets, dating from the colonial era. Fomboni develops and spreads to Djoiezi on gently sloping ground towards the heights. The port and airport structure the main axis that runs through the city.

Interviews:

- The Secretary-General of the Town Hall of Fomboni
- The former Mayor of Fomboni
- The Commissioner responsible of planning in governorate Moheli
- Maps (cadastre) Service of Moheli
- The Governor of the island of Moheli

APPENDIX 2:

Documents drawn up in the context of the Territory Planning, Urban Development and Habitat

(Source: Ministry of Territory Planning)

I. PLANNING SECTOR

1. Planning Integrated Studies in Moheli

Year of development: 2014

Mother institution: VP-MATIUH & COSEP

Summary:

The present document, produced under the "Integrated territorial diagnosis, risk analysis and rehabilitation project in the territories of Moheli (Comoros)," aims to present the results of the territorial diagnosis.

It will state:

- Recommendations to technically support the governorate of Moheli for the development of the Scheme of Territorial Planning (SAT) and the integration of natural hazards in the SAT. This Guide "Scheme of Territorial Planning and Natural Risks" allows to respond to natural hazards reduction targets and the non worsening of the issues in the areas of hazard in Comoros. It offers a set of practical and simple tools that enable the Comoros Territory Planning Directorate to incorporate the Natural Hazards component in development planning and to achieve an integrated Territoryplanning approach. This consideration of natural hazards will allow in one hand to improve knowledge on hazards and vulnerabilities of the territories, and secondly to provide acceptable and sustainable responses by limiting the issues in areas at risk and reducing the vulnerability of already urbanized areas.

II. THE SANITATION SECTOR

1. Pre-Feasibility Studies of the sanitation component in the context of actions "transport infrastructure" agglomerations of Moroni, Mutsamudu and Fomboni.

- **Year of development:** 2007

- **Mother institutions:** Ministry of Environment, Minister of Planning, and Ministry of Finance

Summary:

The report first provides (Section 1) an analysis of the sectoral context and urban characteristics of the 3 cities, followed by a technical diagnosis (Section 2) by subsector

(sanitation of rainwater and household waste management), presenting the main features of existing infrastructures, taking into account the data collection and the observation made during visits of sites. Then, the government policy was examined on these areas (Section 3), describing the legal and institutional framework and the strategy adopted by the government in order to reduce and compensate the weaknesses of each subsector. This section also describes the steps that have to be made to improve the management of urban services, especially those related to the amelioration of household wastes management. The technical studies of infrastructures to achieve in the sanitation field are described in Section 4, based on a sanitation blueprint for each agglomeration. These studies describe in detail the technical proposals including appendices in the technical drawings and diagrams of recommended solutions. The Section 5 provides details of the cooperation proposal of the 10th FED in both sub-sectors (sanitation of rainwater and wastewater disposal), specifying the actions that are planned, the estimated cost of the work and the level of investment and the phasing of the work to be performed. The technical supporting institutional and financial actions are then detailed in the corresponding annexes; descriptively define all the necessary elements for the identification of the "sanitation" to prepare in early 2008 the financing proposal in the context of the final program of the 10th FED agreement.

III. THE HOUSING AREA

1. Diagnosis of the sector Habitat Comoros

Mother institution: VP-MATIUH

Summary:

This paper is making the dynamic analysis of the Habitat sector in Comoros, taking into account the social, demographic, economic and environmental impacts of each autonomous island (Ngazidja, Anjouan and Moheli). Defining the general guidelines in terms of Habitat. The document also highlights the major objectives in the long, medium or short term according to the results of diagnostic studies. Finally, it defines priority actions in time and space for each targeted objective.

2. Report of the International Forum on Housing in Comoros

Year of development: 2009

Mother institution: VP-MAIUH & Chamber of Commerce

Summary:

The International Forum on Housing in the Comoros (BATICOM) is an initiative of the Head of State.

The main objective is to:

- Discuss and share experiences on the problems of Habitat in its entirety in the Comoros,
- Review the legal framework for its application in the complex context of land in the Comoros.
- Establish the financial mechanisms so as to overcome the lack of public resources in one hand, and in the other hand to mobilize all the partnerships that are likely to facilitate the access to a great number of housing, by creating, for example, a solidarity fund.

The specific objective is to propose new construction methods promoting the use of locally available materials while protecting the environment and ensuring a sustainable development. In this sense, was born the Habitat Project by building land bricks plants in the

three islands; which allowed the creation of jobs and training masons to basic construction techniques supported by our Chinese and Tanzanians friends.

IV. POPULATION AND DEVELOPMENT

1. Implementation of the objectives of the International Conference on Population and Development (CIPD)

Mother institution: General Commission of Planning

Summary:

Like all other nations who took part in the international conference 1994 in Cairo (Egypt), the Comoros have prepared its implementation report of the formulated recommendations. Thus, after the CIPD + 10, the Comoros operates here the assessment of the CIPD + 15. This document is making the documentary review and analysis of policies, programs and results of the national action plans for improving the living conditions of the population and in respect with the recommendations of the CIPD.

2. Strategy for Accelerated Growth and Sustainable Development (SCA2D)

Year of development: 2014

Mother institution: General Commission of Planning

Summary:

The SCA2D is a document that provides a roadmap to the Government, to the development partners, to the private sector, to civil society and union organizations and indicates the strategic directions, their method of implementation, the cost related to their implementation, the financial means as well as the tools for the monitoring and assessment of the strategy. It outlines the vision of sustainable development for the Comoros. It has a number of main features that make of it the reference framework of the Government's policy for the five year period 2015-2009.

V. THE LAND AREA

1. National Registration Programme of built and non-built properties

Year of development: 2014

Mother institution VP-MATIUH

Summary:

The aim of the national registration program and undeveloped properties is to meet the requirement of land registration by formalizing unwritten land rights and the maintenance and regularization of written land rights. This land program is expected to have an impact on private investment, agricultural production, the management of natural resources and sustainable land planning. The new Land program revolves around a renovated legislative framework, an innovative process of decentralization of land management, modernization of the tools in the land sector and training new skills.

The program aims to:

- Perform the registration of at least 80% of land titles on the entire territory of the Union of Comoros before July 2018.
- Train and equip the operational teams in charge of registration at the level of all the districts of the Union of Comoros.

- Make operational the committees of local recognition and the town halls of 54 municipalities to support the registration process of built and non-built properties.
- Have a reliable and cadastral land basis in mid 2018 which will support the registration of land transfers, implementation of planning documents, and agricultural development, economic and built of the Union of Comoros

V. THE PLANNING SECT

1. Urban Development Plan of Moroni

Year of development: 1997

Mother institution: Ministry of Urban Development

Summary :

The Urban Development Planning is a strategic and operational planning document of the communal or intercommunal planning. This is a comprehensive and forward-looking document. The Urban Development Planning indicates, after consultation with residents, a real urban development project and of sustainable development. It must conform to the Urban Planning Code.

Indeed, the Urban Development Planning of Moroni replaces the PDA 1982 (i.e. 15 years later). It is mainly composed of two parts.

The first part makes the diagnosis of the agglomeration of Moroni in terms of:

- Territory
- Population
- Land use
- Habitat
- Equipment
- Activities
- Environment
- Various networks
- Traffic
- Institutions

The second part is devoted to the program or the strategy of the agglomeration in the future, by the release, the definition of priority axes and the declination of actions.

2. Code of Urban Planning Construction

Year of development: 2011

Mother institution: Ministry of Regional Development

Summary:

The new code of urban planning and construction was adopted on December 29th, 2011 by the National Assembly and promulgated on February 4th, 2012 By the Decree N° 12/026/PR to regulate the Urbanization and Construction in the Union Comoros.

VII. BASIC SOCIAL SERVICES

1. Application of the Comoros as a pilot country for the implementation of a multi-stakeholder steering committee

Year of development: 2011

Mother Institution: Ministry of Territory Development

Summary:

Comoros has applied to UNO-Habitat to operationalize the International Guidelines on decentralization and access to basic services for all (LDI). It is thus a pilot country, together with Togo, Benin, Burkina Faso, and Senegal.

In this context, the Union of Comoros has received a funding from the French Ministry of Foreign and European Affairs (MAEE), with technical support from the Institute of Delegated Management (IGD), commissioned by the latter.