

CHECK LIST

LOCATION & CONTEXT

Activities

Check Box

Is the plot outside risk areas (flooding, erosion, ravines)?

Is the plot accessible in the rainy season (road, slope, drainage)?

Are there facilities nearby (water, electricity, market, school, care)?

Does the project fit socially into the environment (no conflicting functions)

Physically look at the location, even after rain

NOTES

CHECK LIST

PROPERTY & LAND TITLE

Activities

Check Box

Seller is legal owner, not just user

Original document seen (no copy): Certificate
d'enregistrement (strongest form) or Titre foncier / deed recognized by the State

Title checked by Conservation des Titres Immobiliers

Seller name = name on title

No double sale (très courant!)

No ongoing dispute or claim by family/customary chief

NOTES

Stop immediately if:

• The seller is "still working on papers"

• Multiple people claim to be the owner

• Payment is requested before verification

CHECK LIST

CADASTER & DELINEATION

Activities

Check Box

Official area in m known

Plot is physically demarcated (boundary/poles)

Boundaries correspond to title

No overlap with neighbors, roads or waterways

Topographic sketch or plan available

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NOTES

Always do together with neighbors → prevents later conflicts.

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CHECK LIST

DESTINATION & BUILDING POSSIBILITY

Activities

Check Box

Confirmation received from Urbanism (in writing or file)

Permitted function (residential / social / mixed)

Permitted building height

Building density (footprint / COS)

Setbacks / building lines

No construction ban or reservation by government (official or file)

Plot is not located in a future infrastructure route file

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CHECK LIST

LOCAL POWER & CUSTOMARY CHECK

Activities

Check Box

Contacted:

Chief of the neighborhood / customary chief

Municipality / territory

No objection to:

Our presence

Type of project (orphanage / social project)

Scale of the project

Agreements recorded (preferably in writing / witnesses)

NOTES

In Congo, social legitimacy is as important as paper.

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CHECK LIST

PERMIT & CONSTRUCTION PREPARATION

Activities

Check Box

Project requires building permit

Competent authority determined:

Local (residential, ≤ 2 layers)

Central (larger / social project)

Preliminary feasibility confirmed by Urbanism

No informal "quick deals" without file

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CHECK LIST

TECHNICAL & ENVIRONMENTAL CHECK

Activities

Check Box

Soil suitable for foundation (no swamp/loose soil)

Possibility for:

water buffer / rainwater harvesting

septic / wastewater

natural ventilation

Space for future expansion

Safety for children (traffic, water, neighbors)

NOTES

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CHECK LIST

PAYMENT & TRANSFER

Activities

Check Box

Payment only after:

verification title

demarcation (Demarcation. Determining and marking the boundaries between two or more plots of land using surveyors and a notarial deed)

agreement Urbanism (building possibility)

Payment via traceable method

Transfer document signed + witnesses

Registration started immediately after purchase

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NOTES

Never full payment in advance, cash without proof and "we'll arrange that later".

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