

DECREE No. 2021/744 OF 28 DEC 2021

to lay down the terms and conditions governing the exercise of some town planning and housing powers devolved upon regions by the State

THE PRESIDENT OF THE REPUBLIC,

- Mindful of** the Constitution;
- Mindful of** Law No. 2004/3 of 23 April 2004 to regulate town planning in Cameroon;
- Mindful of** Law No. 2018/11 of 11 July 2018 to lay down the Cameroon Code of Transparency and Good Governance in Public Finance Management;
- Mindful of** Law No. 2018/12 of 11 July 2018 relating to the fiscal regime of the State and other public entities;
- Mindful of** Law No. 2019/24 of 24 December 2019 to institute the General Code of Regional and Local Authorities;
- Mindful of** Decree No. 2011/408 of 9 December 2011 to organize the Government, as amended and supplemented by Decree No. 2018/190 of 2 March 2018,

**HEREBY DECREES AS FOLLOWS:**

**CHAPTER I**  
**GENERAL PROVISIONS**

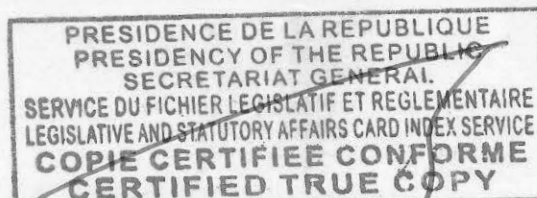
**Article 1:** This Decree lays down the terms and conditions governing the exercise of some town planning and housing powers devolved upon regions by the State.

**Article 2:** Town planning and housing powers devolved upon regions by the State shall concern the following:

- participating in the formulation of urban planning documents and master plans;
- supporting the actions of councils in town planning and housing matters.

**Article 3:** The town planning and housing powers devolved upon regions by the State shall be exercised in accordance with the laws in force.

**Article 4:** Regions shall exercise the devolved town planning and housing powers without prejudice to the following prerogatives and responsibilities of the State:



- formulating and implementing general town planning, land use and construction regulations;
- formulating protection strategies and security perimeters to be considered when formulating town planning documents.

**CHAPTER II**  
**PARTICIPATING IN THE FORMULATION OF**  
**URBAN PLANNING DOCUMENTS AND MASTER PLANS**

**Article 5:** (1) Regions shall participate in formulating urban planning documents and master plans through the following activities:

- making proposals for urban planning and master plans;
- forwarding regulatory and technical data on risk prevention, environmental protection and planning available at the regions;
- providing technical support to the conduct of public surveys, in view of formulating urban planning documents;
- contributing to the implementation of guidelines in town planning documents.

(2) The Regions' technical support referred to in paragraph 1 above shall include participating in:

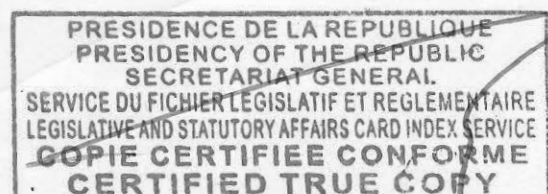
- conducting studies within the region;
- processing data collected, with the assistance of the relevant deconcentrated government services;
- engaging actors and civil society in public surveys for the formulation of urban master plans.

**Article 6:** (1) Regions shall take part in the meetings of steering committees charged with formulating urban master plans and land use plans for councils within their areas of jurisdiction.

(2) They shall be bound to comply with the guidelines of urban planning documents in the programming of development projects within their competence.

**CHAPTER III**  
**SUPPORTING COUNCILS' TOWN PLANNING**  
**AND HOUSING ACTIVITIES**

**Article 7:** Regions may, in strict compliance with the regulations in force, complement the actions of the State, in particular with regard to advisory support in designing and implementing council housing and town planning projects.



**Article 8:** Regions shall propose to the councils under their jurisdiction measures aimed at improving the coordination of local development and investment activities.

**Article 9:** Regions shall provide technical assistance to the councils, depending on their resources, as well as financial assistance in the drafting of urban planning documents of their area of jurisdiction.

**Article 10:** Regions shall provide councils of their area of jurisdiction with all information they have concerning the technical data and studies on regional development and planning.

**Article 11:** Regions shall involve the councils in conducting studies that they initiate at regional level in order to build a participatory town planning and housing database.

**Article 12:** Regions shall support councils in preparing or documenting technical standards for town planning and housing.

#### **CHAPTER IV** **TRANSFER OF RESOURCES**

**Article 13:** The devolution of town planning and housing powers upon regions by the State shall be accompanied by the concurrent transfer of the resources required for the exercise of such powers, in accordance with the regulations in force.

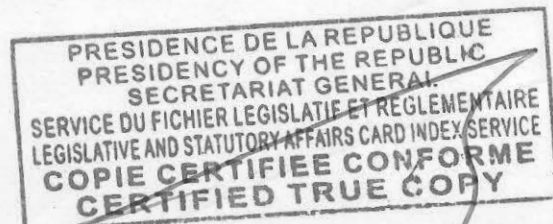
**Article 14:** Each year, the Finance Law shall provide for the resources required to exercise the town planning and housing powers devolved upon the regions.

**Article 15:** In addition to the financial resources transferred by the State, the region may receive support from various partners in the exercise of the town planning and housing powers, in accordance with the regulations in force.

**Article 16:** (1) The financial resources transferred by the State shall be included in the region's budget.

(2) The management of the said resources shall comply with the fiscal and accounting principles in force, subject to special provisions applicable to support from partners.

**Article 17:** The human and material resources earmarked for the exercise of the town planning and housing powers devolved upon regions by the State shall be transferred to the latter, in accordance with the regulations in force.



**CHAPTER V**  
**MISCELLANEOUS AND FINAL PROVISIONS**

**Article 18:** The terms and conditions for exercising the devolved town planning and housing powers, as well as the use of the related resources, shall be laid down in specifications adopted by order of the minister in charge of town planning and housing.

**Article 19:** The regions shall carry out the activities involved in the exercise of the powers referred to in Article 2 of this Decree with the support of the relevant deconcentrated government services, under the conditions laid down by the regulations in force.

**Article 20:** (1) The State shall ensure monitoring, control and evaluation of the exercise of all town planning and housing powers devolved upon regions.

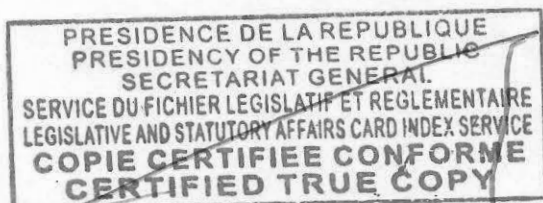
(2) The exercise of the town planning and housing powers devolved on regions shall be subject to the control of legality by the representative of the State in the Region, in accordance with the provisions of the General Code of Regional and Local Authorities.

**Article 21:** (1) The head of the regional executive shall prepare a six-monthly report on the status of implementation of devolved town planning and housing powers.

(2) The report referred to in paragraph 1 above shall be submitted to the representative of the State within 30 (thirty) days of the end of the semester under review.

(3) Upon receipt of the said report, the representative of the State shall forward same to the minister in charge of regional and local authorities and the minister in charge of town planning and Housing within 15 (fifteen) days.

**Article 22:** This Decree shall be registered, published according to the procedure of urgency and inserted in the Official Gazette in English and French.



Yaounde, 28 DEC 2021



PAUL BIYA  
PRESIDENT OF THE REPUBLIC