

Burkina Faso

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Overview

Burkina Faso had an estimated population of 21.5 million in 2020 and covers an area of 274 200 km².¹ Its population growth rate is approximately 2.4%.² Burkina Faso experienced significant economic growth since 1960, which, although fluctuating, has strengthened in recent years with an average yearly growth rate of real Gross Domestic Product (GDP) of 5.5% between 2011 and 2015.³ After a strong recovery in 2021 with estimated growth of 6.9%, growth decelerated to 2.5% in 2022.⁴

The national economy is based on agriculture and growing gold exportations. Exports, which are heavily dependent on gold production, fell by 0.6% in 2022, while imports increased by 1.7%, owing to the purchases of hydrocarbons. The budget deficit was estimated at 10.6% of GDP in 2022.⁵

Average annual inflation is set to drop to 1.5% in 2023.⁶ More than 40% of the population live below the poverty line. Burkina Faso was ranked 184th out of 191 countries in the 2021-2022 Human Development Index (HDI)⁷ with 35% of the population living in poverty and no less than 3.4 million Burkinabè directly affected by food insecurity.⁸

The country has been the target of terrorist attacks since 2015, causing population displacements. Furthermore, the housing problem is exacerbated by increasing urbanisation. The urbanisation rate was at 6.4% in 1975 and increased to 26.3% in 2019.⁹ It could reach 35% by 2026.¹⁰ Estimated at 400 000 in 2021 in urban centres, the shortfall in housing and basic services is significant and evident in the development of informal housing areas.¹¹ In 2014, 17.2% of the urban population were living in unplanned areas.¹² Access to decent housing therefore remains a challenge for both the population and the public authorities. Hence, during 2017-2022, the Government implemented the National Housing Construction Programme (PNCL). The programme objectives were not met; however, it yielded some favourable outcomes such as the coherence of various government initiatives, a sustainable housing financing mechanism and the construction of 7 227 homes.¹³

Access to finance

Housing is a constitutional right in Burkina Faso with housing finance and affordable housing being important challenges for all stakeholders, with an estimated housing deficit of 400 000 units. The housing sector is characterised by a high level of informal production and insecurity of land ownership which both act as major obstacles for the development of mortgage financing.¹⁴ There are national and regional initiatives to help alleviate these constraints.

Government's housing finance efforts led to the creation of the Bank for Housing [Banque de l'Habitat] du Burkina Faso (BHBF) in 2005. The government had asked civil servants who were beneficiaries of housing allowances to contribute 50% of this allowance at source. The BHBF has been operating since 2006 to facilitate access to housing finance for medium- and low-income households. Thirty percent of its funding comes from the government, 25.3% from international institutions and 44.7% from other private institutions.¹⁵

KEY FIGURES

Main urban centres	Ouagadougou Bobo-Dioulasso
Exchange rate (1 July 2023): 1 USD = [a] 1 PPP\$ = (2022) [b]	601.19 CFA Franc (XOF) 209.84 CFA Franc (XOF)
Total population [b] Urban population [b] Population growth rate [b] Urbanisation rate [b] Percentage of urban population living in slums [c] Percentage of female-headed households (2018) [c] Unemployment rate (% of total labour force, national estimate) (2018) [b] Percentage of women participating in the labour market formally (2022) [b] Gini coefficient (2018) [b] HDI country ranking (2021) [d] HDI country score (2021) [d]	22 673 762 7 227 715 2.56% 4.58% 57.1% 8.8% 4.7% 58.0% 47.3 184 0.45
GDP per capita (Current US\$) [b] GDP (Current US\$) [b] GDP growth rate [b] Inflation rate [b] Lending interest rate (2021) [b] Proportion of adult population that borrowed formally (2021) [b]	US\$833 US\$18 884 million 1.48% 17.10% 6.3% 48.0%
Number of residential mortgages outstanding (2021) [e] Value of residential mortgages outstanding (2021) [e] Prevailing residential mortgage rate Term [f] Maximum LTV on a residential mortgage [g] Ratio of mortgages to GDP (2021) Number of residential mortgage providers [h] Percentage of women who own a house alone and/or jointly (2018) [c] Number of microfinance loans outstanding [h] Value of microfinance loans (USD) [h] Number of microfinance providers [h]	3 359 US\$11 million 5-7% 20 years 90% 0.06% 96 31.2% 2 850 465 US\$582.2 million 76
Total number of residential properties with a title deed (2022) [i] Number of formal dwellings completed annually [i] Number of residential projects certified by EDGE Price of the cheapest, newly built house by a formal developer or contractor in an urban area in local currency units [i] Size of cheapest, newly built house by a formal developer or contractor in an urban area [i] Typical monthly rental for the cheapest, newly built house [i] Cost of standard 50kg bag of cement in local currency units [i] Type of deeds registry: digital, scanned or paper (2020) [j] World Bank Ease of Doing Business index rank (2020) [j] Time to register property (days) Cost to register property (2020) [j] World Bank DBI Quality of Land Administration index score (0-30) (2020) [j]	5 192 744 n/a CFA 7 500 000 58m ² CFA 35 000 CFA 5 750 (US\$9.56) Paper 151 67 days 11.9% 12.5

NB: Figures are for 2023 unless stated otherwise.

Members of the African Union for Housing Finance (AUHF):
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[a] Xe.com	[e] Réseau des Caisses Populaires du Burkina (RCPB)
[b] World Bank World Development Indicators (as at end 2022)	[f] IB Bank
[c] Demographic and Health Surveys, USAID	[g] Société Générale
[d] United Nations Human Settlements Programme (UN-HABITAT)	[h] Central Bank of West African States (BCEAO)
	[i] Ministry of Urban Planning, Housing and Land Affairs
	[j] World Bank Ease of Doing Business Indicators

In 2013 a new product, the Lafia PAC Auto-Construction Loan was designed by the BHBF, for borrowers to have their own home savings account to buy land and/or build a home. In 2005, the French government created the Fonds au Logement Social (FOLOS) with an annual funding of CFA1.5 billion (US\$2.5 million) made available to the BHBF to finance the construction of social housing by property developers.¹⁶

Financial assistance for self-built homes was available over the period 2009-2018 at CFA500 billion/year (US\$832 million) and implemented in diverse ways. This funding helped to reduce interest rates on loans from 7% to 5% and assisted ten property developers who received CFA14 billion (US\$23 million), and private individuals who received CFA8 billion (US\$13.3 million). A strategic plan for financing social housing was drafted in 2011.¹⁷ Thus substantial resources were mobilised to provide decent housing.

The International Business Bank (IB bank) has been BHF's new corporate name since October 2018; its capital increased from CFA2 billion (US\$3.3 million) in 2005 to CFA12.8 billion (US\$21 million) in 2018. IB bank is present in six of the country's cities, including Ouagadougou and Bobo Dioulasso.¹⁸

IB bank attempted to improve housing finance conditions to ensure the sustainability of BHF's initiatives. Interest rates on residential mortgages vary between 5% and 7% with a maximum term of 20 years.¹⁹ Generally, interest rates on loans approximated 6.3% in 2021.²⁰ At regional level, the Caisse Régionale de Refinancement Hypothécaire (CRRH) was created in 2012 within the West African Development Bank (BOAD), in combination with other regional institutions, however the failings of the national land management systems limited its success. The West African Economic and Monetary Union (WAEMU) intends to take long-term action by setting up a Centre of Excellence for Housing (CEH) using the technical assistance project as a tool to finance affordable housing in its area at a cost of CFA78.2 billion (US\$130 million) funded by the World Bank.²¹

According to BCEAO in 2022, 16 banks and four financial institutions can grant mortgage loans to their customers.²² The microfinance sector is very dynamic with the Réseau des Caisses Populaires du Burkina (RCPB) as the main funding partner in this sector. According to the BCEAO, Burkina Faso has 76 microfinance institutions.²³

Regardless, Burkina Faso still has a low rate of financial inclusion. A National Strategy for Inclusive Finance (SNFI) was drafted in April 2019.²⁴ The number of people with bank accounts remained low until 2019. The rate went from 14% in 2014 to 70.9% in 2019.²⁵ In 2021, the financial sector documented an overall rate of use of financial services of 81.4%.²⁶ In Burkina Faso, 51% of men as compared to 34% of women had a bank account in 2017.²⁷ When it comes to formal savings and formal borrowing, no notable differences can be observed between men and women; 12.4% of men (and 12% of women) have a formal savings account, while 9.3% of men (9.4% of women) have access to formal borrowing. Nevertheless, there are differences in terms of savings and borrowing behaviour from informal sources: from the women who save money, 31% of them do so informally, compared with 24% of men, and 37% of women who borrow do so informally, compared with 33% of men.²⁸

Women are active in the construction sector but less so than in other sectors – in 2018, 54.9% of women-owned and women-led businesses were in the health sector; compared with just 1.1% in the construction and property industry.²⁹

Affordability

In 2021, housing needs were projected to reach 400 000 units. This demand is estimated at nearly 240 000 units in Ouagadougou and 60 000 units in the country's second largest city, Bobo Dioulasso.³⁰

At a national scale, 83% of housing occupants are owners, 10% are rentals, and hire-to-purchase only represents 0.7% in 2019.³¹ In urban areas, 63% of households are homeowners, 26% are tenants, 8% live rent-free, and 1.2% follow the rent-to-own path.³²

Unemployment is high at 7.1% according to the International Labour Organisation (ILO).³³ Women are more affected by unemployment (8.8%) than men (5.6%). Unemployment is twice as high in urban areas (estimated at 10%) in comparison to rural areas (5.1%). In total, over 40% of the population live below the poverty line.³⁴

In 2012, more than 70% of the urban working population were employed in the informal economy with no access to formal housing finance.³⁵

The purchase price of land developed by the 'Société Nationale d'Aménagement des Terrains Urbains' (SONATUR) ranges from CFA25 000 and 50 000 per square metre (US\$42 and US\$83) in 2020.³⁶

The first phase of the National Programme for the Construction of 40 000 Dwellings (PNCL) has delivered 744 dwelling units, mainly of type F3 (two bedrooms + living room + kitchen + internal toilet) since early 2023.³⁷ Between 2007 and 2017, the State produced around 5 000 dwellings.³⁸ The cheapest accommodation in this programme is priced at CFA7.5 million (US\$12 500) for a 56m² house on approximately 204m² plot.³⁹

With the average monthly salary in Burkina Faso estimated at CFA95 000 (US\$158), it takes more than 20 years to repay a loan for the purchase of the cheapest house.⁴⁰ Household savings form the principal source of finance for homes for most people supplemented by savings from income-generating activities.

The average annual consumption per household is estimated at CFA2 million (US\$3 327) ranging from CFA1.5 million (US\$2 495) for households in the informal sector to CFA2.8 million (US\$4 657) for those employed in the formal sector. The average annual consumption per person is CFA313 000 (US\$521). Food, housing and transport account for two-thirds of household expenditure. By contrast, spending on housing and related maintenance has little impact on per capita consumption.⁴¹

Housing supply

The first housing estate for civil servants was built between 1960 and 1983. Known as the 'civil servant camp,' it consisted of 48 units. From 1960 to 1983, housing was led by the Voltaic Property Company, the Company for the Promotion and Management of property, the National Social Security Fund and the National Company of Insurance and Reinsurance.

Between 1984 and 1990, a new land law was adopted. Some projects such as the 1 200-unit housing estate which replaced the central, undeveloped district of Zogona were established. Subsequently, the AN II, AN III, AN IV A and AN IV B housing estates were built, along with the "Song Taaba" housing estates. The Cités du 4 Août" [4th of August Housing Estates] which is present in 23 provinces promotes the use of local building materials (LOCOMAT).

The state-led social housing programme of 2 561 villas and 108 flats relies on local financiers and economic operators, in particular state-owned companies, banks and insurance companies. From 1991, the State gradually withdrew from property development enabling the private sector to take over – a company called AZIMO, established in 1997, built 205 homes in Ouga 2000 for wealthier households, at unit costs ranging from CFA16.5 billion to CFA30 billion (US\$27 446 to US\$49 901); and 365 homes in Ouagadougou. Then in 2008, the government launched the 10 000 homes programme.⁴²

Self-build has always been the main mode of housing delivery for the Burkinabe people, hence FOLOS set up a technical assistance service for self-build in urban areas for the period 2009 to 2018, but take-up has been slow with assistance provided to 200 self-build projects in 2014. Those affected by the 1st of September 2009 floods received technical assistance for self-build at Yagma. FOLOS has not made significant impact on housing delivery to date.⁴³

The social housing of the state valued at CFA2 billion (US\$3.3 million) per annum enabled the construction of a total of 1 409 social housing units between 2009 and 2014, thereby disbursing CFA5 billion (US\$8.5 million) in six years. The establishment and support of public-private partnerships for housing production planned for 2009-2018 began in 2010. Over a span of five years, this initiative has produced 646 low-cost housing units and 936 social housing units.

Between 2015 and 2018, the number of households with access to decent housing increased by 8 650.⁴⁴ The built-up area of homes produced as part of the PNCL generally varies between 56 square metres and 68 square metres on a plot with a minimum size of 204 square metres in accordance with regulation. Implemented between 2017 and 2022, the 40 000 Homes Programme has performed poorly, with only 7 227 homes completed.⁴⁵

In 2018, the Coopérative Burkinabè de l'Habitat (CBH) generated 140 homes with living areas of approximately 83m², at a price fixed at CFA7 500 000 (US\$12.47) each. Fifty-two percent of the beneficiaries were women.⁴⁶

As for building materials, banco remains the most widely used material at national level, with a share of 53.4%. Despite this trend, only 20.4% of the walls in urban areas are made out of banco, 21% semi-hard and 57% hard (breeze blocks). Ninety-four percent of roofs are made of sheet metal and 3.6% of concrete. Material for floor covering is mainly cement for 74.5% of urban households, while 17.7% of floors are made of tiles and 5.6% of clay.⁴⁷

PRICE OF BUILDING MATERIALS AND CONSTRUCTION COST INFLATION – BURKINA FASO

The high cost of construction is often cited as a key factor undermining housing affordability. The need to import materials instead of purchasing those produced locally, the shortage of and high cost of local skills, and the absence of financial mechanisms that allow for materials to be bought in bulk – all these factors impact on construction costs and may create cost overruns.

Strikes or fuel shortages also increase the price of building supplies, by driving up transport costs. High inflation rates, as are being seen across the continent in 2023, also undermine affordability. As a result, low-income households may not be able to afford the price of construction materials in order to build their own home incrementally.

CAHF has been collecting a few basic housing cost indicators for the past decade, including the price of key building materials, the price of the cheapest, newly-built house in an urban area by a private developer and the average size of this house (see Key Figures section).

Wholesale price of a standard 50kg bag of OPC cement (strength class 32.5N)
CFA 5 750 (US\$9.56)



Price of ceramic floor tiling (per sq metre)
CFA 8 000 (US\$13.31)



Price of steel profiled roof sheeting per sq metre
CFA 2 300 (US\$3.83)



Price of roof tiling (per sq metre)
CFA 2 500 (US\$4.16)



Price of cheapest, newly-built house by a private developer in an urban area
CFA 7.5 million (US\$12 475)



Cautionary notes

This data was collected by Yearbook authors as part of their research. Authors were asked to contact three building material supply stores and ask for the price of the product, and then, based on the responses received, estimate the typical cost of the material. The figures given are therefore not formal averages but informed estimates, based on the canvassing of a handful of suppliers in urban areas.

The imports of lime, cement and manufactured construction materials went from CFA57.6 billion (US\$95.8 million) in 2019 to CFA103.7 billion (US\$172.5 million) in 2020. Between the third quarter and the last quarter of 2020, these imports went up, from 364 to 380 tonnes.⁴⁸

Property markets

The property sector is regulated by the new Law No. 008-2023/ALT of 20 June 2023. The National Union of Real Estate Developers in Burkina Faso (SYNAPIB) was founded in 2013, followed by the National Unity of Real Estate Developers in Burkina (UNAPIB) and the Organisation of Real Estate Developers of Burkina (APIB).⁴⁹ In 2019, some 268 property companies were registered in Burkina Faso. APIB had 82 members.⁵⁰ The number of informal real estate companies is growing steadily.

The number of women employed in the construction and property sector (27% of women in formal employment) is slightly higher than the national average for women in formal employment (25.4%).⁵¹ The Land and Agrarian Reform (RAF) stipulates that land is allocated to private persons, without gender distinction.⁵²

Individualising a plot of land by means of a land title takes 14 working days to be processed. The processing time for an urban housing permit is six working days. The fixed rate applicable to legal entities and individuals in Ouagadougou and Bobo Dioulasso for a plot of land for residential use is CFA300 000 (US\$500). This cost is related to planned land and built-up land for social, professional, cultural or religious use when allocated to non-profit groups and associations.⁵³

Policy and legislation

The State remains the main player in the urban sector, through the Ministry of Urban Planning, Land Affairs and Housing (MUAFH) which implements and monitors urban planning and housing on behalf of the Government. The Ministry's actions are implemented through its central or mission structures, such as its general directorates and permanent secretariats. Decentralised structures complete the process, namely the 13 Regional Town Planning and Housing Directorates (DRUH), as well as structures including the National Organisation for Urban Planning (SONATUR), the Centre de Gestion des Cités (CEGECI), and the ACOMOD-Burkina.

The housing sector is subject to recurring changes of statutory texts. These include the Constitution of June 1991, Law No. 017-2006/AN of 18 May 2006 on the Town Planning and Construction Code and the new Law No. 008-2023/ALT of 20 June 2023 on property development. Law No. 023-2010/AN focuses on the status of co-ownership of built property; Law No. 034-2012/AN on land and agrarian reorganisation; and Law No. 103-2015/CNT on private housing leases. The National Housing and Urban Development Policy (PNHDU), implemented between 2009 and 2018, was replaced by the National Housing and Urban Development Strategy (SNHDU) for the period 2021-2025. The SNHDU intended to improve access to quality public facilities and decent housing, however financing the implementation of the second phase of the PNCL remains a major obstacle.

There is as a result wide-ranging players involved in housing development, each working on a distinct mission. However, actions are not coordinated, which is a root cause for the overlap and confusion of roles on the ground. Moreover, both technical and financial capacity of private sector partners are weak, which cannot be ignored. Ignorance of these texts, their poor implementation and the lack of certain texts for law implementation, lead inevitably to conflicts of competence.

There are mandatory requirements in place for individuals to become beneficiaries, and in that regard, housing policies tend to systematically favour the middle class, individual property ownership and the formal sector.⁵⁴ Legislation is disconnected from the realities of the populations and players in the housing sector; thus inhibiting the growth of the private and financial sectors. Thus, a regulatory, judicial and legal framework does exist, but it is not conducive to the production of affordable housing for all Burkinabè.

Opportunities

The housing finance sector has been and remains hindered by the insecurity of land tenure, but also by property developers limited financial means. Loans are consequently low, and exclude most households in Burkina Faso, while they would stand as a real opportunity for private players.

Formal conditions for accessing finance are not available to everyone, therefore household savings are the main source of finance for housing. In addition to people's own resources, there is also considerable financial support from families and the diaspora. Funding remains low despite the government's actions in the housing sector. Indeed, at the end of the PNCL's first phase, 22.61% of funding was provided by property developers, 16.16% by the State and 2.39% by banks.⁵⁵

As a logical consequence, sectors of housing finance and production offer a plethora of opportunities in Burkina Faso. The potential housing market is estimated at around 75 000 homes a year until at least the year 2030, representing a value of around CFA1 000 billion (US\$1.6 billion).⁵⁶ Real estate is certainly one of the emerging sectors, with an ever-increasing involvement from investors.⁵⁷ The compelling growth in imports of construction materials and the emergence of a multitude of intermediaries reveal a dynamic market. In addition, the government committed to supporting housing production through the new Law No. 008-2023/ALT of 20 June 2023 on property development in Burkina Faso.

This step helps making the sector attractive to financial institutions, property companies, estate agents, brokers, suppliers of building materials and other property intermediaries.

The new 2023 law on property development in Burkina Faso is innovating on several levels, such as the ejection of the land development component and the emphasis on housing production. Thus, property development projects no longer must be carried out in municipalities that have an urban planning document, with a minimum investment requirement.⁵⁸

Websites

Ministry of Town Planning, Land Affairs and Housing (MUAFH): <http://www.mhu.gov.bf/>
 Burkina Faso Chamber of Commerce and Industry: <https://www.cci.bf/>
 LOGIQ SA: <http://logiq-sa.com/index.php/notre-histoire>
 Association des Promoteurs Immobilier du Burkina (APIB): <https://apib-burkina.com/>
 Centre de Gestion des Cités (CEGECI): <https://www.cegeci.bf/>
 International Business Bank: <https://www.ib-bank.com/>
 Global Green Growth Institute GGGI Burkina Faso: <https://gggi.org/country/burkina-faso/>
 Association des Professionnelles des Banques et Etablissements Financiers du Burkina Faso: <https://www.apbef-bf.org/>

Availability of data on housing finance

At national level, many limitations still exist in the system of production and publication of data on housing finance. This situation is negatively affecting the monitoring of success and developments in the sector. Existing data is very broad and not specific to housing. Furthermore, data is often outdated, and infrequently is updated or disseminated.

These include the statistical yearbook produced annually by MUAFH's Directorate General of Statistical and Sectoral Studies (DGESS). In addition, the Institut National des Statistiques et de la Démographie (INSD), produce their general population and housing censuses (RGPH) and surveys of household living conditions.

At sub-regional and international levels, the World Bank's Doing Business report and the BCEAO's annual reports also include indicators on the property market. Finally, a number of private developers, banking institutions and development partners also produce data, valuable for a good diagnosis of the sector.

Examples of innovation: Cité de la Nouvelle Génération Eco-City

UN-Habitat, the Global Green Growth Institute (GGGI) and the Clean Cooling Collaborative support the government of Burkina Faso in implementing a social housing project focused on energy efficiency. The overall goal is to reduce energy demand and improve energy efficiency in the housing sector.⁵⁹ The use of local materials by Burkinabè architect Diébédo Francis KERE, winner of the 2022 Pritzker Prize, has contributed significantly to their promotion.⁶⁰

In the commune of Saaba, the Abdoul Service International company has built a modern, secure eco-city called "Cité de la Nouvelle Génération", covering one hectare and comprising 27 flats in a three-storey building, a crèche, a garden, a basketball court, a car park and a water tower.⁶¹

The urban restructuring project for the Saaba non-loti area includes innovative financing arrangements. Three innovative financing options are proposed: full financing by 90% of residents, shared financing between developers and 90% of residents, or shared financing between developers, residents and concessionaires.⁶²

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⁸ See footnote 6. Pg. 4.
⁹ See footnote 2. Pg. 5.
¹⁰ Ministry of Housing and Urban Development. (2008). Politique Nationale de l'Habitat et Développement Urbain. Pg. 5.
¹¹ Groupement KERE Avocats/Agence Perspective/LUMEN Consulting (2021). Rapport de Diagnostic et Recommandations de la Mission d'appui-conseil aux opérations d'aménagement urbain dans le pôle urbain de Bassinko au Burkina Faso. Unpublished. Pgs. 15-16.
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⁴⁰ Combien-Coûte (2022). Average wage in Burkina Faso in 2022.
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⁴⁴ Office of the Prime Minister of Burkina Faso. (2020). Evaluation indépendante à mi-parcours de la mise en œuvre du Plan National de Développement Economique Et Social. Pg. 90.
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