Real Estate Projects in West Africa: investments, planning and images

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Outline

Introduction
Luxury properties and gated communities
Megaprojects
Gentrification and segregation
Conclusion
Introduction

West Africa “rising”

Real Estate Projects and Economic Growth:
- Consequence: Places for elites
- Cause: Economic driving force
  Indirectly (urban marketing)
  Directly (African firms)

The context:
International real estate funds
A growing middle class
Public and private actors
Ouaga 2000
Africa is redefining itself through real estate

High Income Residential Areas

Villaggio Vista (Accra), Les Almadies (Dakar), Cité “Les dauphins” (Ouagadougou), ...

International investors

New retail spaces (Accra, Abidjan, Cotonou, ...)
Gated communities

An emerging model: Geographies of fear; Autoaggregation and proximity; Way of life

Accra (R. Grant): High income (Trasacco) and medium income (Tracof)
CEN-SAD complex, Cotonou
Mega-Projects

Hope City (Accra); Eko Atlantic City (Lagos)
The Power of projects: “African Urban Fantasies” (Watson)
Social and Legal Segregation: Lekki Free Trade Zone (Lagos); DISEZ (Dakar)
New Spaces

Between colonization and the “Dubai model”
Local and International Networks
Green and Smart Cities

EKO Atlantic City, Lagos
Gentrification and Segregation

The “shop-window” effect (Bénit, Gervais-Lambony) and its discontents

A Neo-hygienist and normative project: the removal of the Poor (ZACA project, Ouagadougou)
The Power of Nature

“Eco” and “Smart” city label (Watson), “Shock Economy” (Klein), “Ecological gentrification” (Dooling)
Demolition in Makoko, Lagos (2012)
Conclusion

- Real estate projects are redefining urban spaces and images in West Africa
  - The power of symbolic capital
  - Private actions and public policies
- Colonial legacies and neo-liberal urbanism (destruction/segregation/new cities)
- The link between environmental issues and social segregation