

# Madinat Errahma



ETH Studio Basel  
Urban Research Project Casablanca

Tao Baerlocher, Jonas Krieg

Prof. Roger Diener, Prof. Marcel Meili  
Christian Mueller Inderbitzin, Mathias Gunz

FS 08

# Madinat Errahma

State Activities: Rehousing  
Bidonvilles in Errahma  
Recasement Madinat Errahma  
Impacts of Recasement



**DRAFT**  
© ETH Studio Basel





**DRAFT**  
© ETH Studio Basel

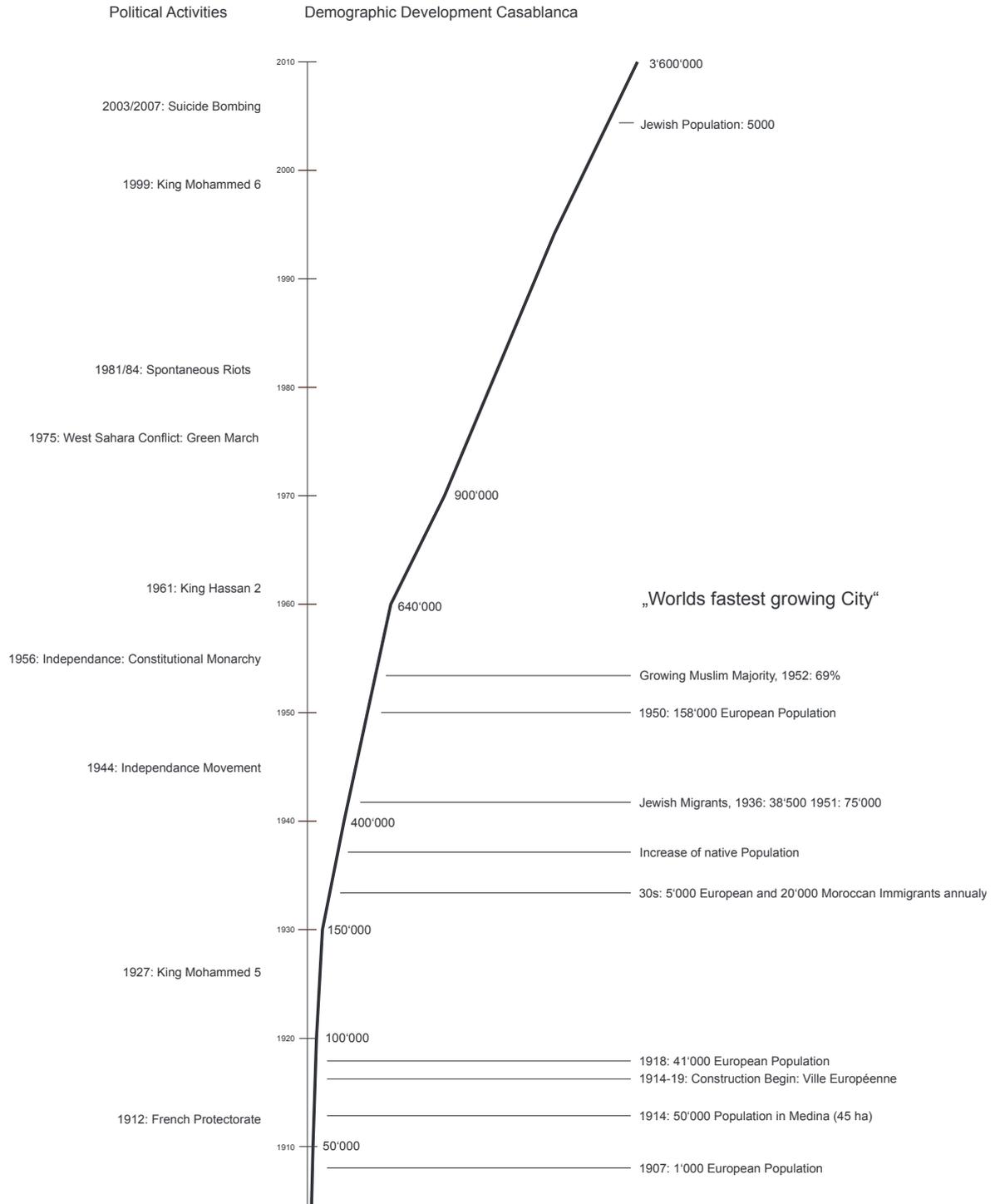




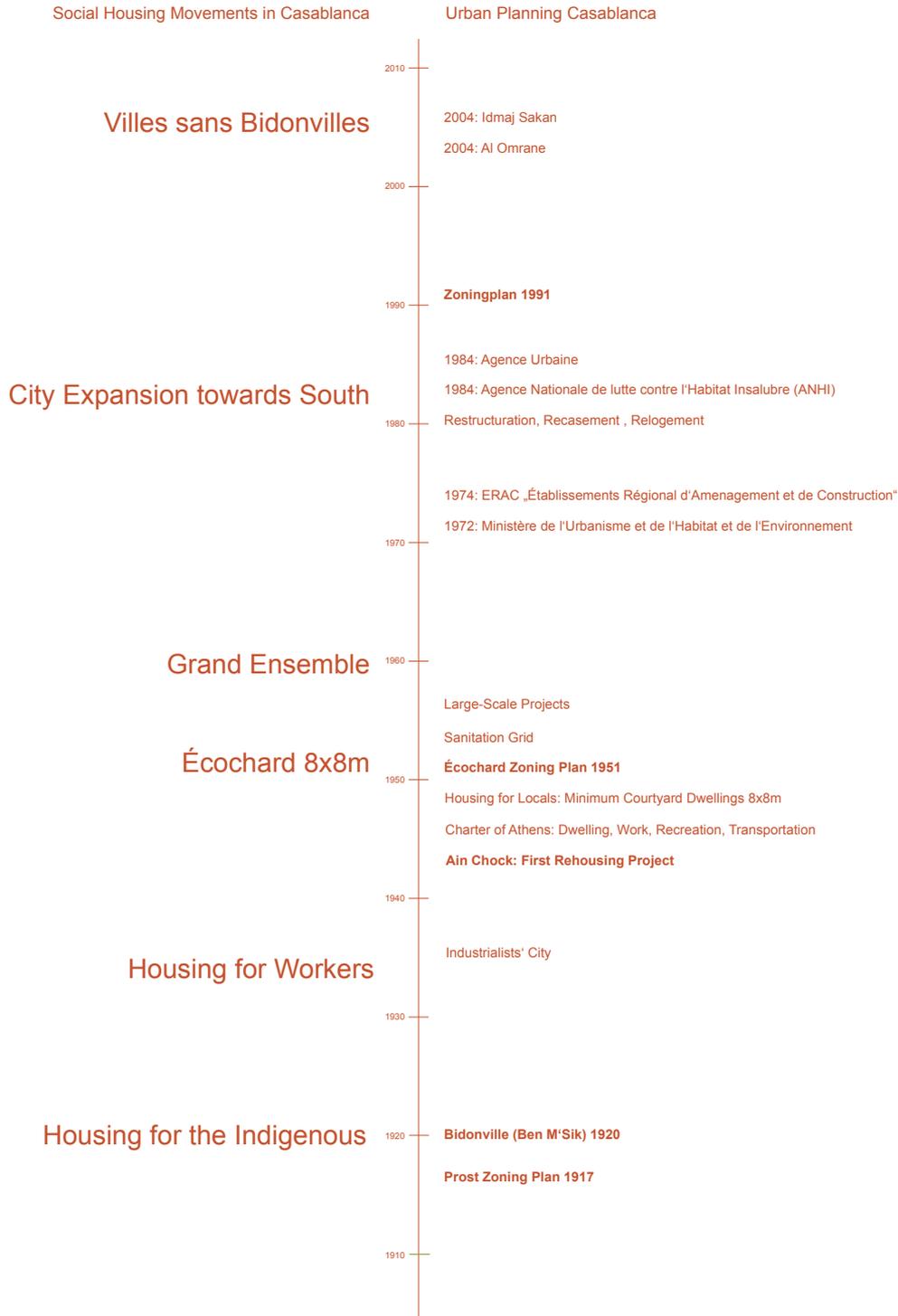
# **State Activities: Rehousing**

How does the state intervene in the process of urbanisation in the fast growing city of Casablanca? What were and are the strategies of housing the immigrated population which settled down on the city border?

# Demographic Development in Casablanca



# Urban Planning in Casablanca



## Prost Plan 1917



Prost Zoning Plan 1917

### Housing for the Indigenous

Habous Quarter 1917



The French Protectorate had needed to build a new quarter for the muslims. The medina was already dense and the surrounding european city didn't allow any expansion. The quarter was built in the outskirts of the city in the south. The quarter was conceived as an combination of traditional housing and urban facilities. Muslim Aristocrats lived in the quarter. It contained 257 houses with 58 boutiques and a kissaria (shopping center) with 86 shops.

### Emergence of Bidonville

Ben M'Sik, Carrières Centrales 1920



The growing industry of Casablanca had the effect to attract domestic workers, which settled themselves on the city border. Their habitats were similar to tents and they were spreaded along the city border. The French protectorate assembled them together in order to generate space for city expansion. These regrouped habitations led to the development of the quarters Ben M'Sik and Carrières Centrales. They became the two biggest "bidonville" of Casablanca.

### Housing for Workers

SOCICA Workers Housing 1942



In the 30's, the factory owners in the eastern part of Casablanca began to develop settlements for their workers in the surrounding of their factory, because the settlements around Nouvel Medina were too far. The "Cité des Industriels" was born. These settlements were equipped with public facilities, such as mosque, hammam and coran school. The traditional elements were respected. All habitats contained a patio, connecting the rooms, kitchen, and toilet.

# Écochard Plan 1951



Écochard Zoning Plan 1951

## First Rehousing Project

Ain Chock 1949



In 1941, the French Protectorate decided to build a Moroccan housing city for the slum inhabitants from Ben M'Sik. Ain Chock was the first attempt to resettle slum inhabitants in a new city. It was located in the southern periphery and the Habous quarter served as role model. An introverted character was created through minimal openings towards the street. Ain Chock was soon inhabited by wealthy people, so that in 1960 only few hundred original inhabitants remained under 50'000.

## 8x8m Minimal Courtyard Dwelling

Carrières Centrales 1952



This project was conceived to assure dwellings for the slum inhabitants with minimal standards. The 8x8m grid gave the dimension of the dwelling. This was the minimal dimension to provide a courtyard, 2 standard rooms and a sanitation. The traditional way of living and hygienic aspects were respected. The one-storied dwelling was then soon extended by the inhabitants by occupying the patio through further rooms. Construction elements like metal formwork were mass produced.

## Grand Ensemble

Le Plateau 1957



After the independence of Morocco, Ministry of Urbanism and Habitation organized a competition for a collective economical housing. The defined program contained 2,3,4-room apartments, composing 40%,50% and 10%. The complex contained several volumes and they were set in open fields. In contrast to courtyard dwellings, the project proposed modern way of living. Modern apartment buildings were considered as a step in to the modern world.



Agence Urbaine Zoning Plan 1991

### Expansion Towards the South

Sidi Othmane 1975-85



After the independence of Morocco, the social housing projects were developed by private investors. The census in 1971 showed a catastrophic urban situation: 50% of the housings were improper. During the 80s, the city expanded towards the south, in the vicinity of the bidonvilles. The cities Ain Chock, Sidi Othmane, Lalla Mariem, Moulay Rachid and Attacharouk began to develop. Partially, the module 8x8m from Écochard was used further on.

### Housing for Community

Dar Lamane 1983



The design for Dar Lamane is based on two observations: First, public space and community are more important to low income groups than design solution for individual units. Second, safety and security are more important than possession and territoriality for newcomers to the city. Dar Lamane means "secure home". "Dar" is a traditional house for one or more families. The developed design has a clear hierarchy of public and private space. The public space is placed in the center.



# Rehousing Projects

1917-2004









اللاحة الوطنية

5 6 7 8 9





## Villes Sans Bidonvilles

*“... Only when we assure our citizens decent habitations by accelerating the national program of fighting against the insalubrity and the eradication of the bidonvilles, the dignity of our citizens can be preserved....”*

King Mohammed 6, 2002



The national program “Villes Sans Bidonville” was launched in 2004 with the aim to eradicate the bidonvilles in the city centres until 2010. This program concerns 83 cities and affects 210'000 households living in 1000 bidonvilles. 65% of these bidonvilles are situated between Kénitra and Casablanca and in Marrakech and Agadir. The overall cost is estimated to be 25 milliard Dh, whereof 10 milliard Dh are subsidized by the state.

International institutions are taking part in this program as well. The World Bank, United Nations, American and French cooperations have shown interest and intention for the realization of the program.

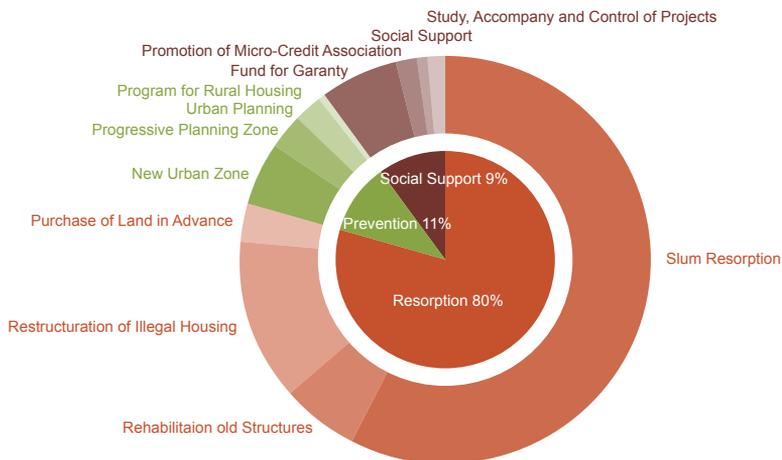
Three operative methods have been developed:

Restructuration, Relogement and Recasement.

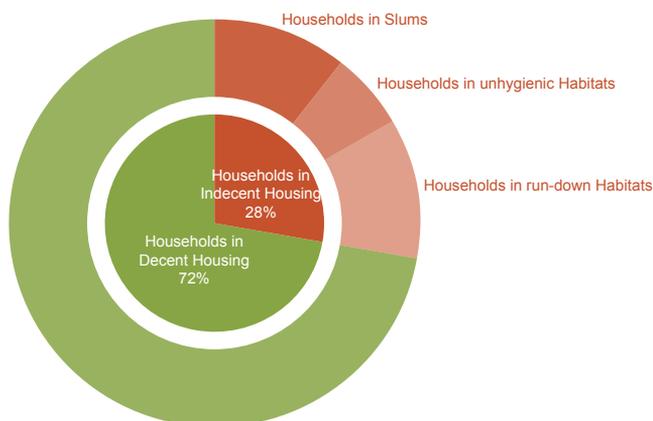
In Casablanca, 100'000 households are part of the operation.

Until now, 16'000 units have been completed, thereof 3000 restructuring, 6000 relogement and 7000 recasement cases.

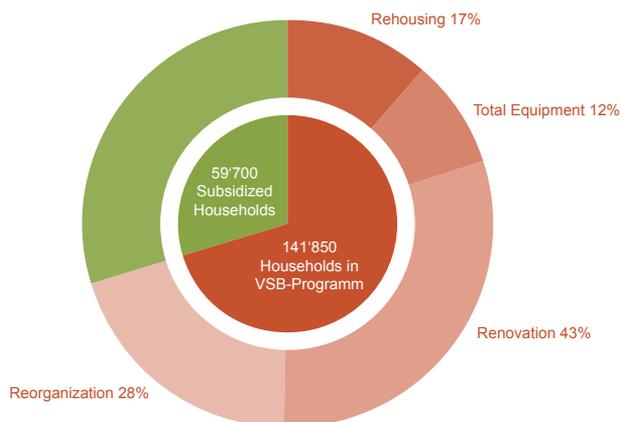
## Villes Sans Bidonvilles: Budget Distribution



## Living Conditions in Casablanca



## Villes Sans Bidonvilles Operations

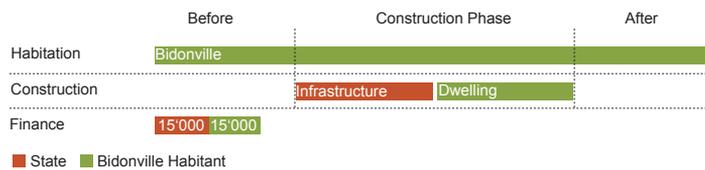
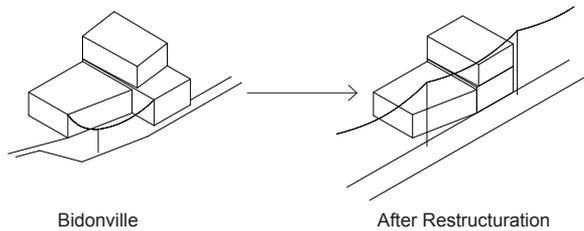


Restructuration operations have the aim to integrate the big and average sized slums in to the city network by supplying the necessary infrastructure. Access to drinking water and electricity are provided, but also the creation of public streets and restorations are part of the operation.

The restructuring cost should not exceed 30'000 Dh per barrack. The financial aid by the state runs up to 50% of the total investment, maximal 15'000 Dh. The habitants will pay the cost for the water and electricity access, the state for the creation of the public streets and renovations.

The regulation of the urban and property situation of the habitants is also a topic. The habitants will need to regroup their parcels in order to correspond to the minimal parcelling of the restructuring plan.

The restructuring operation allows the maintenance and integration of the existing physical and social structures of the area at the same time. In some cases, habitants are unhappy with restructuring due to the adjustment to a grid plan and the resulting cramped parcels. The infrastructure might as well not be high-quality and never be finished. Some habitants also could have preferred to receive an apartment.



Lamkansa 2008

## Relogement

The relogement operation attributes social housing to the slum habitants, which are constructed by the state and private partners. It concerns households which needed to leave their barracks for the restructuration operation in order to reduce the slum density. But also habitants from eradicated slums are removed together to new quarters on a different site.

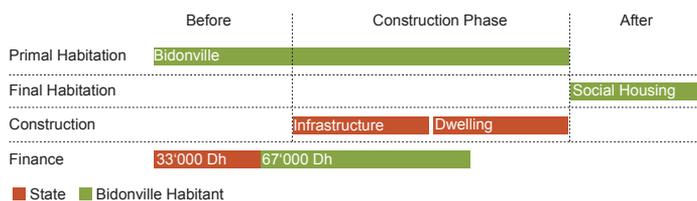
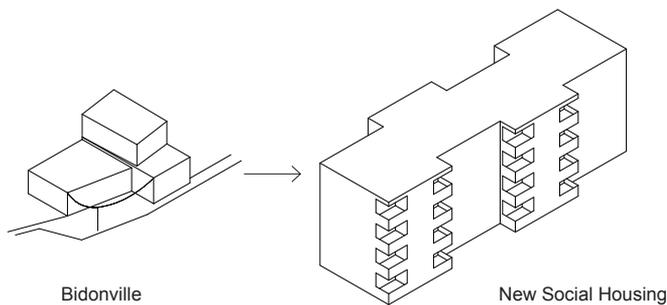
The apartments cost between 80'000-120'000 Dh and have a surface of maximal 60 m<sup>2</sup>. The financial help by the state runs up to 33%, maximal 40'000 Dh per household.

Relogement operations are mostly used in bigger cities, where slums in the central parts of the city are eradicated due to the importance of the location for urban developments.

There are little contact between the project developers from the state and the affected slum habitants. The lack of communication leads to a point, where affected habitants are uncertain of the location and cost of their new apartment.

On the other hand, the state has to prevent abuse of the relogement operation, which is not easy because of the solidarity between the habitants.

The financing of a relogement operation is only possible through construction of villas and offices, which have a market price.



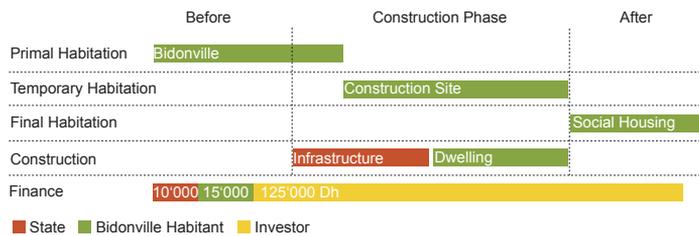
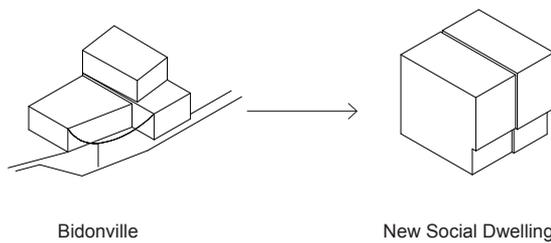
Recasement operations are applied on smaller slums and on those, which are not integrated in the urban structure. The slum habitants will purchase a parcel and become property owner, where they will self-construct their houses. The state will provide the preparation of the parcel and the necessary infrastructure, such as access to drinking water and electricity. The parcel of a single-family house is 64-70 m<sup>2</sup> big, parcel for a two-family house has a surface up to 80 m<sup>2</sup>.

The cost of a single parcel shouldn't exceed 50'000 Dh for a single-family house and 60'000 for two-family house. The state will provide financial aid up to 25'000 Dh for a single-family house and 20'000 Dh for both households in a two-family house.

The topography is flattened for the vehicle access and for security, public streets are lightened. There will be a drainage system for waste water.

The recasement operation reduces the amount of social housing construction by the state and involves the inhabitant in to the construction process. Self-construction generates jobs for others as well.

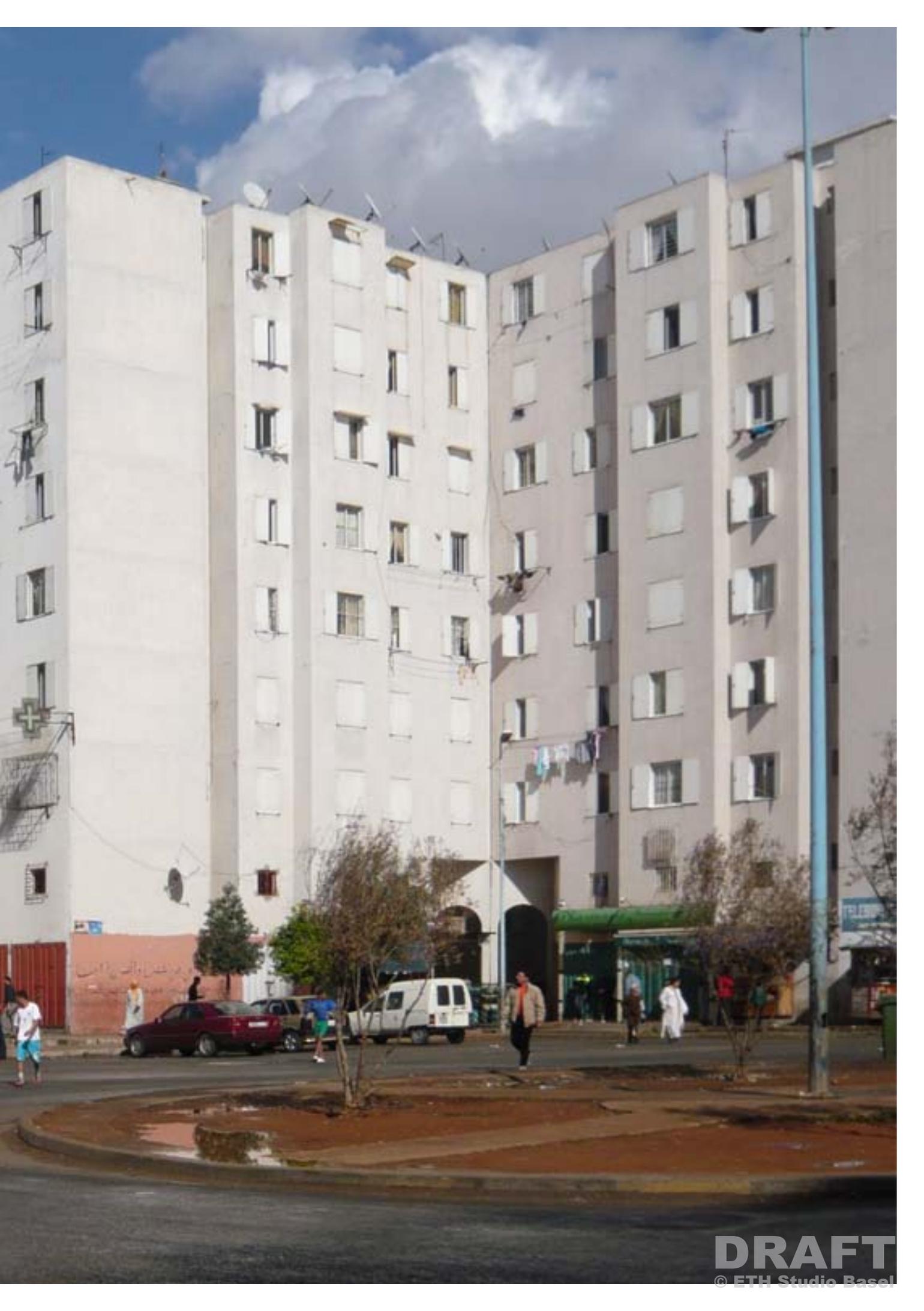
For some habitants, the effort needed to be made until move-in can be a burden.







**DRAFT**  
© ETH Studio Basel



**RESTR** Lahrayouin Aljanoubja

Participation State:		
Planing:	80%	
Construction:	-	
Marketing:	-	
Facts:		
Surface:	140 ha	
Price:	45 Mio. Dh	
Parcels:	4200	
Habitant:	-	
Shops:	-	
Period:	2007-2008	



**RESTR** Almutaza

Participation State:		
Planing:	100%	
Construction:	40%	
Marketing:	-	
Facts:		
Surface:	0.76 ha	
Price:	38.25 Mio. Dh	
Parcels:	225	
Habitant:	-	
Shops:	-	
Period:	2004-2006	



**RESTR** Al Haj Mouss

Participation State:		
Planing:	100%	
Construction:	50%	
Marketing:	-	
Facts:		
Surface:	20 ha	
Price:	12 Mio. Dh	
Parcels:	800	
Habitant:	-	
Shops:	-	
Period:	2006-2007	



**RESTR** Al Shallah Awlad Mesa

Participation State:		
Planing:	60%	
Construction:	-	
Marketing:	-	
Facts:		
Surface:	15.8 ha	
Price:	15.68 Mio. Dh	
Parcels:	775	
Habitant:	-	
Shops:	-	
Period:	2005-2008	



**RESTR** Azdhar A'ada Hikla

Participation State:		
Planing:	50%	
Construction:	-	
Marketing:	-	
Facts:		
Surface:	25 ha	
Price:	34 Mio. Dh	
Parcels:	-	
Habitant:	-	
Shops:	-	
Period:	2007-2010	



**RESTR** Al Harawin Al Shamal

Participation State:		
Planing:	100%	
Construction:	80%	
Marketing:	-	
Facts:		
Surface:	172 ha	
Price:	53 Mio. Dh	
Parcels:	5351	
Habitant:	-	
Shops:	-	
Period:	2004-2007	



**RESTR** Sidi Abad

Participation State:		
Planing:	50%	
Construction:	-	
Marketing:	-	
Facts:		
Surface:	11.5 ha	
Price:	28.73 Mio. Dh	
Parcels:	900	
Habitant:	-	
Shops:	-	
Period:	2006-2007	



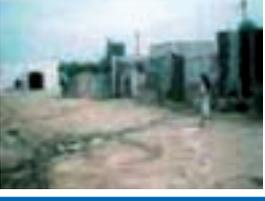
**RESTR** Warda

Participation State:		
Planing:	10%	
Construction:	-	
Marketing:	-	
Facts:		
Surface:	2 ha	
Price:	3 Mio. Dh	
Parcels:	200	
Habitant:	-	
Shops:	-	
Period:	2007-2008	



**RESTR** Sharif

Participation State:		
Planing:	10%	
Construction:	-	
Marketing:	-	
Facts:		
Surface:	2.2 ha	
Price:	3 Mio. Dh	
Parcels:	220	
Habitant:	-	
Shops:	-	
Period:	2007-2008	



**RESTR** Al Makansa

Participation State:		
Planing:	100%	
Construction:	85%	
Marketing:	-	
Facts:		
Surface:	70 ha	
Price:	40 Mio. Dh	
Parcels:	5487	
Habitant:	-	
Shops:	-	
Period:	2004-2007	



**RESTR CONST** Ibn Al Khattab 4

Participation State:		
Planing:	100%	
Construction:	45%	
Marketing:	40%	
Facts:		
Surface:	1.6 ha	
Price:	47 Mio. Dh	
Parcels:	-	
Habitant:	241	
Shops:	-	
Period:	2005-2007	



**RESTR** Lahlaybya

Participation State:		
Planing:	100%	
Construction:	100%	
Marketing:	-	
Facts:		
Surface:	26 ha	
Price:	75 Mio. Dh	
Parcels:	500	
Habitant:	-	
Shops:	-	
Period:	2005-2006	





### Al Shallal Barahma 2

Participation State:	
Planing:	80%
Construction:	-
Marketing:	-
Facts:	
Surface:	8 ha
Price:	21.2 Mio. Dh
Parcels:	1063
Habitant:	-
Shops:	-
Period:	2005-2008



LOT

### Al Kita 3 Al Shatr 4

Participation State:	
Planing:	80%
Construction:	25%
Marketing:	100%
Facts:	
Surface:	1.97 ha
Price:	9.44 Mio. Dh
Parcels:	32
Habitant:	-
Shops:	-
Period:	2006-2007



### Salam Ahl Laghlam Shatr D

Participation State:	
Planing:	80%
Construction:	-
Marketing:	-
Facts:	
Surface:	11.74 ha
Price:	37.15 Mio. Dh
Parcels:	2775
Habitant:	-
Shops:	-
Period:	2007-2009



LOT

### Bouskoura Almarkaz

Participation State:	
Planing:	50%
Construction:	-
Marketing:	-
Facts:	
Surface:	21.85 ha
Price:	109.19 Mio. Dh
Parcels:	310
Habitant:	-
Shops:	-
Period:	2007-2009



### Salam Ahl Laghlam Shatr A

Participation State:	
Planing:	100%
Construction:	100%
Marketing:	70%
Facts:	
Surface:	5.53 ha
Price:	31.12 Mio. Dh
Parcels:	228
Habitant:	-
Shops:	-
Period:	2004-2006



PPP LOT

### Al Imantqa Al Sinaai

Participation State:	
Planing:	60%
Construction:	-
Marketing:	-
Facts:	
Surface:	63.32 ha
Price:	238.5 Mio. Dh
Parcels:	61
Habitant:	-
Shops:	-
Period:	2007-2010



LOT

### Salam Ahl Laghlam Shatr C

Participation State:	
Planing:	100%
Construction:	-
Marketing:	-
Facts:	
Surface:	1.97 ha
Price:	19.57 Mio. Dh
Parcels:	76
Habitant:	-
Shops:	-
Period:	2006-2008



LOT

### Dar Bouazza

Participation State:	
Planing:	100%
Construction:	95%
Marketing:	100%
Facts:	
Surface:	1.4 ha
Price:	6.54 Mio. Dh
Parcels:	68
Habitant:	-
Shops:	-
Period:	2004-2006



### Salam Ahl Laghlam Shatr B

Participation State:	
Planing:	100%
Construction:	40%
Marketing:	-
Facts:	
Surface:	5.19 ha
Price:	35.83 Mio. Dh
Parcels:	210
Habitant:	-
Shops:	-
Period:	2005-2007



LOT

### Al Massira 3 Al Shatr 2

Participation State:	
Planing:	40%
Construction:	-
Marketing:	-
Facts:	
Surface:	0.41 ha
Price:	7.29 Mio. Dh
Parcels:	21
Habitant:	-
Shops:	-
Period:	2007-2007



### Salam Ahl Laghlam Shatr E

Participation State:	
Planing:	100%
Construction:	100%
Marketing:	-
Facts:	
Surface:	16.19 ha
Price:	90.01 Mio. Dh
Parcels:	498
Habitant:	-
Shops:	-
Period:	2005-2006



LOT

### Azdhar Aywa

Participation State:	
Planing:	50%
Construction:	-
Marketing:	-
Facts:	
Surface:	10 ha
Price:	48.02 Mio. Dh
Parcels:	475
Habitant:	-
Shops:	-
Period:	2007-2009



# State Activities

LOT

## Lina/ Al Mebnie Al Wajha

Participation State:	
Planing:	80%
Construction:	50%
Marketing:	100%
Facts:	
Surface:	0.37 ha
Price:	3.4 Mio. Dh
Parcels:	12
Habitant:	-
Shops:	-
Period:	2007-2007



CONST

## Bouskoura Economic Villas

Participation State:	
Planing:	5%
Construction:	-
Marketing:	-
Facts:	
Surface:	1.8 ha
Price:	44 Mio. Dh
Parcels:	-
Habitant:	70
Shops:	-
Period:	2007-2010



LOT

## Al Farh

Participation State:	
Planing:	100%
Construction:	100%
Marketing:	100%
Facts:	
Surface:	0.81 ha
Price:	16.09 Mio. Dh
Parcels:	39
Habitant:	-
Shops:	-
Period:	2005-2007



PPP CONST

## Samir

Participation State:	
Planing:	60%
Construction:	-
Marketing:	-
Facts:	
Surface:	0.5 ha
Price:	4.85 Mio. Dh
Parcels:	-
Habitant:	105
Shops:	-
Period:	2007-2008



LOT

## Al Jasmin

Participation State:	
Planing:	100%
Construction:	100%
Marketing:	100%
Facts:	
Surface:	0.79 ha
Price:	9.37 Mio. Dh
Parcels:	17
Habitant:	-
Shops:	-
Period:	2006-2007



CONST

## Anfa Berj Al Waha

Participation State:	
Planing:	20%
Construction:	-
Marketing:	-
Facts:	
Surface:	0.25 ha
Price:	26.61 Mio. Dh
Parcels:	-
Habitant:	54
Shops:	1
Period:	2007-2010



RECAS LOT

## Qassiba Madiouna

Participation State:	
Planing:	80%
Construction:	-
Marketing:	-
Facts:	
Surface:	10.35 ha
Price:	50.11 Mio. Dh
Parcels:	370
Habitant:	-
Shops:	-
Period:	2007-2010



CONST

## Al Shabab s2i

Participation State:	
Planing:	100%
Construction:	10%
Marketing:	-
Facts:	
Surface:	0.77 ha
Price:	50.2 Mio. Dh
Parcels:	-
Habitant:	144
Shops:	1
Period:	2006-2008



CONST

## Sidi Maarouf Shatr I-3

Participation State:	
Planing:	100%
Construction:	100%
Marketing:	-
Facts:	
Surface:	0.35 ha
Price:	15.34 Mio. Dh
Parcels:	-
Habitant:	75
Shops:	10
Period:	2005-2006



CONST

## Sidi Maarouf Shatr S-3

Participation State:	
Planing:	100%
Construction:	100%
Marketing:	20%
Facts:	
Surface:	0.99 ha
Price:	43.09 Mio. Dh
Parcels:	-
Habitant:	185
Shops:	56
Period:	2005-2006



CONST

## Al Shabab Shatr S3

Participation State:	
Planing:	50%
Construction:	10%
Marketing:	-
Facts:	
Surface:	0.87 ha
Price:	32.28 Mio. Dh
Parcels:	-
Habitant:	150
Shops:	20
Period:	2007-2009



ZAP

## Al Salam 2 Ahl Laghlam

Participation State:	
Planing:	100%
Construction:	70%
Marketing:	-
Facts:	
Surface:	70.93 ha
Price:	366 Mio. Dh
Parcels:	2203
Habitant:	-
Shops:	-
Period:	2005-2007



Qadi Altazi 1

Participation State:	
Planing:	100%
Construction:	30%
Marketing:	-
Facts:	
Surface:	1.15 ha
Price:	-
Parcels:	-
Habitant:	230
Shops:	-
Period:	2006-2007



Bin Chalaf

Participation State:	
Planing:	100%
Construction:	85%
Marketing:	35%
Facts:	
Surface:	13 ha
Price:	34.74 Mio. Dh
Parcels:	662
Habitant:	105
Shops:	-
Period:	2005-2007



Al Najeel

Participation State:	
Planing:	100%
Construction:	75%
Marketing:	100%
Facts:	
Surface:	14 ha
Price:	124 Mio. Dh
Parcels:	-
Habitant:	910
Shops:	-
Period:	2005-2009



Al Nahza 2

Participation State:	
Planing:	10%
Construction:	-
Marketing:	-
Facts:	
Surface:	5 ha
Price:	27.87 Mio. Dh
Parcels:	214
Habitant:	-
Shops:	-
Period:	2007-2008



Markaz Tijari Massira

Participation State:	
Planing:	100%
Construction:	20%
Marketing:	100%
Facts:	
Surface:	1.8 ha
Price:	37.11 Mio. Dh
Parcels:	-
Habitant:	-
Shops:	1028
Period:	2005-2009



Al Shalam

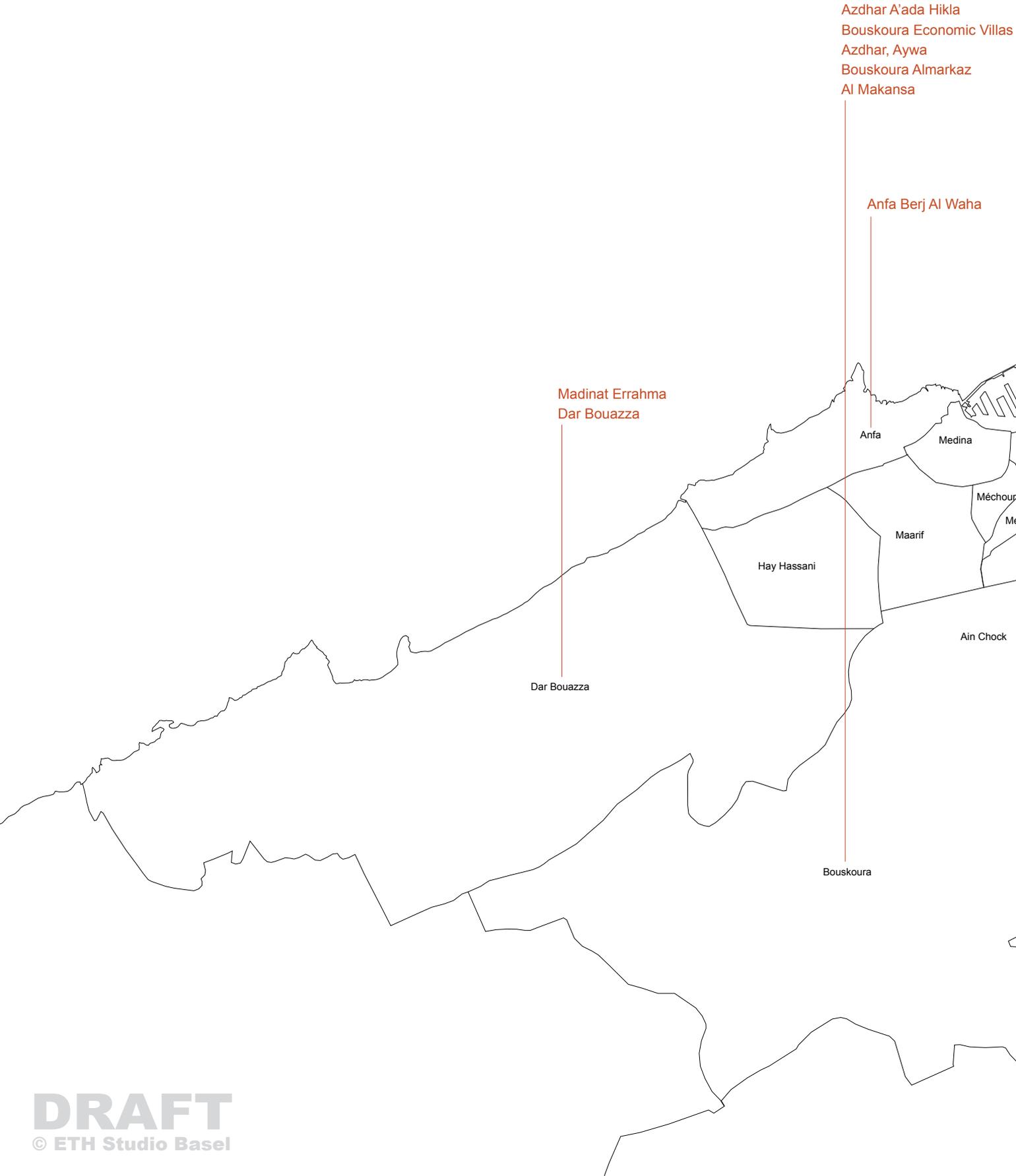
Participation State:	
Planing:	100%
Construction:	40%
Marketing:	20%
Facts:	
Surface:	36.46 ha
Price:	133.55 Mio. Dh
Parcels:	1212
Habitant:	-
Shops:	-
Period:	2005-2008

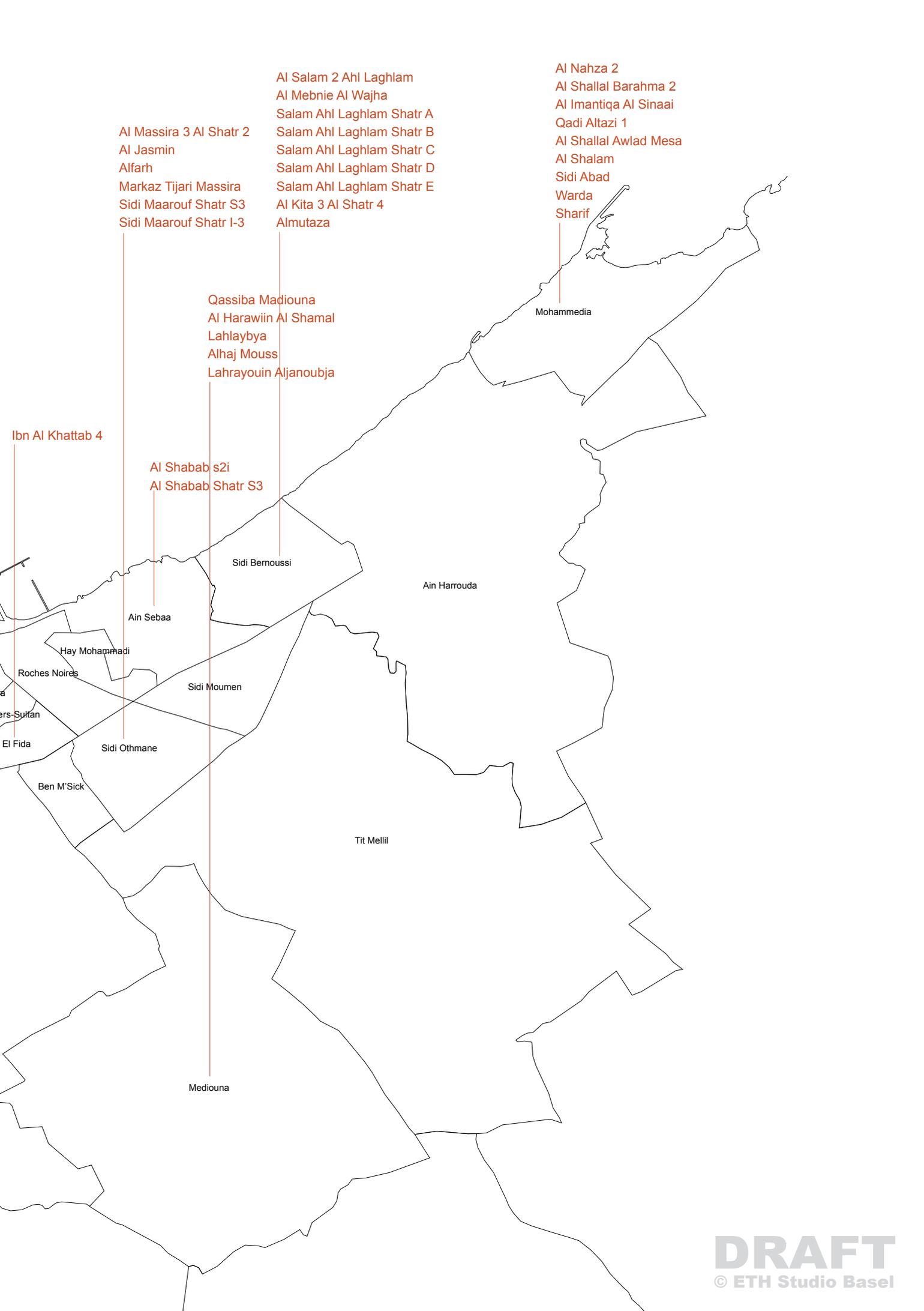


Madinat Errahma

Participation State:	
Planing:	90%
Construction:	20%
Marketing:	-
Facts:	
Surface:	67 ha
Price:	300 Mio. Dh
Parcels:	3166
Habitant:	-
Shops:	-
Period:	2006-2008







Al Massira 3 Al Shatr 2  
Al Jasmin  
Alfarh  
Markaz Tijari Massira  
Sidi Maarouf Shatr S3  
Sidi Maarouf Shatr I-3

Al Salam 2 Ahl Laghlam  
Al Mebnie Al Wajha  
Salam Ahl Laghlam Shatr A  
Salam Ahl Laghlam Shatr B  
Salam Ahl Laghlam Shatr C  
Salam Ahl Laghlam Shatr D  
Salam Ahl Laghlam Shatr E  
Al Kita 3 Al Shatr 4  
Almutaza

Al Nahza 2  
Al Shallal Barahma 2  
Al Imantiqa Al Sinaai  
Qadi Altazi 1  
Al Shallal Awlad Mesa  
Al Shalam  
Sidi Abad  
Warda  
Sharif

Qassiba Madiouna  
Al Harawiin Al Shamal  
Lahlaybya  
Alhaj Mouss  
Lahrayouin Aljanoubja

Ibn Al Khattab 4

Al Shabab s2i  
Al Shabab Shatr S3

Mohammedia

Ain Harrouda

Sidi Bernoussi

Ain Sebaa

Hay Mohammadi

Roches Noires

Sidi Moumen

Sidi Othmane

El Fida

Ben M'Sick

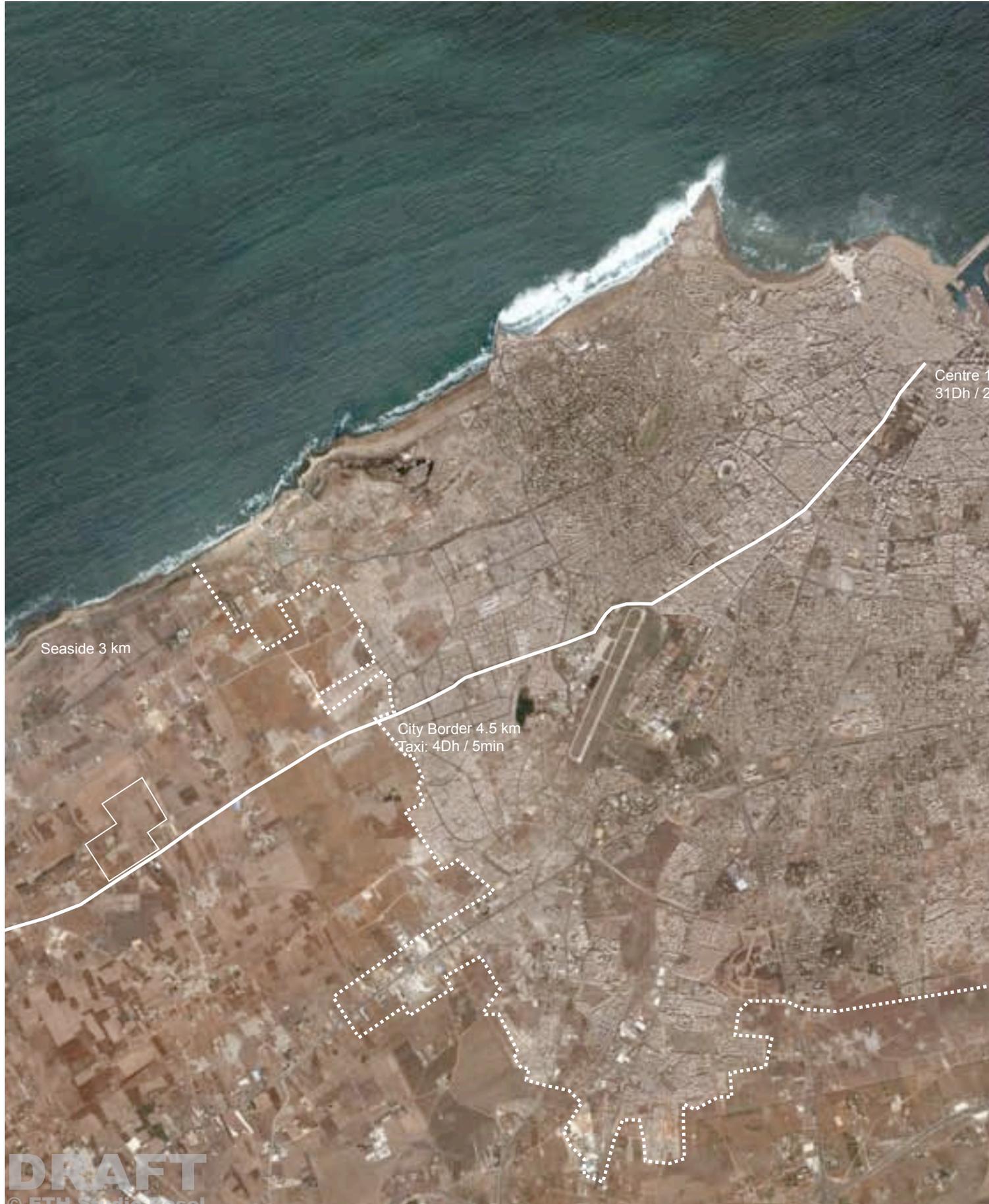
Tit Mellil

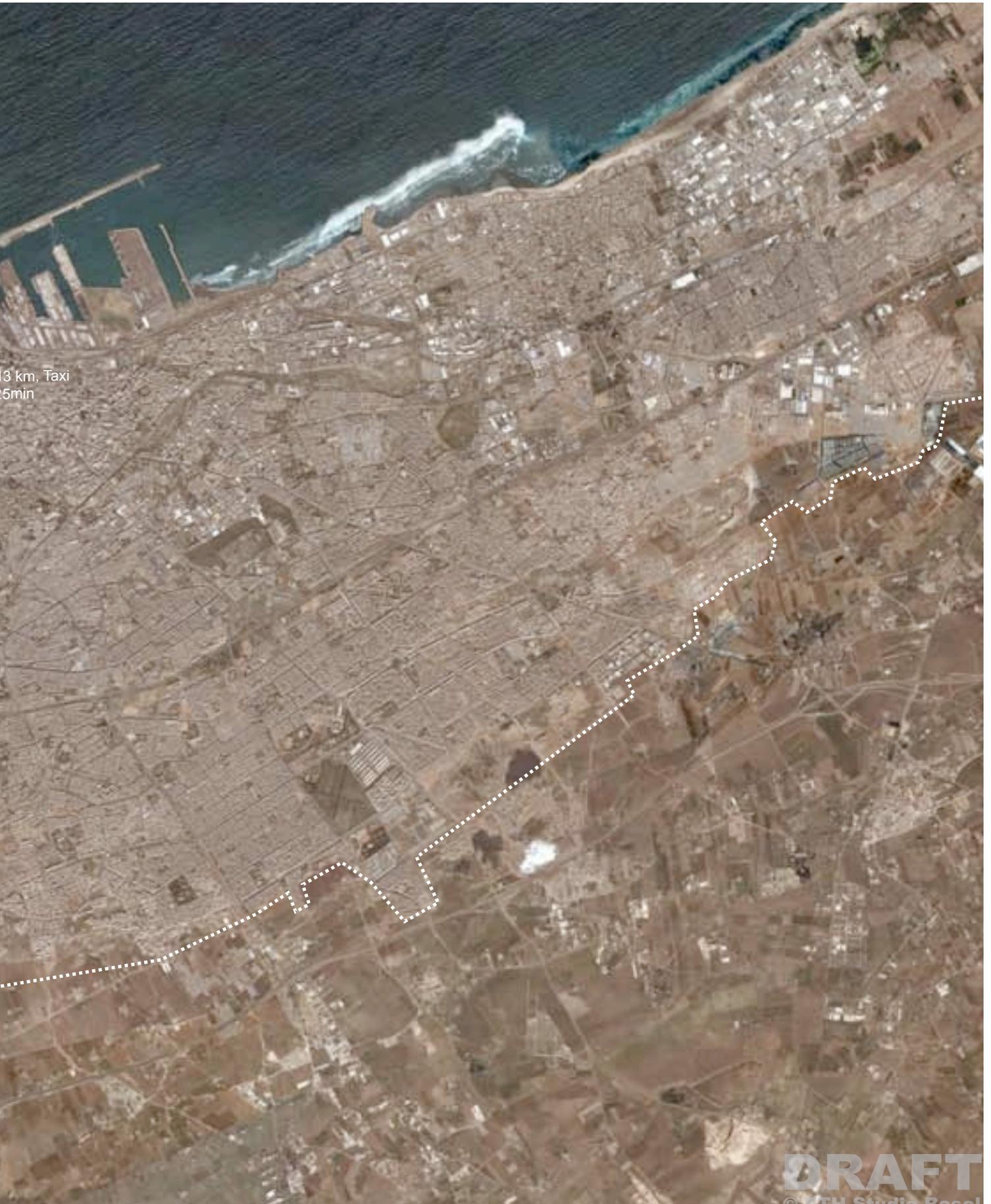
Mediouna



# **Bidonvilles in Errahma**

Errahma is situated four kilometres beyond the present city border of Casablanca, a state property with Bidonvilles on it. It's connectet to the city by a road.





13 km, Taxi  
5min





Factory

Police

Bidonville

Fruits for Sale

Lydec

Empty Storage Building

Oranges for Sale

Bidonville

Bidonville

Illegal Settlement

Teleboutique

Building Materials for Sale

Cafe

Walled empty Property

Agricultural Land

Motorbike Retailer

Pharmacy

Teleboutique

Billiard

Butchery

Cafe

Factory

Illegal Settlement

Agricultural Land

ent

School



**DRAFT**  
© ETH Studio Basel











**Major Street**

The major street connects the center of Casablanca with the commune of Dar Bouazza. It is one of the main street axes of the city. The government is planning to expand the two laned street to four lanes. For the habitants, the street plays a central role in their daily life. It is the only connection to the city. The public transportation, the taxis, stop along this street. The street connects all sorts of people from the neighbourhood.

**Side Roads**

Side roads connect the settlements in the field with the main street. They differ in their condition and use. Beside the major side roads for cars, there are many pedestrian paths. These are shortcuts to their settlement through fields. Informal settlements are connected well, access by car is possible. In contrast, bidonvilles only have pedestrian paths, making the access to their houses difficult.

**Taxi**

These white mercedes taxis are the only public transportation beside carriages. One can stop them everywhere along the major street. They connect the settlements along the major street with the city. They only drive to the city border, where you change to the red taxis. It is common to have 6 passengers at a time. 2 in front, 4 in the back. They are not so expensive, that many habitants can afford a taxi drive.

**Private Vehicle**

Private vehicles are important for this area, because settlements are spread out. Motorcycles are the most commonly used vehicle, cars rather for work than private purpose. Most vehicles are run down that they collapse from time to time. Women drive seldom alone. Bicycles are rather rare, usually for the younger generation. Accidents are not rare between cars and motorcycles.

**Horse Carriage**

Horse carriages are the cheapest transport possibility. If you have time, you can take a carriage instead of a taxi. Carriages are used mainly for transporting vegetables, fruits or heavy equipments. They take the same streets as cars, so it is pretty cramped on the streets. It is a possible transport method in this area, because plenty fields exist in the surrounding for the horses.

**Pedestrian**

Although the distances between the settlements and to the city are not short, there are many pedestrians along the main street. For people who can not afford any private vehicles or taxis, walk is the only option. At the moment there is no transportation system run by the state in this area. The area is still enough near to the city, that a walk is possible. Mostly kids and students, but also many woman go by foot.

# Industry, Market and Shops



## Industry

There are several industrial facilities along the main street. For example, the electric company Lydec has a facility just across the city border. These industrial facilities aren't concentrated, but spread along the main street. Mostly they are surrounded by walls and are closed. They are mainly from the building industry or car industry. It seems that the neighbourhood isn't dependant on industry.



## Market

In the vicinity of Madinat Errahma there is a market located at the main street. It has an informal character. Market stands are constructed on the earth ground in a simple way. The vegetables and fruits are sold by merchants from the surrounding area. The market was often empty, never crowded. We never had the impression that the market had any importance for the neighbourhood.



## Cafe / Restaurant

Along the main street are numerous cafe and restaurants. These places function as meeting points mainly for males, where they sit and watch the street event. Especially at lunch time, restaurants get crowded by workers from the neighbourhood. These are the only places for amusement in this area. This Cafe Hamdi is run by a man, who worked in Italy on building sites.



## Teleboutique / Shops

Like many places in the city, every settlement along the main street features a commercial area. Teleboutiques, pharmacy and small shops cover the every day needs of the habitants. They are often less than 3 meters wide and have minimal standards. They are the most busy area in a settlement during the day. At night, the neon signs of these shops are remarkable in the darkness.



## Gas Station

A modern gas station was built in the recent years along the main street. It contains a restaurant as well. In contrast to the shops along the main street, the facility appears noble and slightly expensive. The restaurant has an covered garden. It seems to be too expensive for locals, that it is never crowded. With its tall structure and blue colour, it stands out as a sign in the surrounding green fields.



## Street Vendor

Street vendors mostly sell fruits or vegetables, carrying the carriage by horses. They come from the vicinity to the city border to sell their products. It is the most simple way to sell their products. They sell them in middle of nowhere beside the street. For the bidonvillois, it is assumably a shopping possibility. There are also street vendors selling water. They wander from settlement to settlement.



### **Bidonville**

There are several bidonvilles settlements along the main street. The concentration is remarkable. The location offers unoccupied fields and fast access in to the city. The size of them vary strongly. It can be assumed that up to 25'000 people live in these bidonvilles. In the evening workers return from the city. Some settlements are partly destroyed for the rehousing process.



### **Informal Settlements**

Beside bidonvilles, informal settlements are the main residences in the surrounding. These settlements differ from bidonvilles in their organisation and construction. They are organized in grids and have solid walls. Unlike bidonvilles, they are situated away from the street in the fields. The buildings are partly two storied and main streets contain smaller shops.



### **Infrastructure**

The dwellings in the bidonville and informal settlements are provided with electricity. In the bidonvilles, drinking waters are supplied through public water sources. It is unclear whether the dwellings in informal settlements have water connection. Public lightings are also inexistent. Activity after sunsets are reduced due to the darkness. Waste waters are presumably collected and then pumped down.



### **Public Facilities**

Mosques are present in almost every settlement. Bidonvilles have often smaller and informal settlements bigger mosques. Unlike bidonvilles, informal settlements have defined public facility areas. They are integrated in the settlement structure. Schools for lower classes exist mostly in informal settlements closeby, in bidonville rather rarely. Informal settlements have their own shops and facilities for their daily life.

# Environment



## City Border

The city border marks the crossing from the dense city structure to the open landscape. The city border is significant and clear. The compact buildings appear as walls. It marks not only the crossing, but it is the point of transition. The public bus transportation system ends here and white taxis start their route. Once in the city, the streets are full of small shops and cafes. There are permanently cars and people on the street.



## Agricultural Fields

The most dominant element across the city border are the open fields. It is possible to look over to the coastline. The fields contrast to the busy activities in the city. The fields are divided in relatively big surfaces. At the moment of our stay, the fields were not actively cultivated. Only very few people worked on the fields. It is also unclear who and what they plant on these fields.



## Waste Land

Waste land are surfaces where no clear purpose of use is notable. Beside the agricultural fields, marked properties and settlements, there are numerous areas where garbages cover the surface. In some cases, they are used as football fields. It somehow shows the low interest for the use of the surfaces in this area. Around the settlements, such areas are often used as garbage dump or for keeping the animals.



## Walled Properties

There are few properties in this area, that marks and guards its own boundary. Beside the walled industrial facilities, private owners also have land protected by walls. Though they aren't used at all. In some cases, it has a run down house, but in most cases it only has uncontrolled vegetation. The aim is assumably to protect their properties from people settling down.



## Cimetry Errahma

This cimetry is one of the largest in Casablanca. It is situated along the main street. A large mosque marks the facility. Also restaurants and smaller shops are located in the entrance area. The facility has a monumental and rich character. During our stay, we heard the story of the women Errahma, who gave many land to the state. On the site, a mortuary and a school exist as well.









El Assas

El Mahjoub

El Aouni











# **Recasement Madinat Errahma**

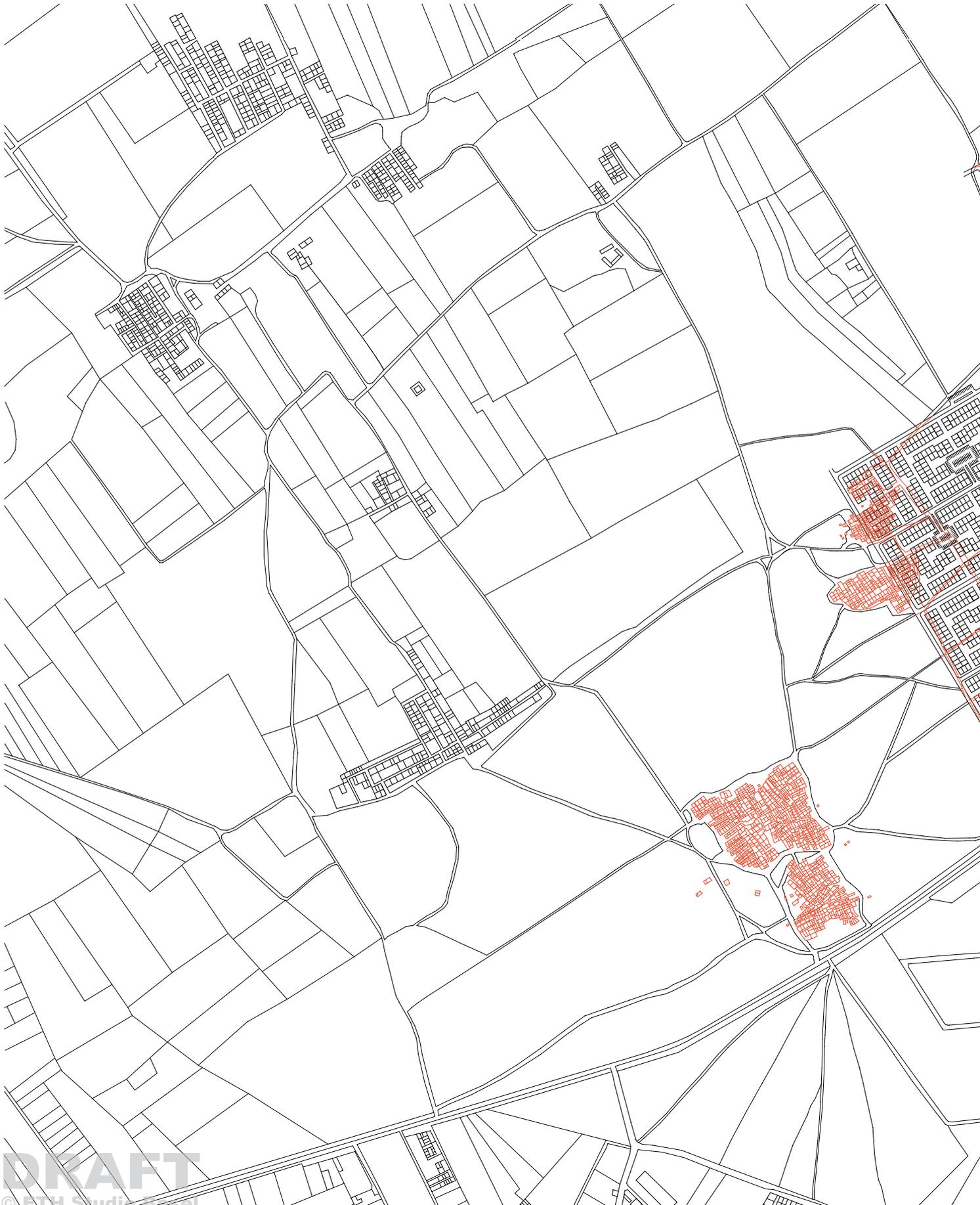
Madinat Errahma is part of the programme “Villes sans Bidonvilles”. Inhabitants in the bidonville Errahma are rehoused into three-storey buildings.

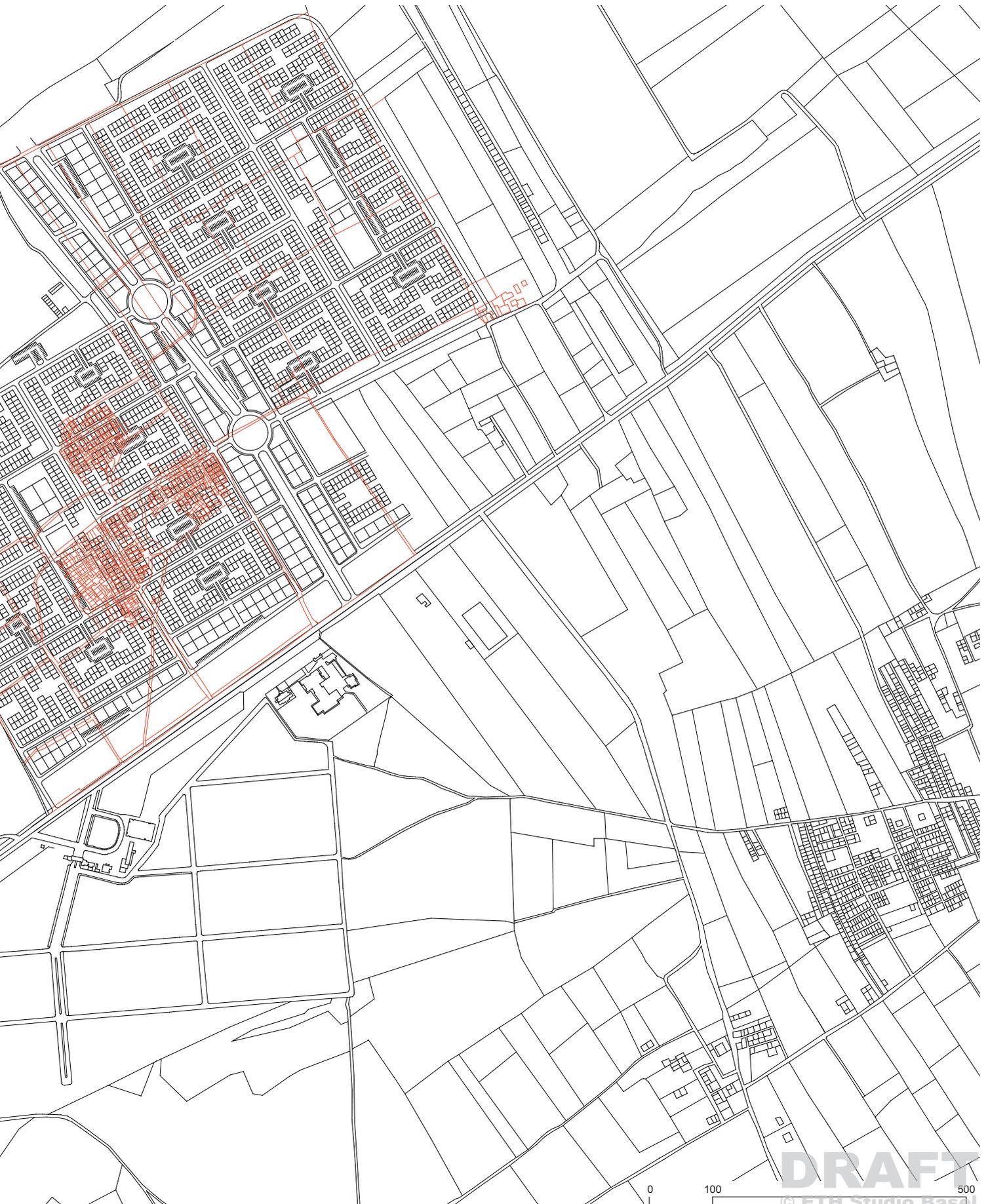


## **Project**

Madinat Errahma was initiated 2004 by the King Mohammed VI. In 2007, the construction work begun.

The project perimeter has a total surface of 62 ha and offers rehousing possibilities for 6'500 households in 3'250 buildings.





0 100

Madinat Errahma is composed of similar elements in each planning scale.

**House**

2-3 apartments  
1-2 shops

**Row of houses**

19 houses

**Quarter**

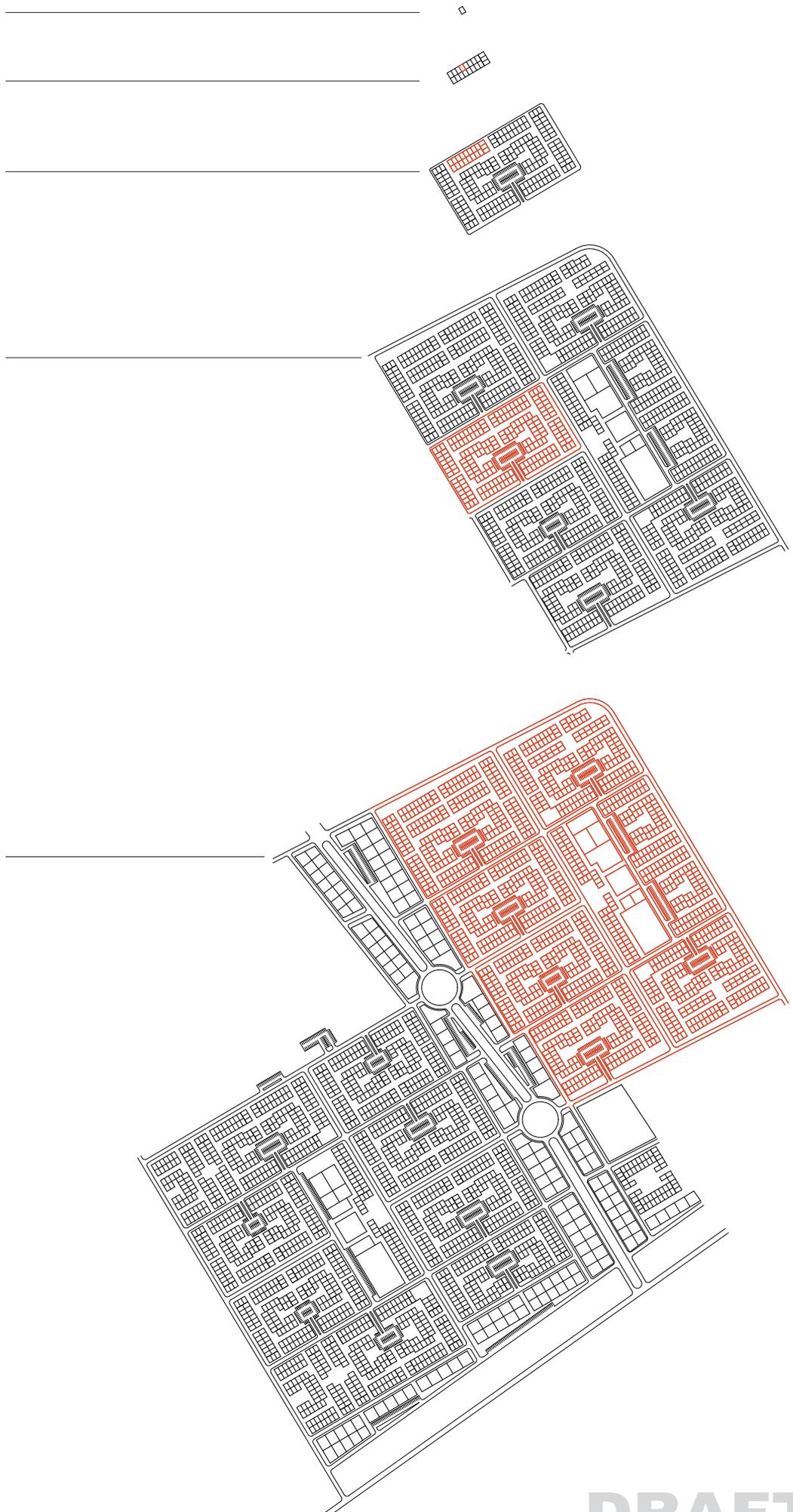
1 Parking  
10 rows of houses

**Tranche A**

3'000 households  
1'500 buildings  
1 school  
1 mosque  
1 health centre  
9 quarters  
meeting points for women and adolescents

**Housing Estate  
Madinat Errahma**

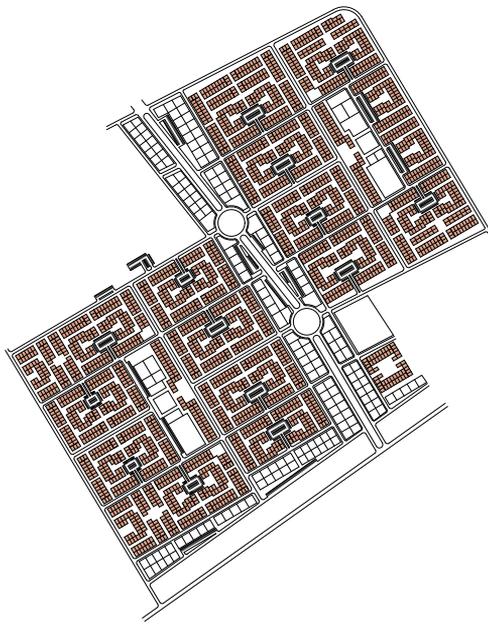
6'500 households  
3'250 buildings  
1 boulevard  
164 parcels for commerce  
1 high school  
2 construction phases



## **Public and Private Zones**

The recasement-houses are located behind a row of four-storey shops and dwellings against the main boulevard. The public buildings are placed right in the middle of the social housings, badly accessible for non-inhabitants of the settlement.

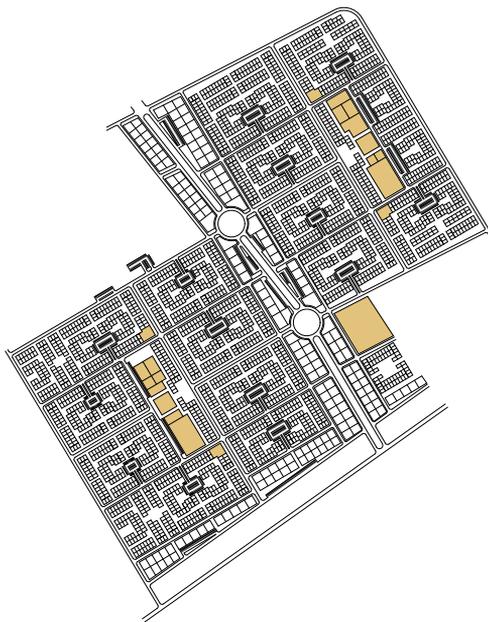




R+2 Housing for Bidonvillois, small shops  
70 m2 each parcel



R+3, big shops and dwellings, sold to  
market prices  
250-300 m2 each parcel



Public Facilities

## **Hierarchic Street System**

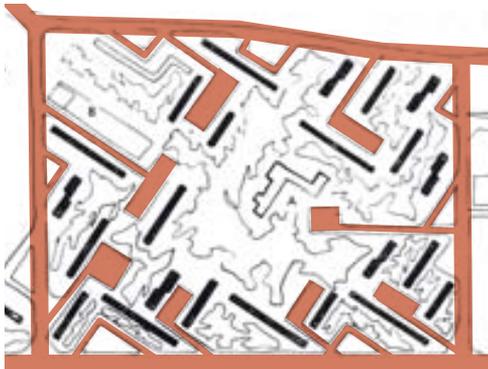
One main boulevard connects the quarter with the high street.  
A secondary, orthogonal road grid enters in the more private living zone and separates it in similar units with a parking zone each. Most of the dwellings are accessible only on foot.





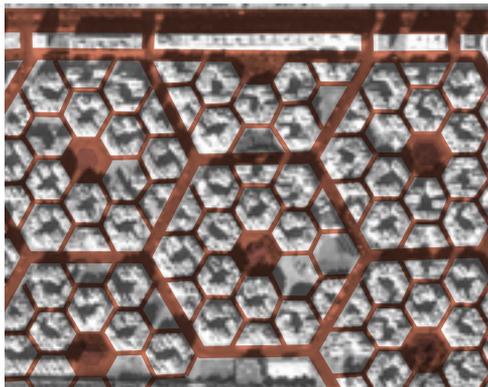
### **Carrières Centrales 1952**

An orthogonal, almost non-hierarchical street grid gives access to the different houses.



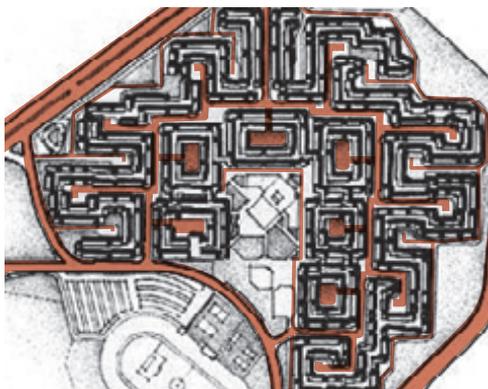
### **El Hank, 1958**

The quarter is surrounded by a circular road, of which small side streets branch off to the parkings. So the whole center is kept free of traffic.



### **Sidi Othmane, 1975-85**

Sidi Othmane is overlaid with two hexagonal grids in different sizes. Always in the center of a bigger unit is located a park.



### **Dar Lamane, 1983**

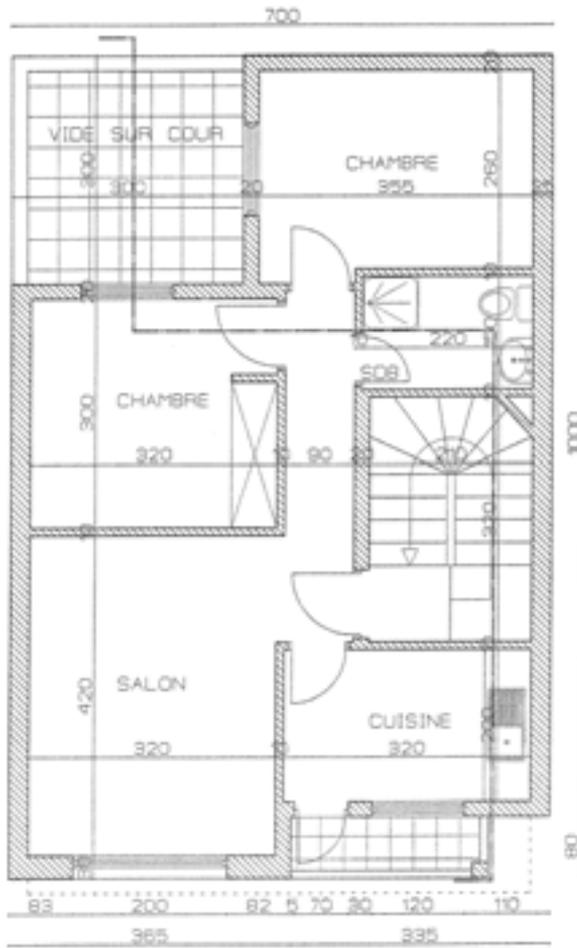
The meandering building allows an orientation of the dwellings towards a pedestrian and a motorised side. The quarter is connected only by two roads with the public street system.



Groundfloor with Apartment



Groundfloor with Shop



Upper Floor

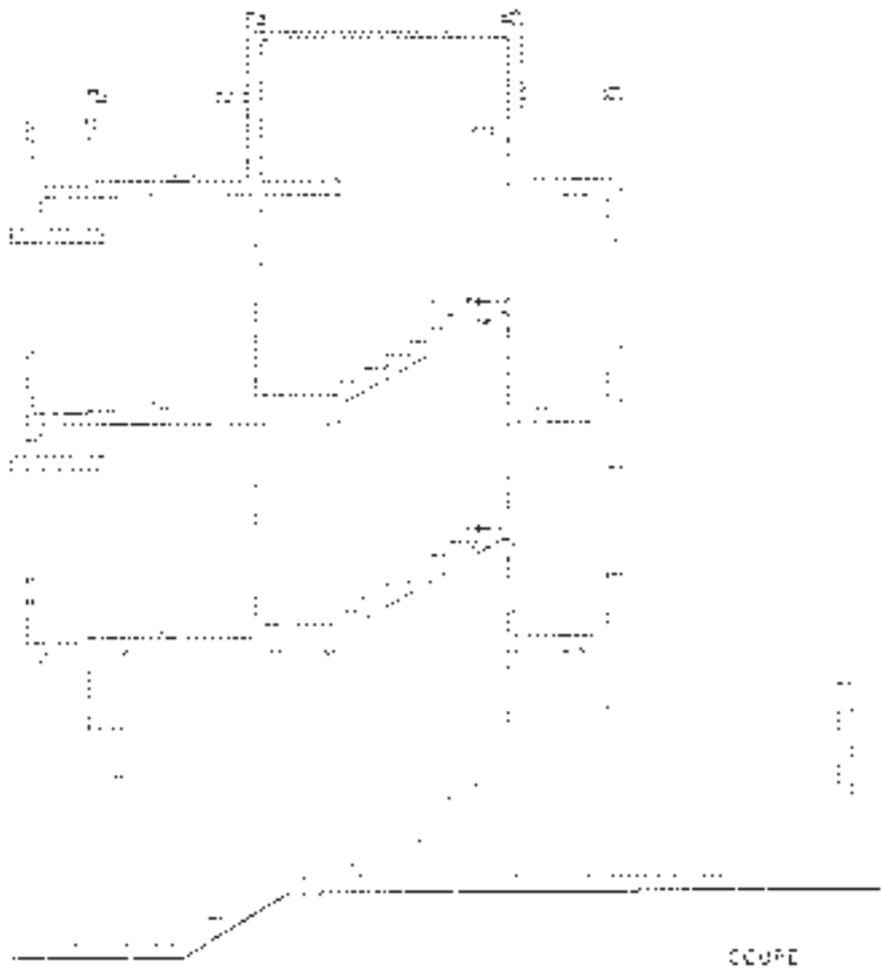
Roof



Elevation Variation 1 with Apartment

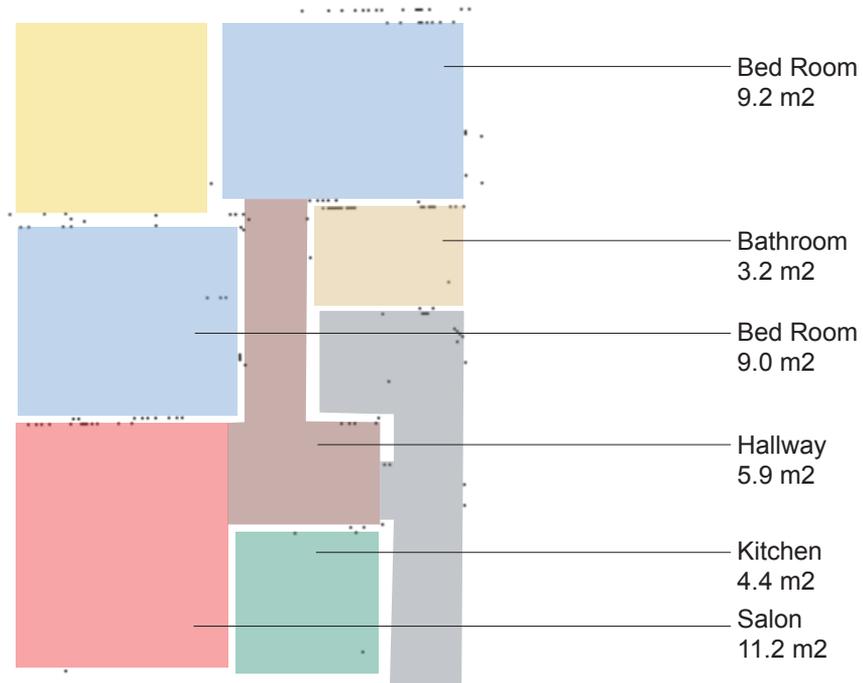


Elevation Variation 2 with Shop



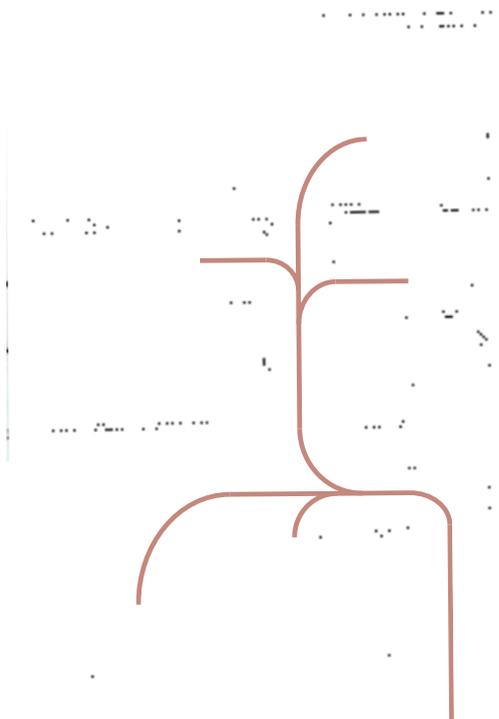
Section

## Room Organisation

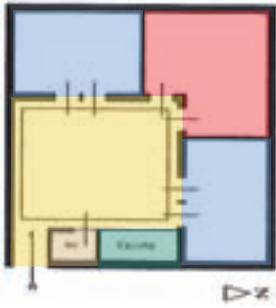


The standard storey has an apartment with a salon, kitchen, bathroom and 2 rooms. The entrance, kitchen and salon are the representative part of the apartment. The 2 rooms for privacy are placed in the back side, lit through a court. Salon and kitchen face towards the street.

## Distribution



The main entrance is placed towards the street. A narrow stairway connects the three levels. The entrance leads directly to the salon and kitchen. The hallway is set in the middle. This narrow part belongs to the more private area of the apartment.



Centres Carrières 1952

The central element in the 8x8m dwelling is the courtyard. It is positioned on the south side to allow sunlight in the rooms. All rooms are connected through the courtyard. Kitchen and bathroom are half exterior. The dwelling was thought to be extended vertically in the future.



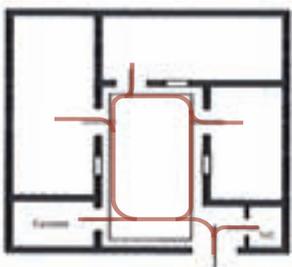
Centres Carrières Atbat 1952

This collective housing apartment combines traditional and modern elements. The entrance is a courtyard with a kitchen niche. A hall connects the rooms together. The salon is placed towards the outdoor public corridor, the private room to the opposite side.



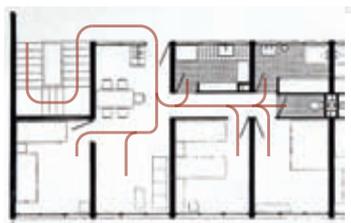
El Hank 1953

This collective housing complex was initially projected for the Jewish citizens. The hallway is placed in the middle, connecting all rooms. Beside the entrance, the salon and the kitchen are placed. The most private rooms are placed at the end of the corridor. Balconies are placed next to the salon and kitchen.



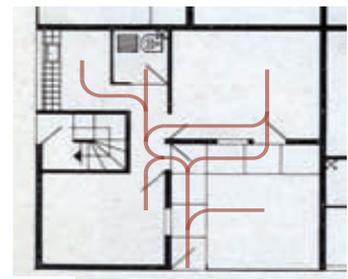
Nouvel Medina 1917

The house entrance faces the street. After entering, a left turn leads to the courtyard. The distribution of the house is solved through this single courtyard. All rooms have no other openings beside the courtyard. There are no connections among the rooms.



Le Plateau 1952

The apartment is approached through public stairway and corridor. The entrance leads directly to the salon and dining area. A single room is placed directly beside the salon. An inner corridor connects the kitchen and bathroom on one side, and two bedrooms on the other side.



Derb Jdid 1958

The entrance leads through a courtyard. It access the salon directly. Another door leads to a hallway, connecting the service area, the private room and the salon together. The salon has a public and private entrance. The apartment on the upper is connected by its own stairway.

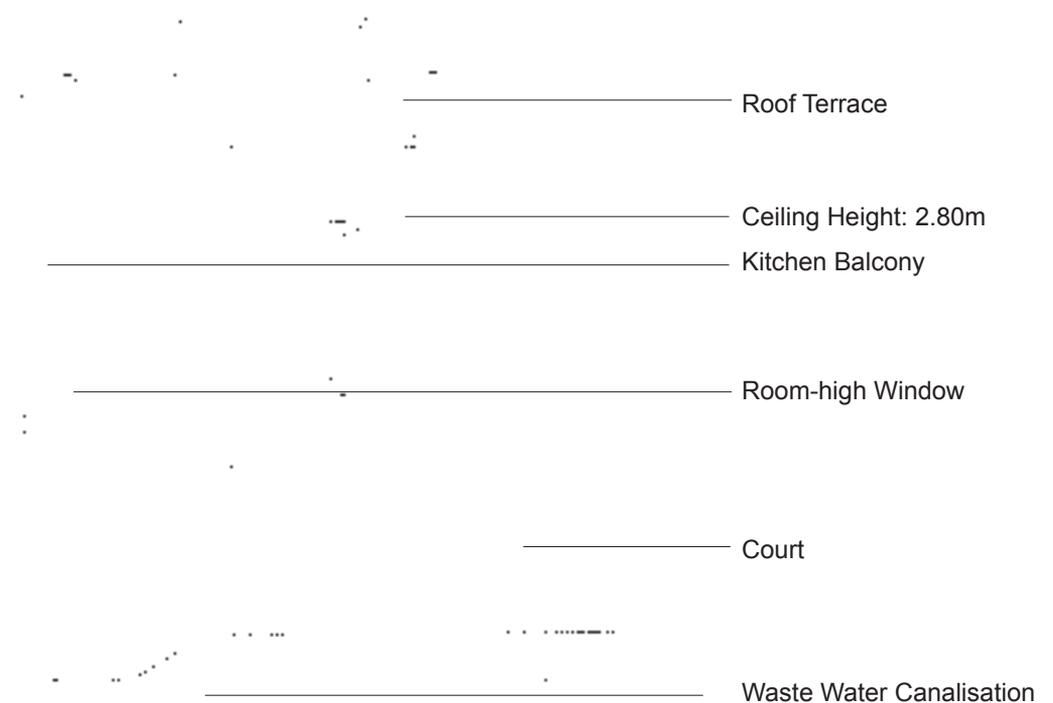
# Uniform Appearance

## Elevation Design

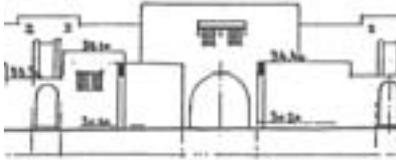


The elevation design is prescribed precisely. The aim is to generate a homogenous image of the city. There are three colors used: white, light yellow and light red. They are all plastered. It is very likely that the balconies will be used as living space, so the facade design will change.

## Section

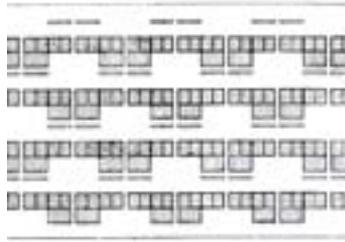


In cases of apartments in the ground floor, the floor is raised to 1.2m. In the upper floors, the cantilever expands the living space area. The court in the back provides air and some light in the private rooms. The roof top is accessible as a terrace. Many habitants hope to expand the house with another level on the roof.



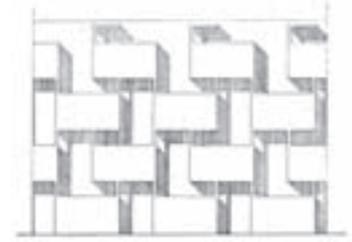
Cité Ouvrière de Socica 1942

This workers housing was designed by Edmond Brion. To the street, the dwelling only has minimal openings beside the arched entrance. The walls facing the street were kept low and in white. The rising and falling roof edges and the higher set back volumes produce variety.



Le Plateau 1952

Le Plateau consists of two 4 storeys high and one 5 storey high building volumes. They stand in a park-like environment. The facade has a repetitive character, reflecting the inner organisation. The openings appear as dark negatives beside the bright white wall.



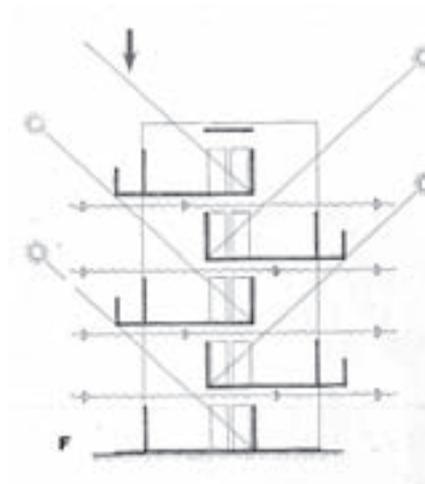
Carrières Centrales Atbat 1952

The hanging outdoor patio structure appears on the elevation. Every floor is shifted regarding to the next floors. The walls are kept in white, the hanging volumes have colors on the side. Over the years, the inhabitants have closed the facade with masonry, creating a flat surface.



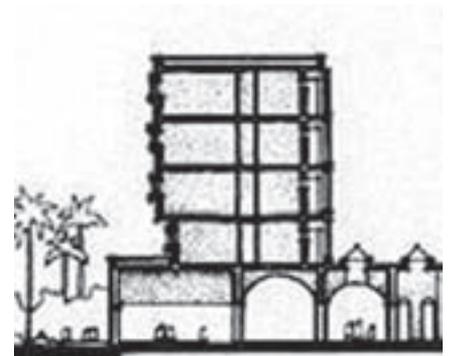
Carrières Centrales 1952

The 8x8m dwelling was initially designed as a single story patio house. The main aspect was to decrease the density of the bidonville and to allow maximal air and sunlight. It doesn't have any openings to the exterior, so that all rooms received light from the patio. The patio has a orientation to the south.



Carrières Centrales Atbat 1952

Every apartment in this five-storied complex has access to a hanging exterior patio. The shifting floors allow higher openings for maximal sunlight and air circulation. The patio house is integrated to the collective housing. The public corridor access is combined with the patio as exterior space.



Dar Lamane 1983

Dar Lamane was at the time the biggest social housing project. Commercial spaces are placed on the ground level. Covered arcades connect the public spaces. The apartments are set above the commercial level. In the majority of cases, they had openings to two sides, allowing a differentiated room organisation.

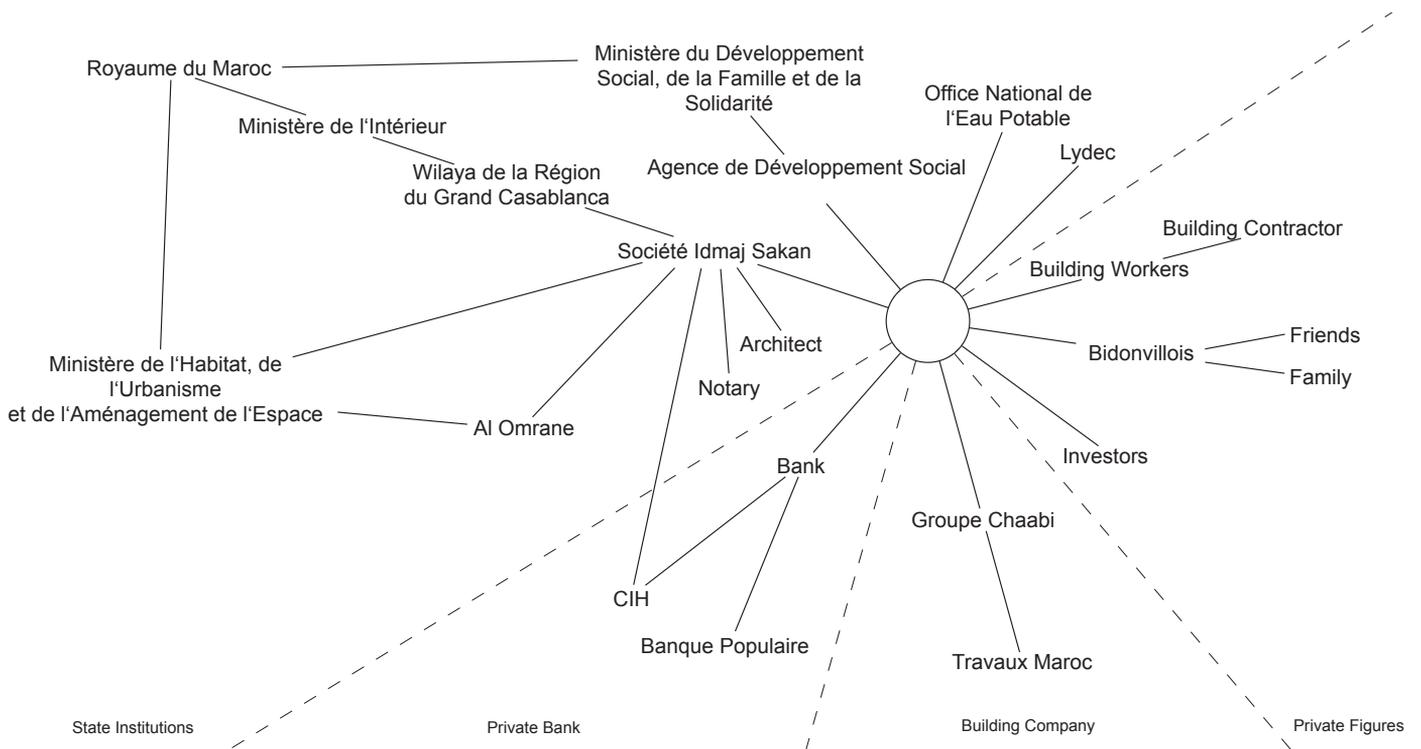






# Actors

There are several actors participating in Madinat Errahma. They can be grouped into three main sectors: the state, the private companies and private persons. It's the first time in a project of recasement that the private company sector is involved as much.







## **State**

### **Al Omrane**

#### Description

Al Omrane is a holding founded by the state. It is in charge of the nationwide effort to replace or repair each year up to 100'000 bad housings and thereby to erase all bidonvilles.

#### Tasks

Cooperates with the owner of the land, Idmaj Sakan. Accompanies it in technical, financial and commercial interests and distributes the state subsidy to obtain a huge benefit on the parcels and to prepare the land for building (water, wastewater, electricity and streets).

#### Interests

Al Omrane has to build as much dwellings as possible with its budget. So they are interested in a powerful engagement of the private sector.



### **Idmaj Sakan**

#### Description

Idmaj Sakan is a public association, founded especially to combat the bidonvilles in the region of Grand Casablanca (Villes sans Bidonvilles 2012). Actually, it is working on over 30 social rehousing projects.

Shareholders are the state and private associations.

#### Tasks

Idmaj Sakan is the owner of the land of Madinat Errahma. It is always present on the site and has to accompany and supervise the progress of the project.

#### Interests

Idmaj Sakan has to build as much dwellings as possible to achieve the aim of erasing all Bidonvilles until 2012.



### **Agence de Développement Social ADS**

#### Description

It's a state agency which has to reduce poverty and to promote social development in Morocco. It is represented on site by the Accompagnement Social.

#### Tasks

The Accompagnement Social is the link between the Bidonvillois and the state organizations. It collaborates with local associations to motivate the Bidonville population.

But essentially, it has to observe and control the population and to prevent the other organizations from contact with the Bidonvillois.

### **Notary**

#### Description

It's a person employed at the state.

#### Tasks

The notary has to write the contracts concerning the relation between the state and the Bidonvillois, such as land promise, selling etc.

#### Interests

He is interested in as little work as possible.

# Privates

## Bank

### Description

Two banks are present on site. Both are shareholders of Idmaj Sakan.

### Tasks

All Moroccan banks have the possibility to offer a "Crédit Fogarim" to the poor population, with no variations in the conditions. It is especially developed to help people building their own housing.

### Interests

Because of a 70% risk coverage by the state, it's very interesting to offer this credit.



## Private Investors

### Description

These are independent, private persons who don't benefit from a financial support from the state.

### Tasks

They are looking for investment possibilities by contracting with beneficiaries of Madinat Errahma. By paying the construction costs, they will become the owner of the ground floor, which can be used as a shop or rent as a dwelling.

## Private Building Company (Chaabi)

### Description

Chaabi is one of the biggest Moroccan general contractors with more than 10'000 collaborators.

### Tasks

Urban studies, planning of the whole quarter, the infrastructure, and its realization (streets, water, wastewater, electricity, street lightning).

### Interests

Money



## Craftsmen

### Description

It can either be a day labourer or be employed at a building contractor.

### Tasks

They are engaged by the Bidonvillois to support them constructing their building.

### Interests

Money

# Beneficiaries

## Bidonvillois

### Description

To become a beneficiary, people must have lived in a Bidonville while recensement in 2003. Beneficiaries are authorized to get a parcel with better conditions.

### Tasks

The beneficiaries are responsible for the construction of their own house and for organizing the financing.

### Interests

It's probably their only way to get into a legal status building. In addition, these buildings will be much more comfortable, therefore most of the Bidonvillois are extremely motivated.





### Couple

#### Circumstances

They live in their temporary one-room-shed on the edge of the site since 10 days, after leaving the bidonville where they lived for 6 years. After a fight with the family, they left Jedida and came to Casablanca. Through a financial help from a friend, they were able to buy a unit in the bidonville for the price of 15'000 Dh.

#### Mobility

They buy their food from street vendors or shops in the vicinity. They mostly walk to the city to buy their clothes.



#### Job

The man earns his money with shell diving at the ocean. It is a dangerous job, risking his life. He is not insured and has no working papers. He only works every three months.

#### Financing

They couldn't afford the money to buy the parcel. Friends helped them out financially. An investor will pay the construction cost and build the house. The investor will receive the ground floor where he will rent it out. They heard about the rehousing project through rumours, because there were no official informations.



### Family

#### Circumstances

The family has two boys and a girl and live in the bidonville since 12 years. They needed to leave Welfa, where they possessed a house and a car, because their father got cancer. First they lived in different apartments in the city of Casablanca, but couldn't pay the rent. Later they bought an housing unit in the bidonville. They have at least always electricity and water, even though they can't afford the food sometimes.

#### Housing

The housing unit where they live in has a living room with a kitchen and a bed room. At night, the living room is used as bed room by their kids.



#### Job

The mother does house keeping in the city, but not permanently and without papers. The father looks after the animals they have.

#### Perspective

The mother would be very glad to receive an apartment in the rehousing project. The apartment is too small though, when the grandmother is going to live with them. They are convinced that a new apartment would change their living condition positively. They possess sheeps and cows. In case of leaving the bidonville, the animals are sold.

#### Problems

They were not registered during the "Recensement", because they shared the entrance door with another family. That means at the moment, they don't have a apartment in the rehousing project. They still have the hope to receive an apartment.

### **Single**

He is a wealthy bidonville habitant with a good education and has an urban lifestyle. Now he is going to inhabit a house with his mother in the rehousing project. She will live on the top floor, he on the middle floor. On the ground floor, he will open his own garage. He finances his house with "Credit Fogarim". The strict rules given by the state are understandable for him. A uniform appearance of the city is more important and better than when everyone builds himself. The unity should be underlined.



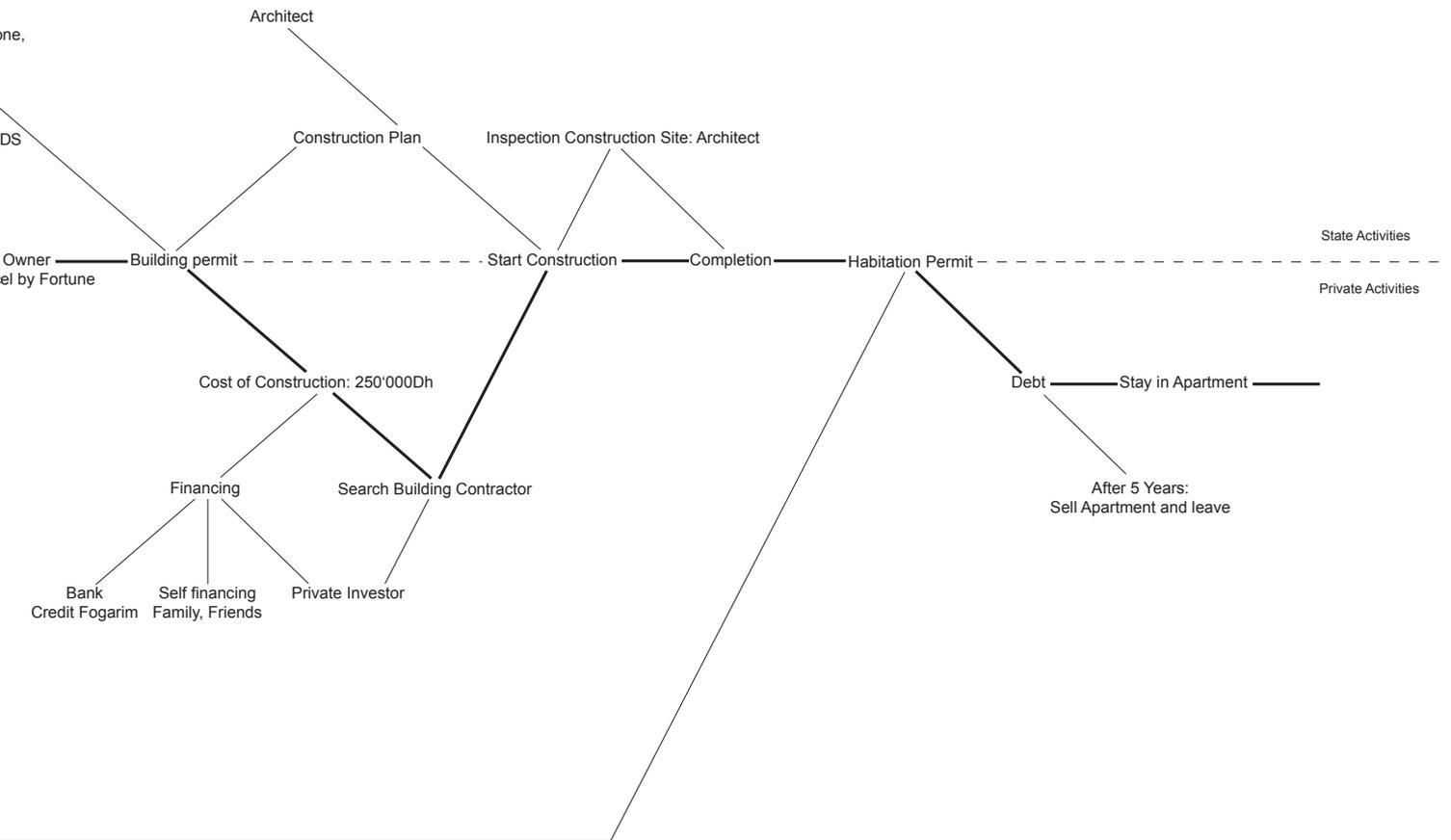






# Process of Recasement

The process of Recasement is characterised through the intensive cooperation and exchange between the public and private actors.



## Registration Process “Recensement”

Every bidonville is registered and documented before the begin of rehousing project. Rehousing operation can only be planned on the basis of the census of the affected settlements. The local authority is responsible for the “Recensement”. The last “Recensement” was done in 2003.

## Zriba

“Zriba” is a housing unit in the bidonville. A “Zriba” is characterised through an entrance door facing the public path. Inside it is possible that these units are divided in further parts.

During the “Recensement”, the authorities will count the “Zriba”, the doors, in the settlement. These doors are marked with numbers. The settlement plan only shows the outline of the house groups with their numbers. The registration of their barrack is important for the bidonvillois. Every registered “Zriba” means an apartment in a rehousing project.

## Sans Numéro

Every barrack with the sign “SN=Sans Numéro” is not registered. Therefore, the inhabitant of such a barrack is not qualified for an apartment in a rehousing project.

## Unequal Distribution

The “Recensement” doesn’t consider the households living behind the “Zriba” door. It proposes same solutions to a single man and a big family, as long they live behind a “Zriba” door. Small groups of households without numbers will be left behind during the demolition process of their settlement. In these cases, the Accompagnement Social is responsible to find a solution.



Registration Plan of El Mohjoub



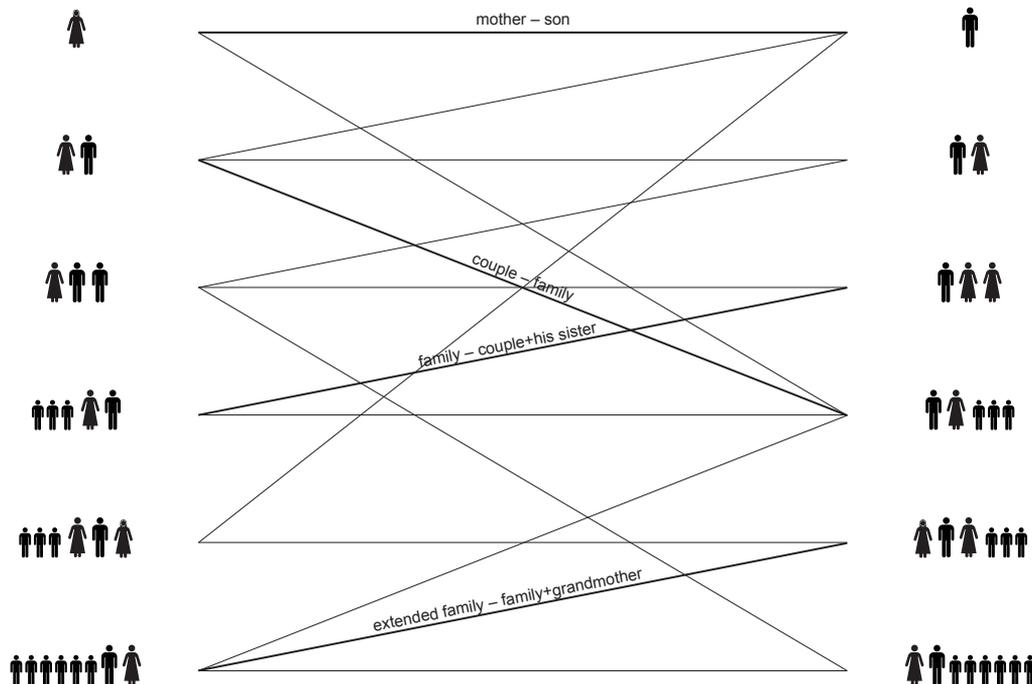
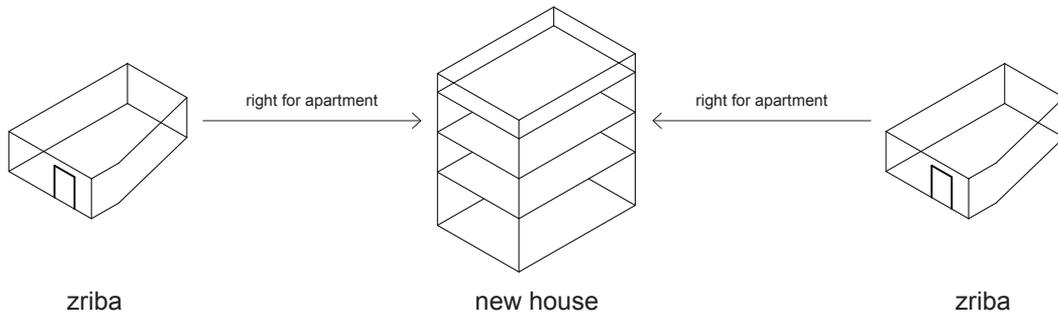
Accompagnement Social employee and a bidonville inhabitant

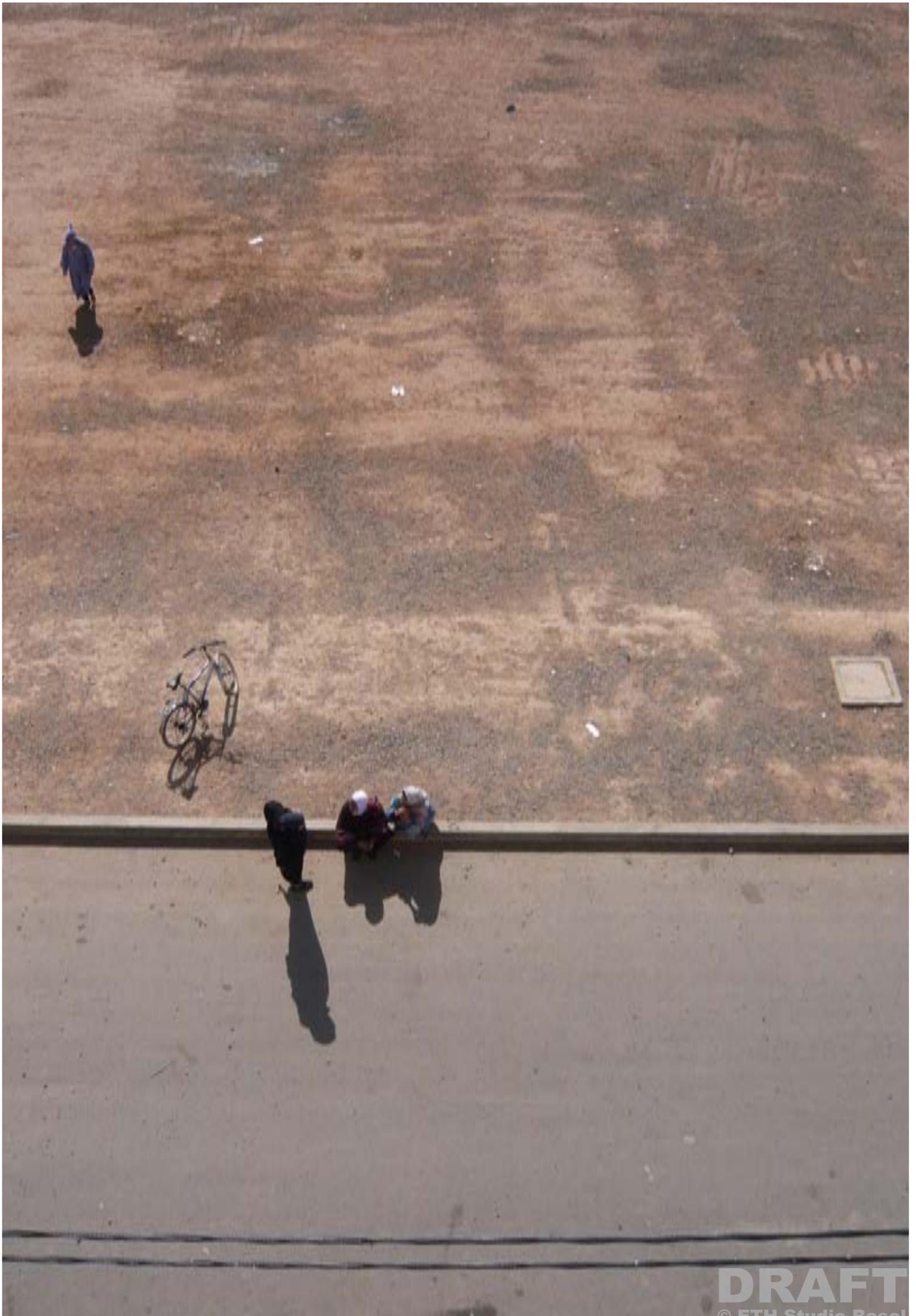


Every "zriba" is marked and registered with a number

## Search for a Partner

For each counted zriba, one standard apartment will be built. Neither the number nor the social condition of the living inhabitants in a "zriba" will be considered by the state. When the zriba is registered, each bidonvillois will need to find a partner. They can choose their partner freely. Later, they will build and live in the same house. It is possible that a mother and her son share a house, but also that two big families live together.





## **Promesse de Vente**

This contract is concluded between the state, in our case Idmaj Sakan Holding, and the bidonvillois. For the Bidonvillois, this is a garanty to receive a parcel in the rehousing project. On the other hand, it describes what the bidonvillois needs to achieve in order to begin with the construction work. It also dic-tates that the bidonvillois is obligated to inhabit the house for minimum 5 years to prevent abuse of such rehousing projects.

contract partner: Director Idmaj Sakan and 2 Beneficiaries \_\_\_\_\_

Idmaj Sakan Holding doesn't guarantee for possible surface difference \_\_\_\_\_

entry in cadastral register happens later \_\_\_\_\_

construction must conform the regulations \_\_\_\_\_

beneficiaries are co-proprietor of the parcel \_\_\_\_\_

Idmaj Sakan Holding is property owner of the agricultural land "Errahma" \_\_\_\_\_

building with a commercial ground floor and two floors has to be constructed \_\_\_\_\_

parcels are equipped with public streets, waste water treatment, water supply and electricity \_\_\_\_\_

barracks must be destroyed before sale contract \_\_\_\_\_

definitive sale contract: parcel cost 50'000 Dh \_\_\_\_\_

choice of parcel by fortune \_\_\_\_\_

70m2 is the parcel surface \_\_\_\_\_

possibility to involve an additional third partner \_\_\_\_\_

obligation to live for 5 years minimum before resale \_\_\_\_\_

PROMESSE DE VENTE D'UN LOT DE TERRAIN

ENTRE LES SOUSSIGNES :

1/ Monsieur \*\*\*\*\*, Directeur Général de la société « IDMAJ SAKAN » S.A. au capital de 5.000.000 Dhs et dont le siège social est à la Wilaya de la région du grand Casablanca, en vertu des pouvoirs qui lui sont conférés à cet effet, tels qu'ils sont déposés au dossier officiel ouvert au nom de la société à l'Agence Nationale de la Conservation Foncière de NOUACER.

CI-APRES DENOMME LE PROMETTANT EN QUALITE D'UNE PART

2/ Monsieur \*\*\*\*\*, demeurant à Casablanca, \*\*\*\*\*, \*\*\*\*\*, Titulaire de la carte d'identité nationale n° \*\*\*\*\* De nationalité marocaine. Né à \*\*\*\*\*. Marié \*\*\*\*\*.

3/ Et Monsieur \*\*\*\*\*, demeurant à Casablanca, \*\*\*\*\*, \*\*\*\*\*, Titulaire de la carte d'identité nationale n° \*\*\*\*\*. De nationalité marocaine. Marié \*\*\*\*\*. Marié selon la loi musulmane avec Madame \*\*\*\*\*, en \*\*\*\*\* à \*\*\*\*\*.

AGISSANT : - Soit en leurs noms personnels exclusivement ; - Soit en leurs noms personnels et au nom de la personne de leur choix qu'ils s'adjointeront ultérieurement.

CI-APRES DENOMME LES SOUSSIGNES ENSEMBLE D'AUTRE PART

Lesquels de nom et qualité, préalablement à la promesse de vente faisant l'objet des présentes, ont exposé ce qui suit :

EXPOSE

La société «IDMAJ SAKAN » SA est propriétaire d'un terrain agricole dénommé « MONIKA », sis à Casablanca, lotissement MADINAT ERRAHMA, DAR DOUAZA dépendant de la province de NOUACER, objet du titre foncier numéro 39703/C, d'une superficie S.R.O.Y. de 33HA 82A 68CA, qui fera l'objet d'un lotissement pour former des lots destinés à la construction d'immeubles consistant en un « Rue de chaussée commerciale à deux étages ».

Ces lots seront équipés en réseaux d'infrastructures tels que la voirie, l'assainissement, l'eau potable et l'électricité et seront attribués aux bénéficiaires du dossier \*\*\*\*\*, moyennant le prix global et forfaitaire de CINQUANTE MILLE DIRHAMS (50.000,00 Dhs) chaque lot et après que ceux-ci auraient défrayé les baraquons qu'ils occupent actuellement au Douar \*\*\*\*\*.

Ceci exposé, il est passé au contrat suivant l'objet des présentes.

Monsieur Abderrahmane IBRAHIM en qualité engagé, par les présentes, la société « IDMAJ SAKAN » à VENDRE, en l'obligeant à toutes les garanties ordinaires de fait et de droit les plus strictes en matière mobilière, \*\*\*\*\*, \*\*\*\*\*, sous-écrits ensemble d'autre part, qui s'ENGAGENT D'ACQUERIR solidairement et conjointement entre eux, personnellement ou éventuellement au nom de la personne qu'ils ont le droit de s'adjointer ultérieurement ou en portant lieu de la ratification des présentes par elles le lot du terrain ci après désigné et ce par parts égales entre eux soit cinquante pourcent (50%) chacun.

Observation tel fait que les sous-écrits ensemble d'autre part et la personne ou les personnes pouvant être intéressés sont appelés ci après « LES BENEFICIAIRES ».

ARTICLE 1- DESIGNATION

Le lot de terrain en, d'une superficie approximative de 70 M² dépendant de la totalité de la propriété originelle dite « MONIKA », objet du titre foncier n° 39703/C, sis à Casablanca lotissement MADINAT ERRAHMA, DAR DOUAZA dépendant de la province de NOUACER, portant le numéro Tranche \*\*, sous tranche \*\*, Lot \*\*\* figurant sur le plan NE VARIETURE du lotissement.

ARTICLE

Les sous-écrits conviennent que le lot objet de la présente promesse de vente est affecté à la construction de logements sociaux.

Par cette société promettant garante de l'exécution des obligations.

De même abouissant.

ARTICLE

Les bénéficiaires du contrat de vente

Quant à l'acceptation des conditions.

Notamment la facilité d'obtention de la construction propre.

ARTICLE

Le promoteur des déclarations et des conditions sus-

visant à mettre à disposition.

ARTICLE

Que cela le droit de faire par en contrepartie de

ARTICLE

Les parties prometteuses de vente après :

ARTICLE 1- CONDI

La vente notamment sous :

- Les sous-jour de prise de possession d'équipement du terrain.

- Sa suppression de leurs risques et périls - En acceptant ou autres taxes générales.

II- CONDITIONS SPECIALES :

Les sous-écrits ensemble d'autre part s'engagent à :

- Produire dans les délais qui leur seront impartis par la société « IDMAJ SAKAN » S.A tous documents nécessaires à la constitution de leurs dossiers.

- Supporter tous les droits et frais auxquels les présentes donneront lieu, comme aussi ceux des formalités ou actes qui en seront la suite ou la conséquence notamment, l'acte de vente définitive, les droits de la mise à jour des constructions et l'acte de partage ; leur enregistrement et leur inscription sur les titres fonciers après distraction des titres fonciers parcellaires du lotissement et de propriété.

La promesse de vente en son nom personnel pour la construction et la construction du lot objet des présentes doit être constatée par l'instruction par les sous-écrits ensemble d'autre part des conditions de nature à permettre à la terre promise de sauvegarder ses droits légitimes.

ARTICLE

Pour garantir à l'origine toutes les obligations de construction, les sous-écrits conviennent à l'autre part s'interdisent formellement par les présentes et interdisent à leurs ayants droit et cause, d'aliéner soit à titre onéreux soit à titre gratuit, ou de louer avec contrepartie ou sans sous forme de commodat

notamment tout ou partie des biens immobiliers sus désignés ou les droits réels en dépendant ou à fortiori les constructions devant y être édifiées pendant toute la période séparant la prise de possession du terrain objet des présentes et l'obtention du permis d'habiter de l'immeuble à construire et dans les cinq (5) premières années de l'obtention dudit permis d'habiter.

Le promettant en qualité fait réserve expresse au profit de la société « IDMAJ SAKAN » S.A de l'action résolutoire sur les biens objet des présentes en cas de location ou d'aliénation à titre

### Public-Private Partnership

The infrastructure facilities are built by a single building contractor, Groupe Chaabi. For the first time, the state charges the whole preparation work to a single building contractor. The state authority Idmaj Sakan Holding only negotiates with Groupe Chaabi. This reduces the number of participating enterprises and simplifies the planning process. Groupe Chaabi can delegate the work to other companies.

### Financement

The estimated cost of Madinat Errahma runs up to 300 Mio Dh. Thereof 137.5 Mio Dh are financed through the selling of the parcels to the bidonvillois. Further on, parcels along the commercial streets are sold to investors at the market price. The rest will be payed by the FSH (Fonds de Solidarité Habitat), a fund wich is fed by the state.

### Land preparation

Each parcel in Madinat Errahma is equipped with fresh water connection, electricity, a phone line and a waste water disposal line. The whole preparation work till the constructible parcel ("Clé-au-Main") is done by the private general contractor "Groupe Chaabi".

*"There are three financing sources. First the FSH, second the income through selling to the affected inhabitants and finally through the parcels along the boulevard which are sold to investors to market prices. The third source is important also to generate a mixture of people from different social classes and to compensate the financial deficits. Commercial buildings will be constructed on these parcels, which have surfaces between 250-300m<sup>2</sup>. They are allowed to build four storeys high."*

Mme. Dahni, Al Omrane



Construction Sign Madinat Errahma



Waste Water Pipes



Transformer Building / Street Lighting



Parcel "Clé à la Main", totally equipped





## Buying a Parcel

### Allocation Parcel by Fortune

The parcel location is decided by fortune. Names of the bidon-villois partners and the parcel number are drawn. The location of the parcel is decisive for the use of the ground floor. Every parcel is approximately 70m<sup>2</sup> large.

### Financement

Each parcel costs 50'000 Dh, whereof the state pays 20'000 Dh as subvention. The two co-proprietor pay 15'000 Dh each. Statistics show that 80% are self-financing.

*"We didn't have enough money for the payment of the parcel. Luckily, few friends were able to help us financially."*

*"My mother and I payed the 30'000 Dh for the parcel by ourselves. For the construction cost, we will need to borrow the money from the bank."*



The parcel outline drawn on the ground

## Demolition of Barrack

The demolition of the barrack is required in order to begin the house construction. It must be executed under the control of the state. The demolition process is done house by house. As soon as a bidonville family is ready to depart, their housing unit "zriba" will be destroyed. It doesn't matter whether the neighbours are still living next door. Every bidonvillois who destroyed his own unit in the bidonville can begin with the construction of his new house. Habitants living in "sans numéro" units are left behind in an environment of destroyed houses. They will try to negotiate with the state to get a apartment as well. At some point, the bidonville must be completely destroyed.



Power shovels are required for the demolition





## Building Permit

The construction permit allows the bidonvillois to construct his house. The parcel is supplied with sanitary installation and is ready to be built and from now on, the self-construction process begins. He has the freedom of choice with whom and when he starts building. In contrary, the construction is controlled by the authority on the site and the design is precisely determined. Beside the construction permit, the construction plan is given to the bidonvillois. Here the construction materials and the appearance of the house, such as the plaster colour are noted. On site, every area will have two architects, who will check the construction every day from 8am-13pm.

location of parcel \_\_\_\_\_

names of the bidonville partners \_\_\_\_\_

permission for constructing a R+2 building \_\_\_\_\_

construction must be controled by the communal authority \_\_\_\_\_

house must be completed within a year \_\_\_\_\_

use of the house is prohibited before having a housing permit \_\_\_\_\_

waste water from household and wc must be seperated \_\_\_\_\_

plaster colour must be white \_\_\_\_\_

ROYAUME DU MAROC  
MINISTÈRE DE L'INTÉRIEUR  
PROVINCE NOUACEUR  
COMMUNE DAR BOU AZZA

N° 251 S.T.D.P.

7/3/08



### DECISION

Vu la demande en date du :  
Par Mr. **KHADDOUJ CHARQANE ET ABDELLAH BOUHLAL**

Domicile : **DAR BOU AZZA**

Sollicite l'autorisation de Construction d'un  
**Immeuble R+2**

Lieux des travaux: **MADINAT ERRAHMA BLOC U 12 lot : 20**

Vu les plans joints à la demande :

- Vu les arrêtés municipaux portant  
Règlement de voiries de construction, et d'hygiène  
De la ville de Casablanca

- Vu les plans et règlements d'aménagement de secteur  
De Dar Bouazza

- Vu l'avis conforme S-N / A.F  
du : 1/2/08

### **DECISION**

#### **ARTICLE PREMIER : KHADDOUJ CHARQANE ET ABDELLAH BOUHLAL**

Est autorisé, aux fins de la demande, aux conditions générales des arrêtés sus - visé aux conditions particulières  
suivantes : Construction d'un Immeuble R+2

**ARTICLE 2 :** Il devra à la recette Municipale avant tout commencement de travaux la somme de :

**(500,00) CINQ CENT DHS ET 00 CTS.**

**ARTICLE 3 :** Les travaux seront exécutés sous la surveillance des agents communaux, la présente autorisation accordée  
sous réserve des droits des tiers et de l'Administration, et sera valable pour un an à compter de sa date de signature.  
Elle est d'ailleurs en ce qui concerne les ouvrages à établir sur la voie publique, essentiellement précaire et révoquée à  
chaque instant et sans indemnité.

L'Administration conserve le droit de la modifier ou l'annuler dans la sécurité publique de la circulation, de la salubrité  
et l'esthétique.

**ARTICLE 4 :** Conformément aux disposition de l'arrêté Municipal portant règlements de voirie cet immeuble ne  
pourra être utilisé avant que le propriétaire n'ait avisé la Commune de l'achèvement des travaux et qu'il n'ait été dressé  
un procès-verbal attestant la conformité des travaux.

**ARTICLE 5 :** Toutes les canalisations d'évacuation des eaux ménagères doivent être entièrement indépendantes et ne  
doivent jamais être raccordées sur la canalisation d'affluent de WC.

**ARTICLE 6 :** Le numéro et la date de la présente autorisation seront affichés en permanence sur le chantier pendant  
toute la durée des travaux, les plans approuvés ne varièrent ou des copies de ces plans certifiées conformes seront toujours  
mis à la disposition des représentants de la Commune au bureau de chantier.

**ARTICLE 7 :** L'intéressé est tenu d'aviser la Commune au moins une semaine avant le commencement des travaux.

**ARTICLE 8 :** Le ravalement des façades doit être obligatoirement de couleur blanche.

**ARTICLE 9 :** Les toiles doivent être de couleur rouge ( réglementaire ).

VISA CHEF DE SERVICE DES PLANS



SIGNE/ LE PRESIDENT



## **Temporary Habitation**

Because the Bidonvillois have to destroy their barrack before constructing the building, they have to reside in a temporary habitation.

### **Temporary apartment**

Renting temporarily an apartment somewhere in the city implies extra costs. In addition, it is not easy to find an apartment. Some Bidonvillois have the chance to stay with some friends or family members.

Because of the casually huge distances between the living location and the construction site, especially self-constructing people have a problem of daily transportation between the two locations.

### **Barrack on construction site**

Alternatively, it is possible to live right on the construction site in a barrack, which is often made of building material. The living standard is very low (no electricity), but it's cheap.

### **Living in the ground floor**

After finishing the ground floor of the new building, it can be transformed into a temporary habitation. The living conditions are comparable with the ones of a barrack on the construction site, but it's much less narrow.

### **Distribution of temporary habitation possibilities**

Rent a temporary apartment:	40.3%
Live in an apartment for free:	17.7%
Barrack on construction site:	22.6%
Others:	19.4%

*Source: Étude socio-économique, Morocco*



## Financing

To pay the ground, the material and the artisans, the two cooperative Bidonvillois-families have to pay an amount of around 280'000 Dh, 140'000 Dh each. We can group the possibilities of financing into three main models. The Bidonvillois will choose one depending on their financial potential:

### Self-paying Bidonvillois

If the Bidonvillois themselves have enough money or if someone out of the family helps, they can pay all the material and construction costs. Therefore, they are the owners of the whole building and can insert their own shops in the ground floor. If they have a solid income, it is also possible to take out a bank credit.

### Rent ground floor to a third person

The Bidonvillois pay the building costs, whether out of their own pocket or by taking out a bank credit (Crédit Fogarim). After construction, they rent the ground floor to a third person and take the rental fees as income or to pay the credit interests.

### Help of a private investor

If the Bidonvillois don't have enough money and no sufficient financial assuredness to undertake the building process, they can cooperate with a private investor. He will organize the whole logistic part and finance the building, and in the end, he becomes the owner of the ground floor.

Because he doesn't have to pay for the ground, it's anyway a good deal for him.

The cooperation between the Bidonvillois and the investor is regulated with an individual contract. It may vary from case to case.

*"We've had no money to buy a parcel, but some friends helped us to pay the fee.*

*To pay the construction costs of the building, we need the help of a third partner, a private investor. For financing our building and managing the building process, he will become the dwelling in the ground floor, which he wants to rent."*

*"Until now, I am financing two buildings in Madinat Errahma.*

*One will cost about 320'000 Dh. In return, I will receive the ground floor of each building, in which I think to run shops or to rent it out. I could earn about 2'500 Dh per month.*

*I am also responsible for the management of the building process. Therefore, I engaged a foreman – a friend of mine – who organizes the work of the craftsmen."*

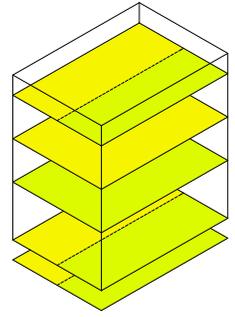
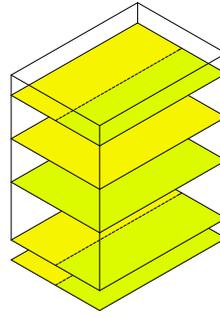
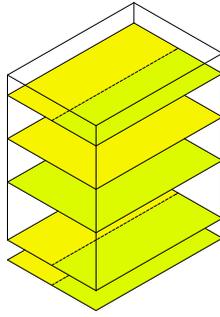
**model:**

financing:

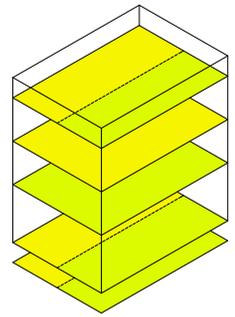
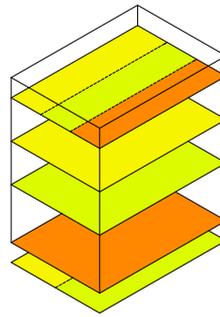
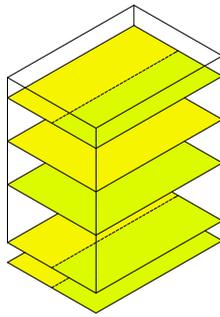
inhabiting:

owner:

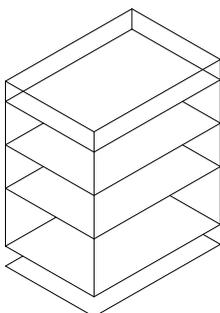
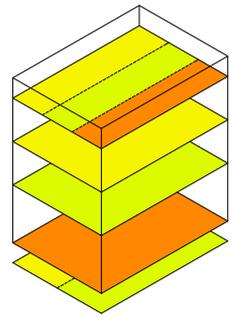
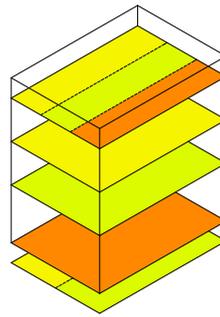
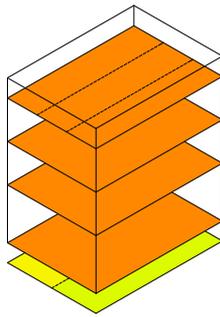
**Bidonvillois**



**Rent ground floor to a third person**



**Private Investor**



Terrace

2nd floor: apartment Bidonvillois 1

1st floor: apartment Bidonvillois 2

ground floor: shop/apartment

ground

■ Bidonvillois 1

■ Bidonvillois 2

■ 3rd person/investor

The Crédit Fogarim (Fonds de Garantie en Faveur des Populations à Revenus Modestes et Irréguliers) was established in 2003 to allow people with low-income to take out a loan. The Crédit Fogarim allows the bidonvillois to finance their social housing by themselves. The maximal amount of money is limited to 200'000 Dh. One would need 20 years for payback, paying 400 Dh every month. The state guarantees 70% of the credit amount. Different banks offer this credit.

For elder people, the possibility to get a credit is small.

*"I'm going to live with my mother in this house. She is going to live on the top floor, I'm in the middle floor. I will have my garage in the ground floor. I finance all this with Crédit Fogarim."*

*"My employment condition is irregular. I work as a shell diver every three month. I couldn't afford the Crédit Fogarim. I will look for an investor."*





## **Fast Construction Process**

The Bidonvillos are interested in a fast construction process. Sometimes, it takes only 3 month to construct a building. Each house is built autonomous, so the progress of the construction works differ and all construction phases happen at the same time.





**roof works**

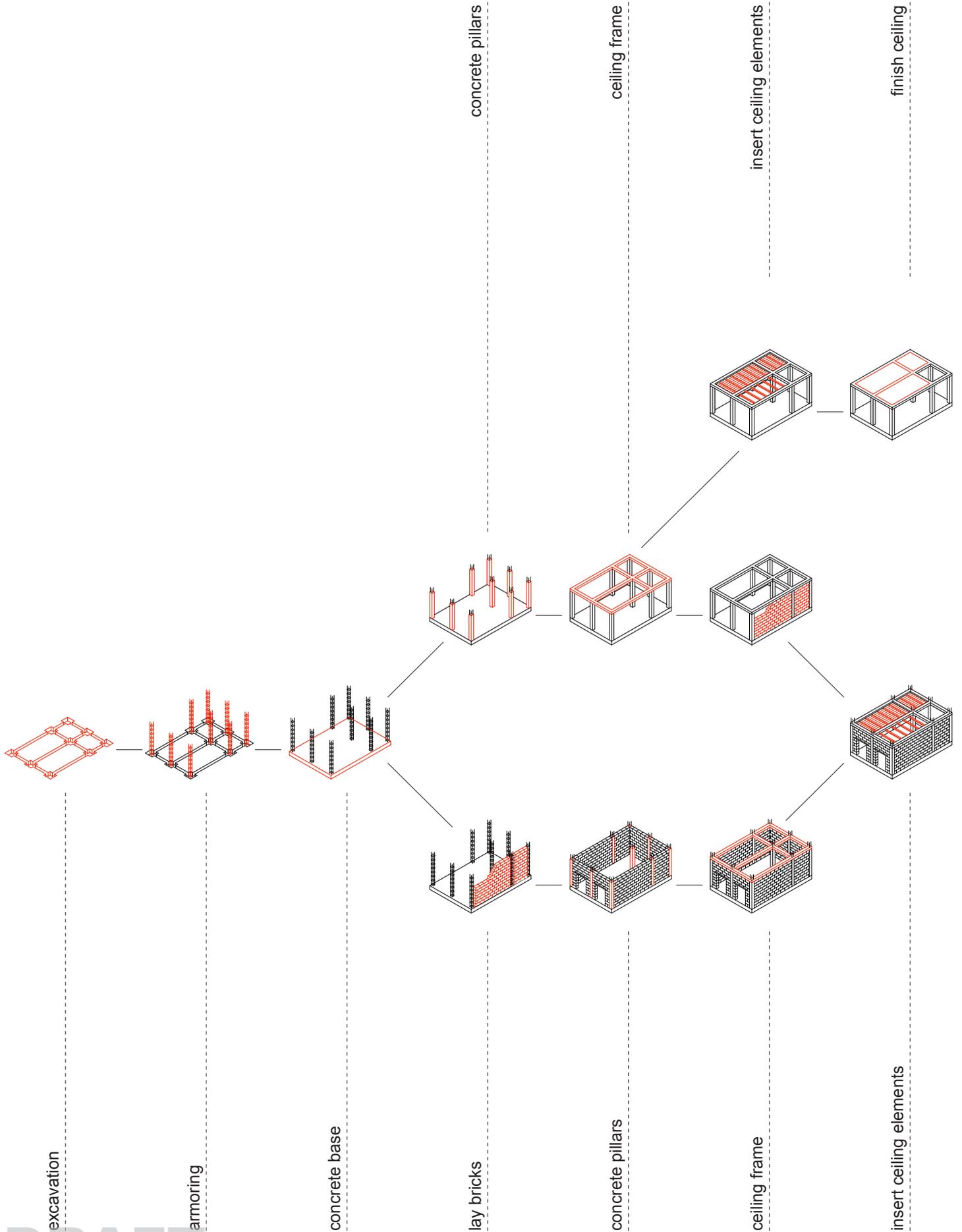
**formwork**

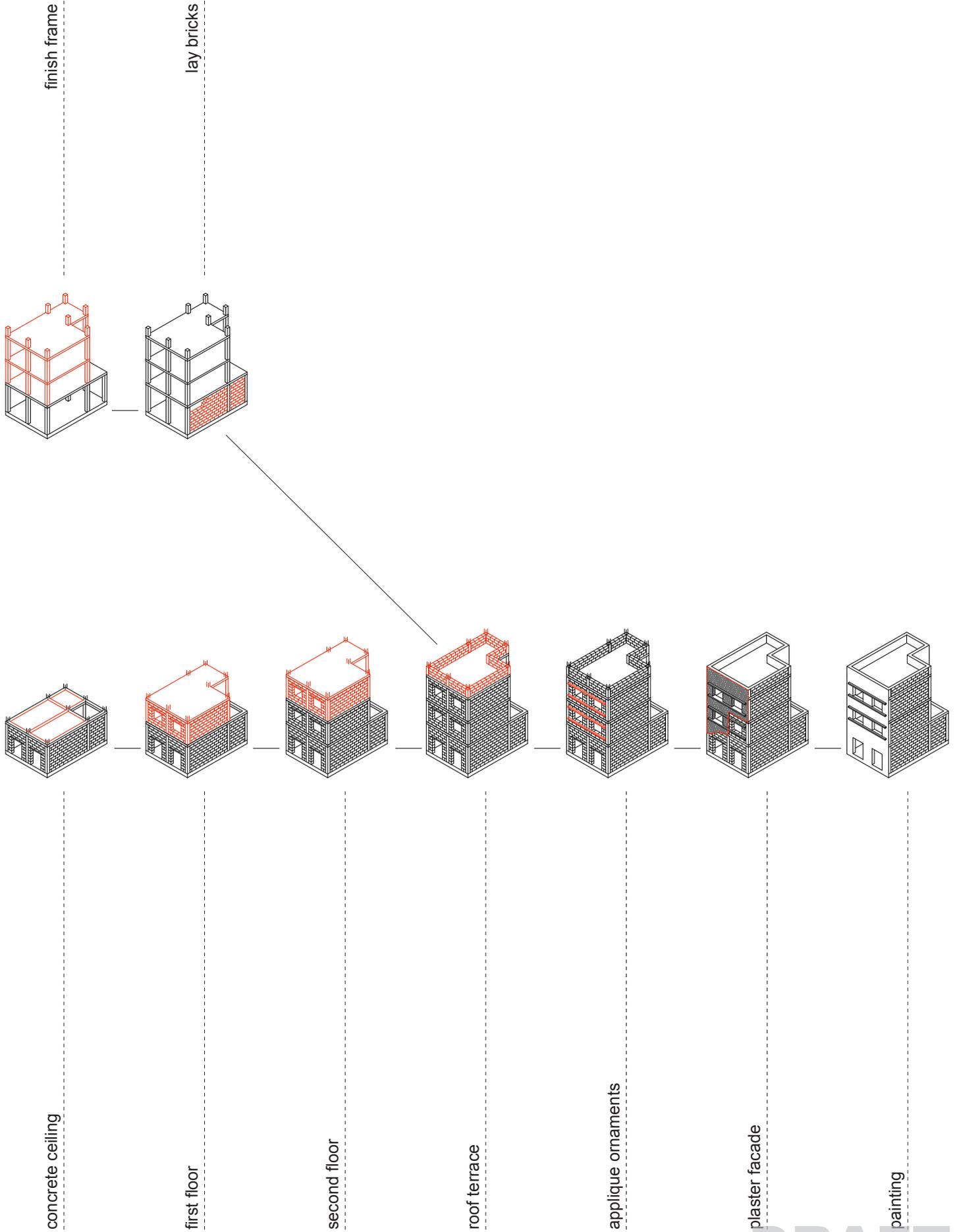
**finished concrete  
structure**

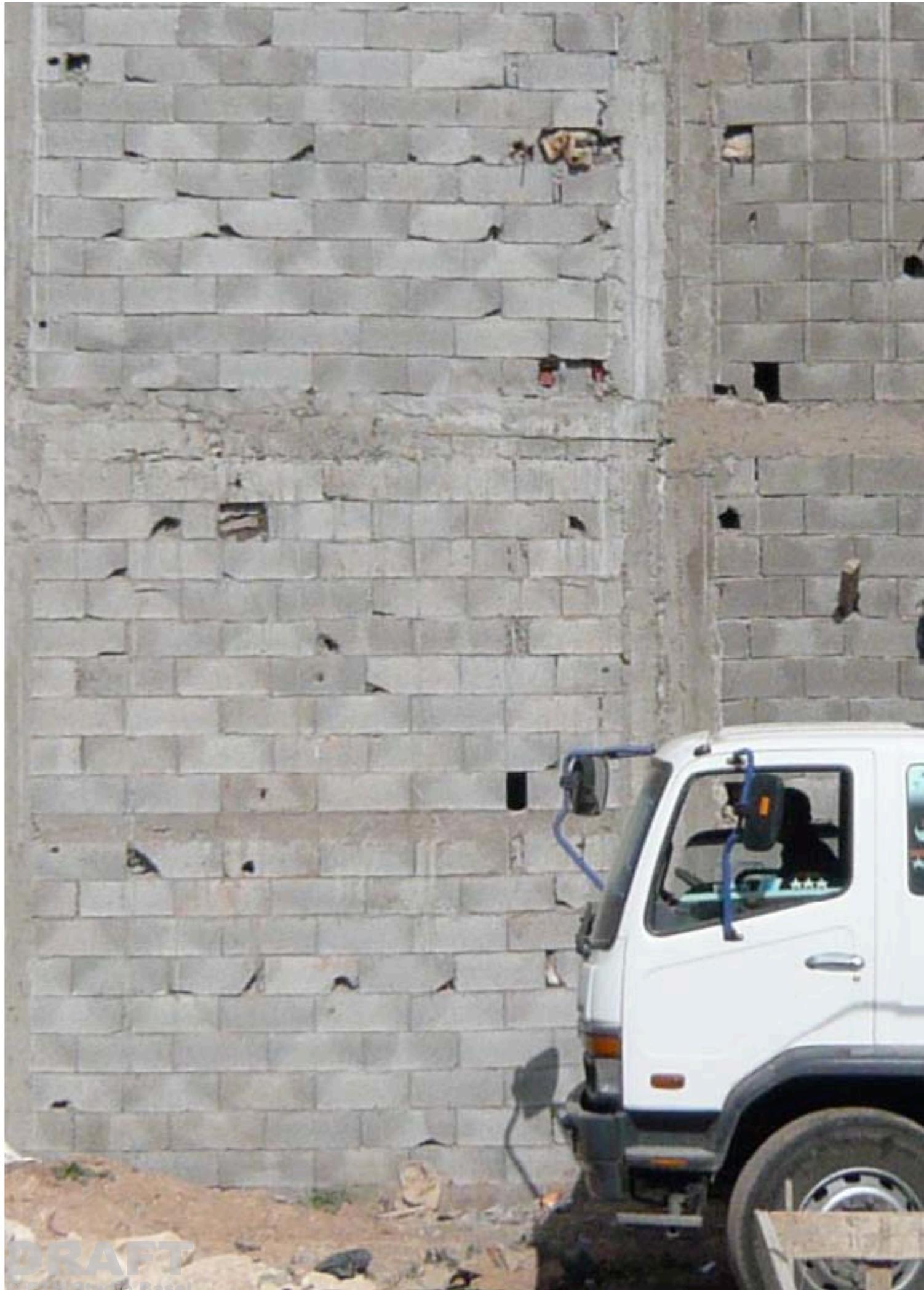
**ceiling**

**plastered  
facade**

**Temporary habitation**

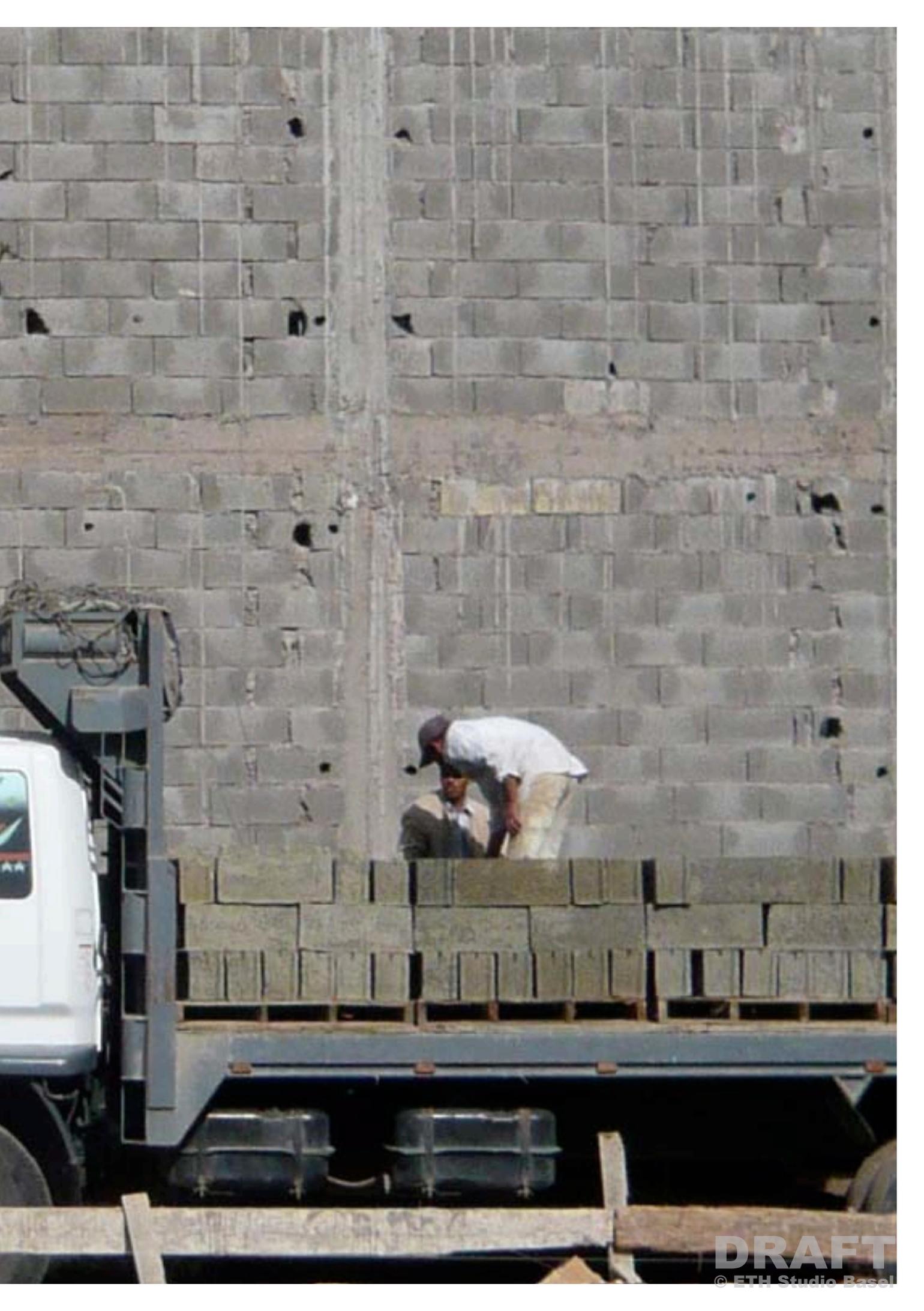






**DRAFT**

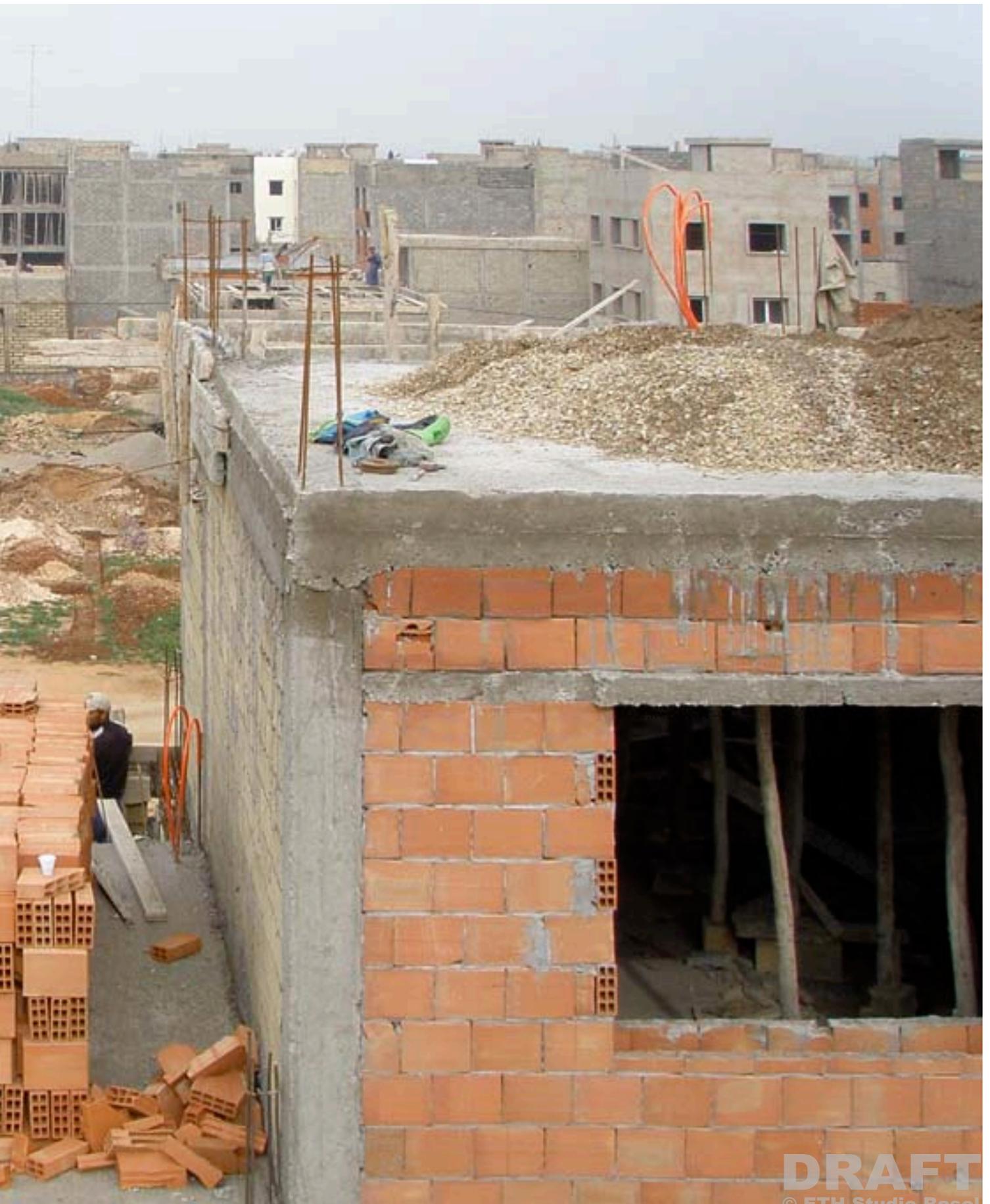
© ETH Studio Basel

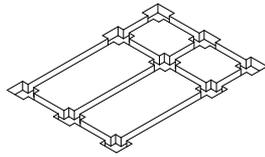


## **Building Materials**

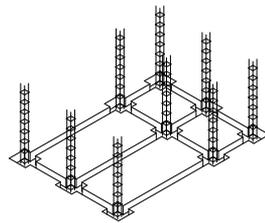
The materials to build the houses are strictly predefined. The charged walls for example have to be made of gray brick, while the exposed parts of the facade are made of red brick. The construction materials can be bought in the neighbourhood or directly on the construction site.



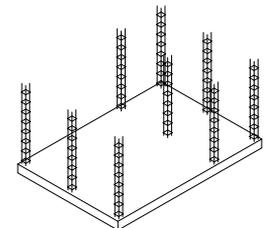




excavation

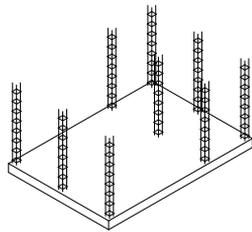


armoring

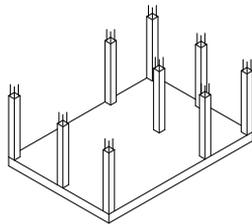


stone socle

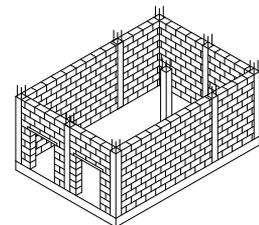




concrete coverage

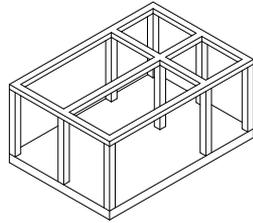


concrete work

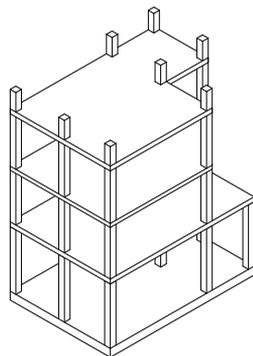


concrete pillars

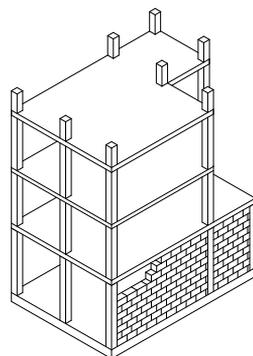




ceiling preparations

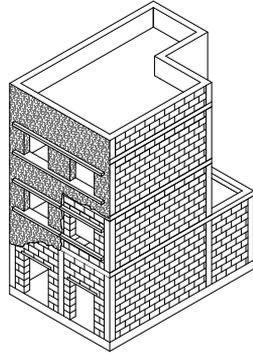


concrete grid finished

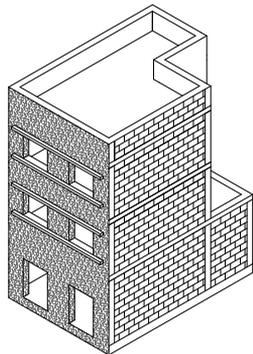


brick-laying

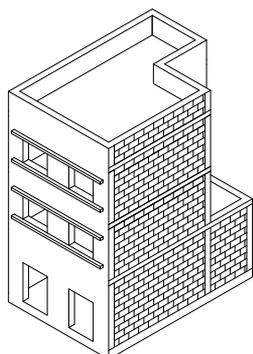




plaster facade



applique ornaments



paint facade









**DRAFT**  
© ETH Studio Basel



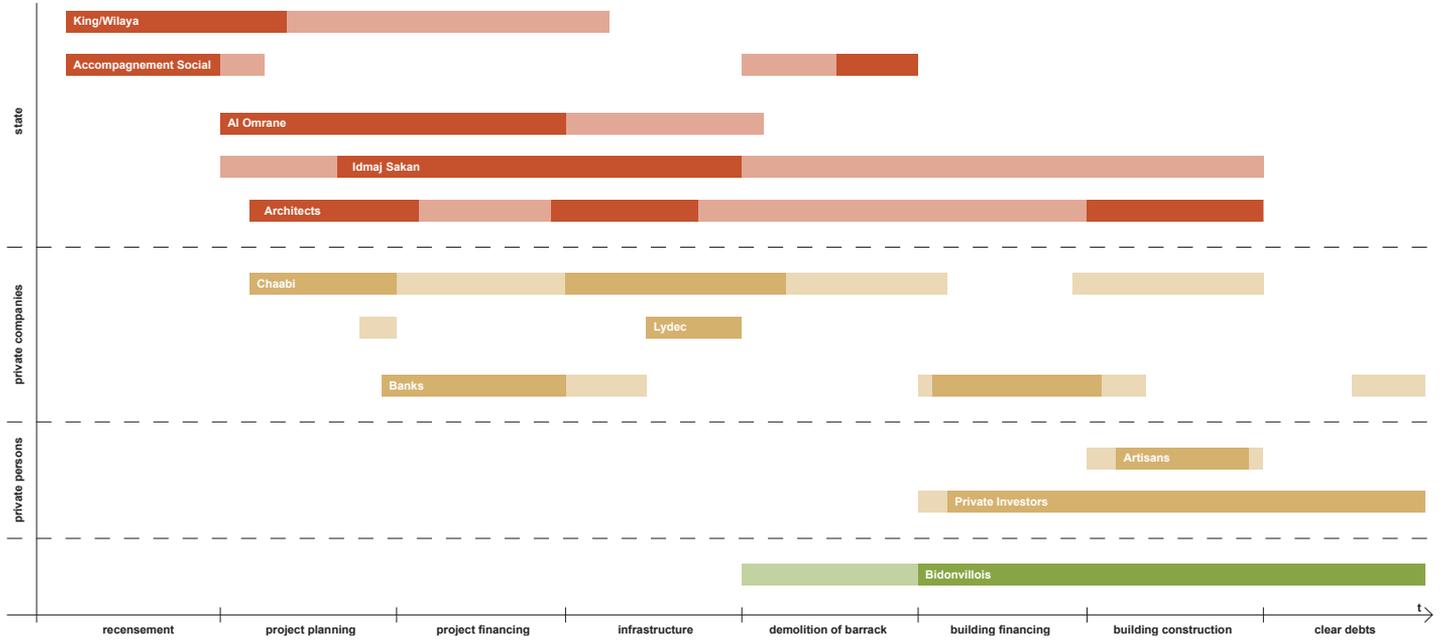




## Periods of Influence

The different actors have different periods of influence. In any time of Recasement, the state is present with some representatives and leads the process. The Bidonvillois and other private persons enter only in the last period, in the period of house construction.

Several private organisations and persons are involved during the process of planning and construction. In the end, only the formerly Bidonvillois are left and eventually a financing party.

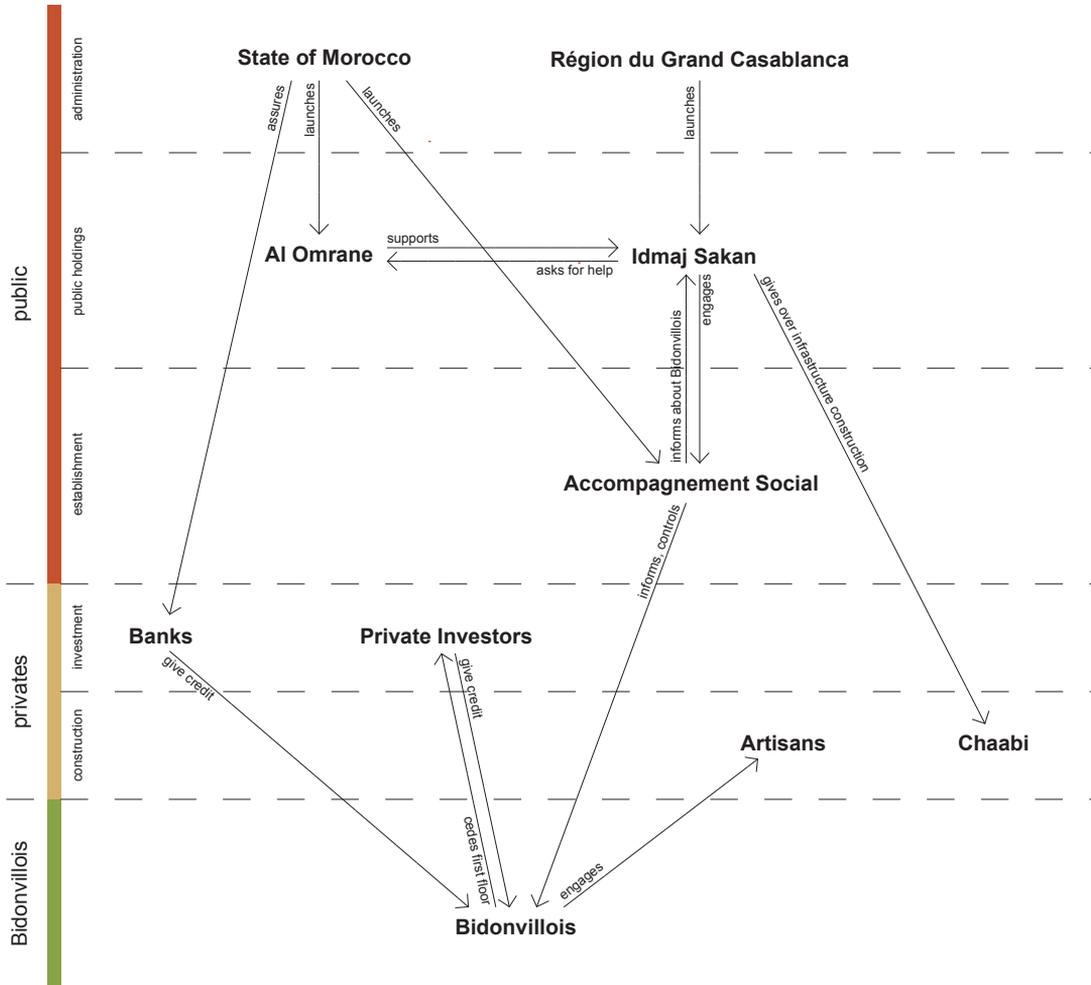


# Interconnections of Actors

Both the state and the region of Casablanca are involved in the rehousing project of Madinat Errahma, each with its representatives. The connections between the public organisations are bilateral. Idmaj Sakan is the most involved organisation and is the building promoter. It organizes the whole rehousing process.

Transmitter between the public organisations and the benefited Bidonvillois is the Accompagnement Social. It is basically a one-sided top-down-connection.

The private sector takes a big part of the construction process, but it is always subordinated to a state organisation or directly engaged by a Bidonvillois.





# Impacts of Recasement

What are the results of the Recasement of Madinat Errahma? How far does it convert the inhabitants into real urban habitants? Is it just a “Bidonville in the vertical”? How does Recasement differ from other rehousing strategies?

## Towards an urban population?

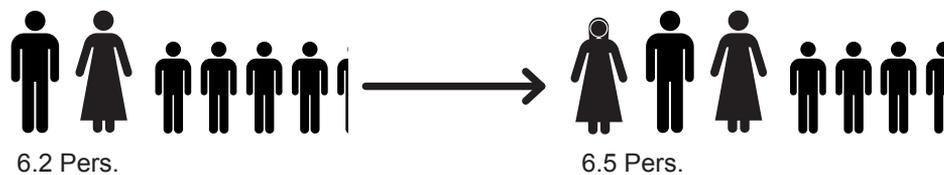
### Less children, same household size

The number of persons living together in one dwelling rises, but nevertheless the number of children falls. Because of the better living circumstances, often relatives like a grandmother or an uncle are included in the family.

Diminution of young people:

34.7% —————> 31.8%

Increase of average household size:



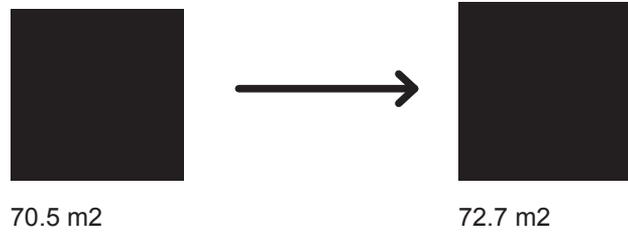
*“Our family has nine members and will lack space in a standard dwelling. Therefore, our eldest sons will have to relocate into the center of Casablanca.”*

*“We have three children, the spacial circumstances wouldn’t produce any problem. But maybe we couldn’t take our grandmother with us.”*

### **“Modern living” on the same floorspace**

The surface of the dwelling rises just little, but the number of rooms grows the half. This allows the parents to sleep in a room separated from the children.

Little amelioration of dwelling surface:



More rooms per dwelling:



Families sleeping together in a single room:



*“Our Barrack contains a bedroom for the parents and a living room with cooking facilities, which is transformed into a bedroom for our three children at night. Sometimes, our daughter sleeps with us.”*

*“We would like to have children not until we’ve built our house.”*

## Impacts

### More income, more dependency

The income rises more than a third, but also the outlays do so, e.g. bank interests, electricity and water fees. In the end, often the people do have less disposable money than in the Bidonvilles.

Better income per Household:

**1'500 Dh**      **—————>**      **2'060 Dh**

More permanently occupied persons:

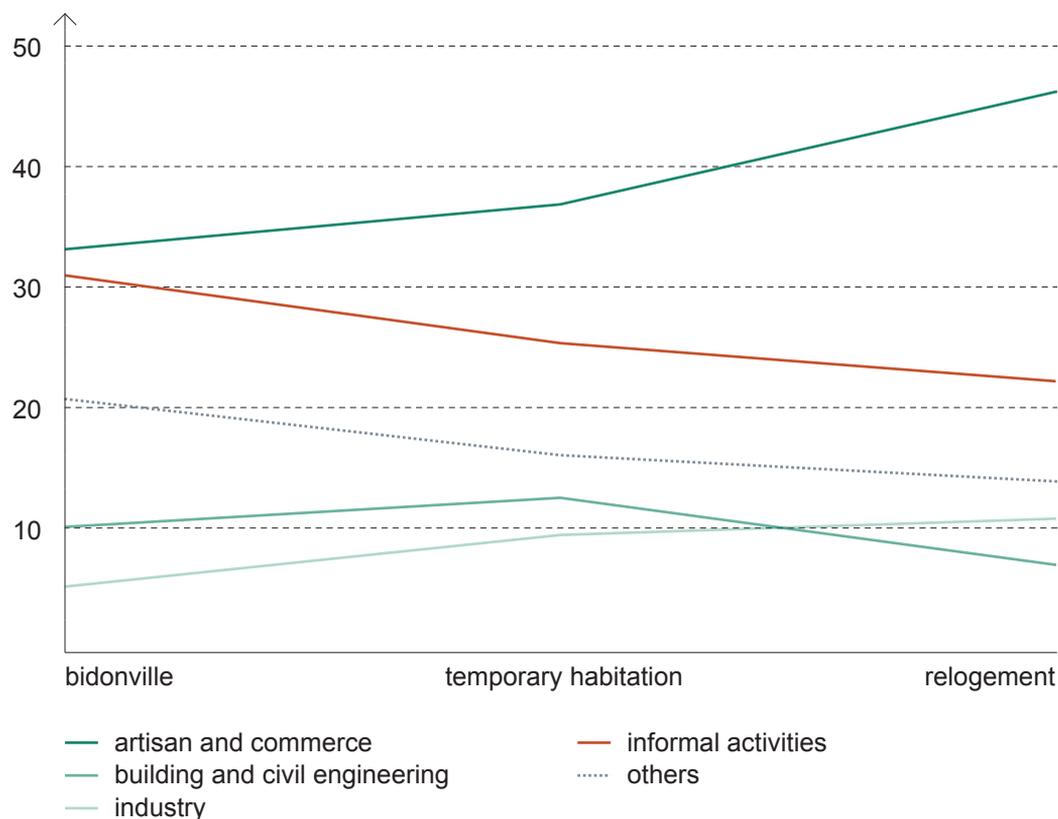
**21.6%**      **—————>**      **26.5%**

### Reduction of informal activities

Auto-construction develops local artisanal and commercial micro-activities, e.g. small shops, artisanal services, pharmacies, tele shops.

The percentage of informal activities reduces, while the artisanal, commercial and industrial employment increases. The building sector increases in the phase of the housing construction to sink afterwards lower than in the beginning.

% of working population



*"My husband can't work anymore, because he's got cancer. He looks after the animals we have. I work in the vicinity as housekeeper, but not permanently."*

*"I earn money by diving for shells in the ocean. The work is dangerous and I often risk my life. I'm not insured, in case of an accident I and my wife would lose our whole income. Even today I only work every third month."*

*"I own a small garage, which I want to run in the ground floor of my new house."*

### **Introducing the “comfortable life”**

After rehousing, people are much better equipped with different elements of a comfortable life, e.g. to store food over a long period or search being informed over TV. This allows and enforces a totally new lifestyle.

TV:

**57%**                      **—————→ 87%**

cooker:

**7.1%**                      **—————→ 28.6%**

refrigerator:

**5.4%**                      **—————→ 36.4%**

*“Currently, I don’t even own a mobilephone. As soon as we live in a dwelling, we will dispose of a fixnet phone.”*

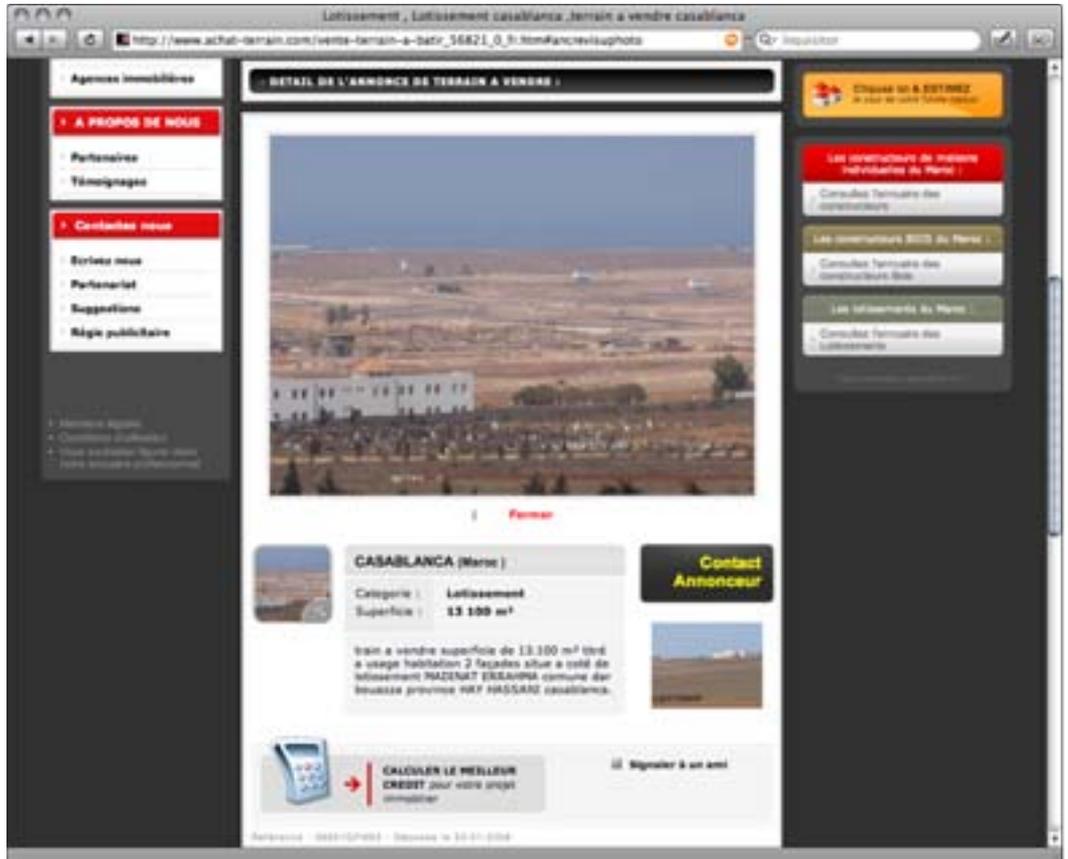
*“I would be glad to live in an apartment. Living there would change our life. All would be cleaner, better organised, sanitary installations would be located right in the dwelling. Surely we’d have less mosquitos and other bugs and our food would debase not so fast.”*

*“We buy our food at mobile traders and in shops in the neighbourhood. For buying clothes, we have to go to the city center, often on foot, sometimes by taxi. After Madinat Errahma is finished, most of our shoppings can be done right in the settlement.”*

**A new urban nucleus?**

Because Madinat Errahma doesn't contain only Recasement buildings, but also zones for financially better positioned proprietaries, it is better prevented from becoming a ghetto. This social mixture rises generally the prestige of rehousing projects.

The strongly frequented access road to the city will be expanded to tow-lane road in each direction. The Bidonvillois hope for a public bus connection.



The proximity to the settlement of Madinat Errahma becomes a positive sales argument for surrounding estate.

*“To generate a certain mixture of people from different social classes and to compensate the financial deficits, we sell parcels along the boulevard to market prices. Commercial buildings will be constructed on these parcels, which have surfaces between 250-300m<sup>2</sup>. They are allowed to build four storeys high.”*

Mme. Dahni, Al Omrane

## Amelioration of the financial-economical situation

In each period of social housing projects, the place of the construction sites were laying outside of the city. Only in the course of time, they were integrated in the city structure and totally implemented in it.

1926 Nouvelle Medina



1950 Ain Chock, Carrières Centrales



1975 Sidi Othmane



2008 Madinat Errahma



## Recasement: Accompanied Self-Construction

### On-site operation

The inhabitants from the bidonville in Errahma will live on the same site and self-construct their own house. This may enforce the sensibility and connection to the site and environment. Also, they are proprietors of the parcel. The grown social structures are not destroyed.

### Enforcement and autonomy in the process

The whole project is designed and controlled by the state. The planning and constructing are separated between public and private actors, the state is not engaged in the construction work. The bidonvillois are involved in the construction process, so that a strong commitment is required. The autonomy of the bidonvillois during the recasement is constantly controlled by the state.



Nassim: Relogement with its environment

### **Recasement as a mass movement**

Because the whole community of a Bidonville is housed at once, an euphoria occurs. Everyone takes part of the process, helps each other and enforces the companionship. Employment is generated and numerous people are involved.

Cooperation between Bidonvillois and investors helps to develop a social mix.

### **Difficult circumstances while construction**

The bidonvillois are obligated to destroy their house in order to begin with the construction. During the construction phase they are homeless. Especially bidonvillois with low income have no other choice than to live in temporary sheds on the site. This accelerates the construction work.

### **Absence of individual solutions**

The construction plans are given by the state and predetermined into details. In contrast to the big effort during self-construction, the bidonvillois are strongly limited in their decisions concerning the construction process.



Settlement Hay Loulfaq, where the ground floor unit is built by the state and individual extensions can be added as necessary.



## Sources

Casablanca, Mythes et Figures d'une Aventure Urbaine; J.-L. Cohen, M. Eleb; Verlag Hazan, 1998  
Casablanca, l'Urbanisme de l'Urgence; A. Rachik; Imprimerie Najah El Jadida, Casablanca, 2002  
Les Opérations de Relogement en Habitat Collectif à Casablanca; D. Hauw; Université F. Rabelais, Tours, 2004  
Architecture d'Aujourd'hui, 1950-1960  
Labyrinthes Déc./Jan. 2005  
Étude Relative à l'Évaluation de l'Impact Socio-Économique des Opérations de Relogement des Populations des Bidonvilles; Royaume du Maroc, Premier Ministre  
[archnet.org/library/sites/one-site.jsp?site\\_id=663](http://archnet.org/library/sites/one-site.jsp?site_id=663)  
[www.casablanca.ma](http://www.casablanca.ma)  
[www.marocurba.gov.ma](http://www.marocurba.gov.ma)  
[www.mhuae.gov.ma](http://www.mhuae.gov.ma)  
[www.mhu.gov.ma](http://www.mhu.gov.ma)  
[www.vsb.gov.ma](http://www.vsb.gov.ma)

### Photos:

Tao Baerlocher  
Jonas Krieg

Christian Mueller Inderbitzin  
Mathias Gunz  
Tamara Bertone  
Nora Marti



## **Thanks to**

Mohammed Haboubi from Idmaj Sakan

Mme. Dahni from Al Omrane

Issam Mousghi from l'École d'Architecture Casablanca

Ismail the notaire

Bank employee

The Accompagnement Social employees

Delfi Chourouk from l'Agence Urbaine

Najib Berrada from "Labyrinthes"

The couple, the big family and others from the bidonville

Workers we met on the site

The taxidrivers

Assiz

The man from the market for the oranges

Schoolmaster for the lunch