People and Places

The importance of the supply of land in delivering affordable housing in informal settlements

FIG Regional Conference, Accra

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Project Approach

- Alternative Technology for Building materials
- Background
- Country Visits & Workshops

Strategy Thinking

- Process - COMESA & COMSEC
- Thinking -
  - Prioritise options for action
  - Capabilities
  - Timeframe

Why - Land and Regulations

- Holistic Approach
- Economics of Housing
- Supply, Demand, Regulate

Actions for Options (Priority)

- Dual Land Ownership - Supply
- Forward Land Supply
- Unplanned settlements - Demand
- Security of Tenure - Demand
- Infrastructure and services - Regulate
- Building Regulations

Why
1.Dual Land administration

- Customary and community title
- Boundary constraints
- Chiefs have a legitimate role
- Encroachments

Why
2. Forward Land Supply

- Forward Land use plans, but
- Rapid - a new way
- Allocate realistic numbers
- Human resource
- Built Environment in Regional University Kenya/ Tanzania?

Demand

- Collate
- Review
- Communicate

Why
3/4. Unplanned Settlements

- UN Habitat, FIG; African continent
- Cities without slums:
  – Blantyre,
  – Maputo
- Security of Tenure - Foundation for worth
- Collate lessons learnt, practice

Why
5. Infrastructure and Services

- Speed of current plot release
- Plot demarcation with or without?
- PPP, Cost Recovery mechanisms
- Detached, Semi and Terraced Houses

Why
6. Building Standards

- Alternative Materials Technology codes
- Development control and Regulation,
- Standards & Testing
- Bureaux , recognition
- Malawi Forum

Strategic Implementation

- What do YOU want from COMESA, and
- What does COMESA want from you:

  - Prioritise options for action
    - Capabilities
    - Timeframe

Strategy Framework

- People
- Places
- Primary Materials
- Policy
- Perception

Observations for Housing

- Socio Economic - People and Places
- Economic - Demand and Supply
- Environment- Sustainable Building Materials

Supply of land
To meet the needs of the People

Thank you