

People's Democratic Republic of Algeria
Ministry of Housing, Town Planning and City

Public Promotional Housing (LPP)
For the Algerian Community Established
Abroad

December 2017

MODALITIES OF SUBSCRIPTION

SUMMARY

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The Ministry of Housing, Town Planning and City intends to reserve a quota of public housing to the Algerian community established abroad according to the following operating procedure:

1-ELIGIBILITY CRITERIA:

These housing units are intended for non-resident purchasers fulfilling the following conditions:

- Not owning or not have owned any property in Algeria, neither themselves nor their spouses on the:
 - Property for residential use, except a studio dwelling.
 - Plot of land to build
 - Have not received financial assistance from the State for the acquisition or the construction of a housing unit.

2-COMPOSITION OF THE SUBSCRIPTION FILE FOR A PUBLIC PROMOTIONAL HOUSING UNIT

The application file for acquisition of a public promotional housing unit is transmitted by the applicant to the National Real Estate Development Company (Entreprise Nationale de Promotion Immobilière- ENPI) by any means.

For the documents composing the file, consult the ENPI web site (www.enpi.dz)

The application file for a public promotional housing unit is composed of:

- A request for purchase of public promotional housing unit, (form provided by the ENPI),
- A copy of the national identity card,
- A certificate of residence abroad provided by the consular services,
- A declaration of honor signed by the applicant and legalized at the consular service of the country of residence, certifying that he/she did not beneficiate neither himself/herself nor the spouse, from public housing, a plot of land or financial assistance for the purchase of housing or self-construction of housing (according to the model established by the ENPI).

The primary registration is made online. An acknowledgement receipt is delivered with a registration number according to the chronological filing order and a password to follow the completion of the subscriber's request.

3- TECHNICAL SPECIFICATIONS OF LPP HOUSING

➤ Spatial organization of Public Promotion Housing (LPP)

- The typology of Public Promotional Housing programs consists of 2 bedrooms of 80 square meters, 3 bedrooms of 100 square meters and 4 bedrooms of 120 square meters, with a tolerance of plus or minus five per cent (5%).
- Each housing unit is composed of the following elements:

2 Bedrooms:

- 1- Living room,
- 2- Two bedrooms,
- 3- A kitchen,
- 4- A bathroom
- 5- A restroom
- 6- A hallway
- 7- Storage area
- 8- A dryer (un séchoir)

3 Bedrooms:

- 1- Living room,
- 2- Three bedrooms
- 3- A kitchen
- 4- A bathroom
- 5- A restroom
- 6- A hallway
- 7- Storage area
- 8- A dryer(un séchoir)

4 Bedrooms:

- 1-Living room,
- 2- Four bedrooms
- 3- A kitchen
- 4- A bathroom
- 5- A restroom
- 6- A hallway
- 7- Storage area
- 8- A dryer(un séchoir)

- The net interior areas of the elements (1 to 7) listed above constitute the living area of the housing unit.

➤ **Functional organization of Public Promotional Housing (LPP)**

The orientation of the housing unit must ensure the exposure of the living room, the kitchen and, in parts, the bedrooms to the sunlight.

- In addition to sunlight, climate, plot land configuration, views, and prevailing winds must be considered in order to take advantage of the comfort conditions offered by natural features.
- The minimum ceiling height is 2.90 m
- The minimum surface of the living room is 22 square meters.
- The minimum area of the room is 12 square meters. The ratio of these dimensions and the arrangement of the openings must allow an optimum occupancy rate.
- In addition to its usual functions, the kitchen must offer the possibility of taking meals; its minimum area is:
 - 12 square meters for 2 bedrooms housing unit
 - 14 square meters for 3 bedrooms housing unit
 - 16 square meters for 4 bedrooms housing unit
- The minimum surface of the bathroom is:
 - 4 square meters for 2 bedrooms housing unit
 - 5 square meters for 3 bedrooms housing unit
 - 6 square meters for 4 bedrooms housing unit

It must be equipped with a standard size bathtub.

- The minimum surface area of the restroom is 1.5 square meters. It must be designed in such a way as to be free of any inconvenience, including the opening of the door and access.
- Unless otherwise specified, bathrooms must have natural lighting and ventilation.
- The hall and corridor area must not be less than 10% of the habitable surface area of the housing unit.

The hall and corridor area must ensure the role of distribution and maximum participation in the interior animation of the housing unit by avoiding narrow corridors.

- The surface plan of storage to provide, apart from the storage of the kitchen, is of the order of:

- 2 square meters for 2 bedrooms housing unit
- 3 square meters for 3 bedrooms housing unit
- 4 square meters for 4 bedrooms housing unit

- Balconies, loggias or terraces must be provided continuously from the living room and one or more bedrooms.
- The cumulative total area of balconies, terraces, and loggias for each type of housing unit must be between 12% and 15% of the habitable surface area of the housing unit.
- A dryer with a minimum width of 1.40 m should be provided as an extension of the kitchen.

The dryer, while allowing sufficient sunlight, should not allow cloth to be visible to the external view. This space can be possibly used as a kitchen annex functional space.

- Air-conditioner spots with their electrical installations, removed from the external view, must be provided at the level of the living room and the parents' room.
- The housing units to be built in horizontal constructions, will include courts instead of loggias and dryers.

4- PRICES OF LPP HOUSING

The determination of the cost of the promotional public housing unit shall be made in accordance with the inter-ministerial decree of September 11, 2016, on the modalities of calculating the transfer price of the public promotional housing unit.

5- PAYMENT MODALITIES:

The subscription agreement must be in Algerian dinars and the adjustment may be made in one or more installments.

With regard to the payment modalities, the purchaser will make the payment in foreign currency of the amount of the installment according to the exchange rate of the dinar to the account number of the ENPI opened at the concerned commercial bank: CPA.

6-LEGAL INSTRUMENTS OF THE LPP FORMULA:

-Decree 14-203 of July 15, 2014, setting the conditions and modalities of public promotional housing acquisition,

-The Decree of October 12, 2014, fixing the standard models of request for acquisition and the allocation decision of a public promotional housing,

-The Ministerial Decree of September 26, 2015, setting terms and conditions for the processing of applications for the public promotional housing acquisition,

-The Ministerial Decree of 24 January 2015 fixing the technical specificities of public promotional housing

-The Inter-ministerial order of September 11, 2016, on calculation modalities of public promotional housing transfer price.