



REPUBLIQUE TUNISIENNE



وزارة التجهيز والإسكان والبنية التحتية  
MINISTÈRE DE L'ÉQUIPEMENT DE L'HABITAT ET DE L'INFRASTRUCTURE  
MINISTRY OF EQUIPMENT HOUSING AND INFRASTRUCTURE

# « Tunisia's Housing Challenges »

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**Tunisia a very nice and warm wellcoming country located at the southen central part of the Mediterranean Sea has been Home of many famous civilizations: Phoenicians, Romans, Vandals, Byzantines, Aghlabids, Fatimides, Turkish...**

**Besides to its rich heritage, being an independent country sicnce 1956, Tunisia has been working the way towards modernisation, economical development, social equity and and citizens' welfare.**



# Presentation of the Republic of Tunisia

## Tunisian Republic

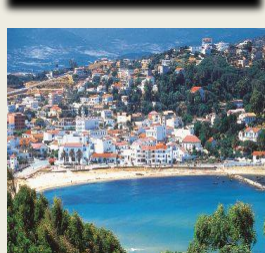


<b>Population</b>	<b>11.8 Million</b>
<b>Surface area</b>	<b>164 000 km<sup>2</sup></b>
<b>Number of households</b>	<b>2.7 ML</b>
<b>Number of housing units</b>	<b>3.3 ML</b>
<b>Administrative division</b>	<b>24</b>
<b>Number of Minicipalities</b>	<b>350</b>
<b>Urban rate</b>	<b>70%</b>

# THE NATIONAL URBAN AND HOUSING POLICY OF TUNISIA

## Programs of housing renovation, eradication of huts and relocation (1958-1969)

- **1956:** National fund for housing promotion
- **1957:** The Tunisian National Real Estate Company(SNIT) : land procurement, financing and building houses.
- First National housing program: building of 180000 houses, 65% for poor families.



## Legal framework of urban planning and housing (The 1970s)

- Setting up the legal framework of housing and urban planning
- Enhancing the urban planning by:
  - **1970** : Conception of a National Spatial Plan and creation of a ministerial comity responsible to take care all the planning issues
  - **1972** : Creation of the District of Tunis, the capital who was witnessing the fastest urbanisation rate
  - **1973** : Creation of 3 governmental real estate land developers for housing ,tourism and industrial units
  - **1974** : Creation of a waste water collection and treatment company
  - **1977**: Creation of a real estate company for social housing
  - **1979**: Publication of the Urban Planning Code, legal and institutional framework for urban planning and management



## 1980s Integrated housing programs

- **1981** : Creation of the Agency of Urban renovation (ARRU)
- **1988** : National Strategy of housing: enhancing the existing laws and fund raising tools
- Encouragement of private real estate companies
- **1989**: Creation of the Bank of Housing which participated to the financing of 35 % of housing projects (loans for real estate developers and households).



## 1990-up todate Renovation and sectorial housing

- **1990** : Review of the regulation related to private real estate
- **1994** : Publication of the Code of Urbanism and Territorial Planning
- **1997** : Commercial Banks started financing the housing sector.
- Many special programs of houses restoration and upgrading.
- Updating the urban plans in all municipalities
- **2013** : Social Housing program (objective 50 000 units by 2030, demands 230 000)
- **2014** : Review of the national housing strategy
- **2015** : Review of the Code of Urbanism and Spatial Planning(not published yet!)
- **2019** : Approval of the creation of a country bureau for UN-Habitat.
- **2020**: Launching of the new urban planning policy (partnership with UN-Habitat)



## Specific Programs and Integrated Projects

- Program of integrated urban development (1994-2007)
- National program of upgrading of popular neighborhoods (1992-2014)
- Program of assistance of popular subburbors of big cities (2007-2013)
- Program of restoration and integration of neiborhhods (2012-2018)
- Specific Program of 30000 social houses (2012-2020)





# Outcome of the adopted programs and policies

The efforts of central and local authorities allowed to achieve:

- A comprehensive and interconnected urban network covering all the country.
- Improve the city production, which currently providing 85% of the GDP.
- Covering all the conurbations with urban management plans or with land use master plans, as perfect tools for decision making,
- Land mastering
- Achieving economic, social, cultural and environmental sustainable development objectives.
- International Bank report – Information document of the project PID-Rapport N°PIDC 825-2013



# Main Issues of Urbanisation and housing

- **On the level of territorial planning**

- Absence of a global vision of integrated development and management of major urban areas and different regions.
- Master plans for many of the urban and sensitive areas are not updated (many stakeholders involved),
- Difficulty to mobilize the necessary financial resources,
- Lack of coordination between different public stakeholders and dominance of the sectorial approach planning.



- **On the level of city planning and management of urban space**

- Low efficiency of the policy adopted for city development and weak coordination between different stakeholders,
- Difficulty of programming and creating equipments and structured facilities due to lack of space,
- The spread of scattered unregulated districts on agricultural lands leading to the deterioration of the urban scenary and loss of agricultural lands.



- **Insufficient control for the right implementation of urban arrangements**

The evaluation of the existing urban planning tools allowed to point out the real estate and financial difficulties such as:

- Limited efficiency of local communities and public stakeholders to execute all components of land use master plans and urban management plans,
- The need to activate the real estate control mechanisms,



# Future Challenges

- **Review of the strategy related to territorial and urban planning, through the following:**
  - Adoption of participatory approach and local governance in setting the tools of territorial and urban planning,
  - Establish and develop new complementary urban zones to be radial centers,
  - Enable local communities to have access to the necessary human and financial resources to improve their effectiveness and efficiency,



- **Setting the legal framework for a new city policy that ensures its evolution and sustainable development, by:**

- Simplify the procedures and cutting short the deadlines in preparing the territorial and urban planning tools,
- Set practical mechanisms to finance urban planning,
- Create agencies for planning and urbanization in major urban areas.

- **Setting an active real estate policy for all social categories both on national and local levels through the :**

- Creation of land reserves for future urban projects taking in consideration the needs of **social housing**
- Instauration of new procedures to facilitate and accelerate real estate operations
- Creation of a real estate information system for the use of public and private stakeholders for territorial and urban planning.



- **Creation of a private fund to finance the acquisition of necessary land reserves for new urban areas, roads and public equipments,**
- **Control of the price of building materials and fight monopoly.**
- **Innovation of financing mechanisms of housing projects.**
- **Regeneration of old cities to preserve the urban and architectural heritage**
- **Development of a sustainable public transport system.**
- **Define and deliver a solid capacity building program for regional and local personnel (to prepare for the decentralization processes).**



An aerial photograph of a city, likely in the Middle East, showing a dense urban area with numerous buildings and a prominent river. A bridge spans the river in the foreground. The city is surrounded by a hazy landscape with distant hills. The text "Thanks for your attention" is overlaid in the center of the image.

*Thanks for your attention*