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HOUSING AND HUMAN SETTLEMENTS IN ANGOLA

REPORT AND PLAN OF ACTION

NATIONAL COMMITTEE FOR HABITAT II

Luanda - April 1996

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IN ANGOLA
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Table of Contents

- 1.0 INTRODUCTION**
- 2.0 NATIONAL COMMITTEE FOR HABITAT**
 - 2.1. Evaluation of Socio-Economic Policies at a National Level
 - 2.2. Evaluation of Urban Development, Human Settlements and Basic and Social Infrastructures
 - 2.3. Evaluation of Housing Policy
- 3.0 THE NATIONAL EXPERIENCE IN THE LAST 20 YEARS**
- 4.0 IMPLEMENTATION AND NATIONAL STRATEGY UNTIL THE YEAR 2000**
 - 4.1. Financing for Housing
 - 4.2. Decentralization and Management of Housing
 - 4.3. Needs of Women and Other Vulnerable Groups
 - 4.4. Management of Land and Environment
 - 4.5. Rehabilitation of the Building Stock
- 5.0 EXAMPLES OF BEST PRACTICES**
- 6.0 COOPERATION AND INTERNATIONAL ASSISTANCE**
- 7.0 BIBLIOGRAPHY**

1.0 INTRODUCTION

The World strategy for Habitat until the year 2000 adopted by the United Nations General Assembly, aims to provide adequate housing for all. While both Governments and the International Community were responsible for implementing this strategy, the action plans are being drawn up within each Country.

The Republic of Angola is the third largest country in subsaharan Africa with a total area of 1.246.700 Km and a population estimated at 10,5 million in 1995. This represents a low population density of only 8,0 inhab/Km, considering the African average is 21 inhab/Km.

Angola has a young population with 45% of the population belonging to the under 15 age group, 55% below 20 years and only 5% over 60 years of age. While Angola's official language is Portuguese, it is spoken principally in the urban areas and regional national languages are spoken widely in rural areas.

Angola's population has been traditionally been predominantly rural (estimated 58% rural in 1992) but this balance has shifted dramatically toward the urban during the last several years.

Angola lives in a deep housing crisis due to a combination of factors and particularly due to the lack of growth of the housing stock since the Independence in 1975. This crisis became more acute due to the War that has persisted throughout the last 20 years, in fact destroying or damaging much of the of the existing housing and social facilities.

The immediate and direct consequence of war and the destruction of the economic infrastructure has been the accelerated exodus of the rural populations to the cities. The violence of the war, particularly in the years 1992 through 1994 when the civil war resumed, caused physical destruction and the loss of life on a scale never experienced in the previous years of conflict. Whole cities have been transformed to ruins. Families were decimated and scattered through refugee camps around the cities and provincial towns which offered a relative degree of security and temporary stability. The war has fuelled this rapid rural exodus.

The already weakened urban infrastructure became almost paralysed with the influx of hundreds of thousands of war displaced. The displaced fled from rural areas and from the provincial towns which had become the focus of much of the recent fighting.

In the last 20 years, the population of Luanda (capital) grew 15 times faster than the population of the rest of the country. Urban public services, water, electricity, has become overloaded and the peri-urban settlements known in Angola as "Musseques" have swollen in number and size. At the moment, Luanda has a population estimated to be over 2.500,000 with a density of

1.163.87 inhab/Km. About 350,000 of these people have been registered as new war displaced since 1993.

As a result of all these factors and in light of the November 1994 accord which ended the fighting, the government of the Republic of Angola has begun the process of planning for rebuilding and for the rehabilitation of shattered communities. This plan includes some of the following measures:

- The social reintegration of migrants and demobilized from war
- The improvement of the situation of street children and vulnerable groups
- The creation of jobs
- The promotion of and housing development

In order to attach these problems, Angola counts on the support of the United Nations Centre for Human Settlements, as the coordinating agency responsible for the implementation of World Wide strategies in the Habitat sector. This support could take the form of technical cooperation, research and development, training and the diffusion of information and if possible the mobilization of funds through the international community for the implementation of an action plan.

OBS: Throughout this report it is quite frequent to use comparisons and statistical information from the Province of Luanda, rather than national data. This is due to the fact that what little data exists at the country level for the Habitat sector. Security has been relatively better in Luanda than most other parts of the country allowing more data to be collected.

2.0 THE NATIONAL COMMITTEE FOR HABITAT

The dimension and gravity of the Angolan housing problem demands that its resolution becomes a national priority. If the problems are to be addressed effectively all sectors of the national economy must be engaged. More active participation of various national actors is necessary to ensure that solutions are found for problems related to Human Settlements and Habitat.

By official despatch of His Excellency the Prime Minister, the National Committee for Human Settlements was created, which is a multisectoral and multidisciplinary commission bringing together different levels of Government, and public and private institutions, namely:

- Secretary of State for Housing - Coordinator
- Ministry of External Affairs;
- Ministry of Territorial Administration;
- Ministry of Planning (Institute of Physical Planning and National Direction of Statistics);
- Ministry of Public Works and Urbanism;
- Ministry of Welfare and Social Reintegration;
- Ministry of Youth and Sports;
- Ministry of Education;
- Ministry of Health;
- Ministry of Industry;
- Secretariat of State for the Environment;
- Secretariat of State for Women's Promotion and Development;
- Secretariat of State for Energy and Water;
- University Agostinho Neto;
- Government of the Province of Luanda;
- Parliamentary Legal Commission, petitions, suggestions and complaints of Citizens;
- Ecological Youth of Angola;
- Youth Association for Housing (NGO);
- Angolan Association for the Environment (NGO);
- Association of Angolan Architects;
- VDS - Urban Real Estate, Ltd;
- Tecnomóvia, lda;
- Grimex (ANGOLA), Lda;
- Loangos and Associates, Ltd;

Owing to reasons beyond the control of the Committee and due to the deadline of March 1, 1996, the present report was prepared by only a 9 member working group, namely:

- Secretariat of State for Housing (2 Architects and 1 Jurist)
- Secretariat of State for Women's Promotion and Development (1 Jurist)
- Ministry of Territorial Administration (1 Engineer)
- Ministry of External Affairs (1 Jurist)
- Angolan Youth Association for Housing (NGO)
- Secretariat of State for the Environment (1 Engineer)
- Development Workshop (1 Architect and 1 Sociologist/Demographer)
- National Institute of Territorial Administration (1 Architect)
- Representative of UNDP

Among its other responsibilities, this Committee will identify priority sectors of need in the field of Human Settlements and Habitat and will develop a national strategy for housing and make policy recommendations in this sector.

2.1. NATIONAL ECONOMIC POLICY AND STRUCTURAL ADJUSTMENT

The post-independent economy of Angola was characterized by serious macro-economic instability related to the ongoing war and policies of centralized planning. Angola came to subsist almost completely on its income from the exportation of petroleum and diamonds. From being once self sufficient in food and an exporter of a variety of other products Angola became dependent on only two export commodities and came to rely on the International Community for food aid.

From 1987 the Angolan Government put together a series of three economic stabilization programmes; Program of Governmental Actions (PAG); Economic Stabilization Programme (PEE); Government Economic Programme (PEG). These programmes had as their objectives; monetary reform and the diversification and decentralization of the economy.

These programmes suffered a serious interruption in 1993 due to the outbreak of war once more after a short period of peace in 1991 and 1992. The new wave of armed conflict stalled the development of the Country directing most of State revenues to Defense. The negative impact on the economy is demonstrated by the continuous decrease of GIP "the Gross Internal Product" 23% from 1992 to 1993.

Under these circumstances, Angola started to experience one of its most serious economic problems, inflation. Further, unemployment caused by the disruption of the economy due to the war, contributed on a large scale to the degradation and impoverishment of families. In 1993, inflation reached 1.838% against 175% in 1991 and 496% in 1992.

The labour market shows a serious instability, owing not only to the lack of work places, but also to the low level of training of the workforce. The later problem is demonstrated by the high rates of school drop-outs after ten years of age. The rate of unemployment grew to 24%.

The number of people entering the economy looking for jobs grew by 12,3% between 1992 and 1993. This increase can be accounted for by three interrelated factors: youth and adult migration, the drop-out of students from schools closed during the war and the search of jobs by women as an alternative to the loss of value due to inflation of their husband's income. Unemployment increased by 23% during the same period. This means that during a year and a half 25.702 persons lost their jobs. 67.8% of the unemployed population is in the age group under 29 years.

TABLE NO 1 - EMPLOYMENT CHANGES IN THE CITY OF LUANDA 1992/93

		1992	1993	Change 92/93
1	Total estimated population	1,683,630	1,822,407	8.2%
2	Population over 10 years	1,130,481	1,242,109	9.8%
3	Children under 10 years	553,149	580,289	4.9%
4	Economically Active population	640,111	721,970	12.3%
5	Population not Economically Active	490,370	520,239	6.0%
6	Population Employed	497,206	545,929	9.7%
7	Unemployed Population	142,905	175,941	23.0%

Source:INE. Social-demographic inquiry on the city of Luanda. Feb/1992 and June, 1993

2.1.3. Promotion of the Private Sector

There is a consensus that the problems that the Country is experiencing, namely those affecting production, can only be solved through economic, social and human development based on sustained growth. In order to accomplish this growth, it is necessary to create an environment that promotes savings and investment.

A key to the Government's reform programme is the revitalization of the private entrepreneurial sector. As early as 1988 a Bill that regulates private economic activity was passed aiming to diminish the interference of the State in the economy, to restructure and consolidate the entrepreneurial sector, the market and the economy in general, and allowing for the promotion and development of a national entrepreneurial class. Further in 1989/1990 programmes were begun to begin the transfer of state property to the private sector and restructure state enterprises. The programme continued at an accelerated pace through 1991/1992, and then became almost paralysed in 1993 due to the outbreak of fighting following the post-electoral crisis.

In December of 1993, 279 state enterprises were restructured and 1,010 units were privatized. 204 of these enterprises were small scale and included sectors of transportation and shipping.

The restructuring of state enterprises invariably lead to layoffs and staff cut backs. Programs to create employment therefore have been established and are aimed at the unemployed and to those who were willing to set up small scale family businesses. Existing enterprises were encouraged to expand and create new work places.

2.1.4. Social Consequences of Structural Adjustment

The social costs of structural adjustment allied to the extreme lack of means of subsistence of a substantial part of the population has led to the progressive impoverishment of many families. In 1991 the Ministry of Planning and UNICEF undertook a study to evaluate the domestic family economy in relationship with poverty indicators in order to try to determine the "poverty line".

Based on these studies three categories of impoverishment were measured, namely:

DESIGNATION	RATE (%)
Above the poverty line	64,4%
Chronic poverty	29,8%
Acute Poverty	5,8%

Short and long term prospects:

The Economic and Social Program of the Government launched in 1994 pointed to a rate of growth of the GIP of 2,5% (at constant prices) and gives emphasis to five sectors from which stronger economic growth was expected, namely:

• Agriculture, forestry and fishing	12%
• Mining	3%
• Industry	3%
• Construction and Public Works	3%
• Transportation and Communication	4%

Nevertheless, it is not expected that a substantial number of new jobs will be created which require high capital investments. It is expected that the national productive capacity will remain paralysed in the short term, until confidence returns after the end of the years of armed conflict. A further constraint is the slow pace of the revision of the laws that regulate the productive and economic activity. In the meantime, it is hoped that the execution of public works projects using labour intensive strategies will contribute to the growth of employment.

Informal Sector:

It is evident that the informal sector will continue to employ a significant proportion of the urban unemployed. The informal sector presents specific characteristics which contributes to its ability to adapt and flourish even during the present crisis period; among which are listed:

- Family organization and ownership
- Production on small scale
- Utilization of local productive resources and adaptive technology
- Intensive utilization of under qualified work force

- Absence of bureaucracy to render formal
- Creation of jobs at a low cost
- High proportion of women employed

The informal sector provides the only employment opportunities for many young people who can not find jobs in the formal sector. Therefore policies must be adopted which promote the growth of activity in this sector as a means of permitting the survival of large numbers of families and young people in urban areas.

2.2 Urban Development, Human Settlements and Basic Social Infrastructure

The growth and distribution of population in Angola has experienced rapid and radical alterations throughout the last 20 years linked to the economic, environmental and social factors but most importantly due to the war.

Angola has undergone an extended period of military political instability which has accelerated the migration of population from the country to the city, increasing the rate of urbanization.

TABLE NO 3 ESTIMATES AND POPULATION PROJECTIONS FOR ANGOLA

YEAR	TOTAL POPULATION			RATE OF GROWTH			Rate of Urbanization
	TOTAL	URBAN	RURAL	TOTAL	URBAN	RURAL	
1990	10,002,000	3,705,600	6,296,400	2.7%	7.5%	0.6%	37.1%
2000	13,295,000	5,428,800	7,866,200	2.9%	3.9%	2.2%	40.8%
2020	22,498,000	11,652,000	10,786,000	2.5%	3.9%	1.1%	51.9%

Source: INE, Demographic Bulletin No 4 1987, World Urbanization Prospects, ONU, 1991

Note: These forecasts were made before the 1992 post-electoral crisis which brought large numbers of people to the coastal cities. The UN estimated that there were almost 400,000 war displaced in Luanda in 1995. Estimates indicate that the accelerated urbanization had reached over 50% by 1995.

2.2.1 Urbanization and Physical Planning

From Independence until the present, physical planning has not been given a high priority. Consequently, the following can be observed in the city of Luanda, which is the political-administrative capital and main economic centre of the Country:

- a) Rapid and unplanned occupation of areas, mainly in areas surrounding the city; use of construction materials of poor quality but at relatively high costs.
- b) Absence of a network of potable water and public sewage in areas of unplanned construction that occupies more than 60% of the whole Luanda.
- c) Lack of social, educational and health facilities and an overload of the capacity of the limited systems which are already in place.
- d) Insufficient employment opportunities for rural migrant work force.
- e) Degradation of the state of conservation of housing blocks due to malfunctioning services and the lack of maintenance.

2.2.2 Luanda Demography

- In 1960 Luanda represented 4,7% of the whole population in Angola.
- In 1983 Luanda represented 12% .
- In 1996 Luanda represents 25% .
- In 1990 Luanda reached a rate of urbanization of 99,1% .
- Luanda has a deficit of 170 thousand housing units.

This data shows that there are nearly 1.350.000 families in worrying habitation conditions, either cohabiting under the same roof in a small space with other families or living in precarious houses in unsanitary conditions.

Complying with the rate of urban growth of 4,0% foreseen for the year 2000, Luanda would have to build and rehabilitate approximately 65.000 house/year in order to be able to provide proper housing for all its inhabitants in 4 years.

2.2.3 Master Plan of Luanda

The phenomenon of uncontrolled growth of the city of Luanda has generated serious concerns. The National Institute of Territorial Planning, an organization in charge of physical planning made a series of comparative studies during 1978 and 1979, with the objective of managing the growth of the city. The conclusion of the work settled upon developing the 5th version of the DIRECTOR PLAN OF THE CITY OF LUANDA.

These studies also led to the development of several urban development projects for specific areas of the city, among them "Luanda - South".

At the present time (1996) the study "Use of Urban Land and Plan for the Managed growth of the City of Luanda" is being carried out under a project of

the IRE (Infrastructure Engineering Rehabilitation Project) financed with a loan from the World Bank.

2.2.4 Luanda's Urban Growth

Population growth in Luanda is due to two factors the high rate of birth but more importantly the very high rural-urban migration rate. The rate of migration is twice that of the natural growth rate.

The growth of the population is a reflection of migration movements, social factors such as war and civil unrest and the different economic stages that city experienced throughout its history.

The evolution of the population in Luanda began slowly. From beginning of the twentieth century until 1940 there was very little growth. Growth started to increase, during the period of 1940 to 1970 when the population doubled in each decade. The annual growth rate exceeded 7%. In 1975, after independence, the rhythm of urbanization was intensified due to the growing rural-urban migration, which led to an urban overcrowding (Dr. Filipe Amado). This overcrowding led to the degradation of the physical infra-structure and the level of services.

2.2.5. Population Trends for the City of Luanda

Luanda is in the midst of a phase of rapid urbanization. A population census was last made in 1983 and there is debate today over the actual population of the city and its growth rate. In order to make population projections even until the year 2000 these conflicting estimates should be considered.

1995 POPULATION ESTIMATES FOR THE CITY OF LUANDA

Author/Source	Population Estimate
Dr. Luís Colao - demographer	2,200,400
National Institute of Statistics (INE) - demographic bulletin No 9	2,002,000
Dr. Filip Amado - Institute for Scientific Research	2,143,200

It is clear that the rate of population growth since 1983 has averaged between 6.4 and 7.2 % per year. Furthermore the average densities of residential municipal areas of Luanda increased from 40,2 inhabi/ha to 94,7 inhabi/ha from 1983 to 1995, indicating a significant increase in overall population density.

For planning purposes, it is difficult given Angola's weak statistical base and the fact that the country has for some years been in a chronic crisis condition, it is difficult to predict trends within the horizons of 5 to 25 years. For this reason two Hypothesis are drawn. One assumes that migration pressures will be maintained on the city; the second Hypothesis assumes that pressures will reduce and natural growth rates will predominate.

Hypothesis I - Today's trends of high urbanization are maintained:

If today's trends, as they are reflected in existing estimates are projected through to the year 2020 (see Table No 5), the city overcrowding will be intensified.

TABLE NO 4 ESTIMATES OF LUANDA'S POPULATION

YEAR	1995	2000	2005	2010	2015	2020
Population	2,142,300	3,227,051	4,419,712	6,908,602	10,306,557	15,159,836
Growth Rate	7.0%	8.1%	6.2%	8.9%	7.9%	8.1%

Source: Book of population and development - 1992

Use of urban land and management plan of management of growth and study about the way of improving the access and sewage systems of musseques.

From the above tables, it can be seen that Luanda will increase its already high population density. While today several municipalities are highly populated, in a few years the others will also reach saturation points with high levels of density. Urban policies should therefore focus on channelling new population to new settlement areas such as Luanda-South.

Hypothesis II - A decreasing trend

In this model it is projected that with economic growth and social stability all over the country, other poles will be developed to attract settlement. This model foresees a drastic decrease in migration to the city of Luanda. Further it is foreseen that the prevalent high rates of birth will tend to decrease due to intensive programs of family planning. These factors combine in the model to produce lower growth and urban migration trends than in Hypothesis 1.

TABLE NO 5 - ESTIMATE OF LUANDA'S POPULATION

YEAR	1995	2000	2005	2010	2015	2020
Population	2,142,300	3,091,837	3,687,801	4,382,871	5,228,162	6,122,447
Growth Rate	7.0%	7.3%	3.5%	3.4%	3.5%	3.1%

2.2.6 Right of Occupation of Urban Lands

Urban planning is a complex set of political, legal, administrative and technical actions; connected to each other with the objective of improving spacial relationships and the function of urban activities and the progressive development of human settlements.

The land, the starting point for all settlement planning. Access to land affects everything from the physical location of housing, businesses and industries to the physical distribution of social infra-structure, services, roads and transport systems.

Post independence (1975-6) laws about the confiscation and nationalization of land and property brought the huge market of urban and sub-urban land under the monopoly of the State. This made the State the absolute proprietor of the land market, most importantly in urban areas.

Due to the lack of resources, the State has limited capacity to intervene in sub-urban areas, where informal forms of land occupation do not give most squatter occupants the right to own the land which they have settled on. This situation discourages occupants of the land to invest in upgrading their housing and encourages the sense of insecurity. The lack of clarity of ownership not only creates administrative problems but results in housing areas of low standard where investments are made reluctantly.

Despite the policy changes since 1990 favouring private ownership there is still lacking a legal framework to facilitate the private ownership of land. With the exception of a regulation approved by the Government of Luanda that controls the concession of land in the province of Luanda, there is no other legislation that clarifies ownership or facilitates the access to lands. Housing development is constrained because land can not be acquired at the scale not within the time frame required. The institutional frameworks which exist are weak and can not meet the demand for land for housing.

A Law of land ownership is urgently required. Such a law would contribute to the improved management of land and would guarantee future housing and urban development programmes whether government, commercial or individual would be able to gain access to the necessary land within a market framework.

2.2.7 Planned Urban Development in Luanda

The Government of the province of Luanda is initiating the process of urban reorganization, in face of the growing over-crowding and the disorganized occupation patterns within metropolitan Luanda. There is an increase in pressure for the occupation of land and a continuing shortage of infra-structure and services. Current plans for urbanization, based on the Master Plan, cover an area of approximately 5.770 hectares. This urbanization programme, with the

infra-structure works already in progress in some cases, include housing facilities of many types. This urbanization programme aims at relieving Luanda of its over crowdedness. By putting this project in place it is hoped that it will be possible to contribute to an improvement in the quality of life of the populations that live today in problem-areas of the capital. The plan proposes to resettle these populations from "problem areas" in new settlement zones close to Luanda, once the necessary infra-structure has been prepared and is in place.

The programme aims to offer the settlers of the new urban areas the following:

- The right to choose and engage in community participation;
- Proximity between place of residence and work;
- Well organized housing of proper standards guaranteeing quality of life;
- A pleasant relation between domestic living and environment;
- Facility of transportation and communication with the centre of Luanda;
- Opportunity for personal and community development;

PROJECT "LIVE"

One of the ambitious plans of the Government of the Province of Luanda, designated as project "LIVE IN VIANA II" is proposed to be implemented according to plan which is said to be both modular and integrated. The program envisions giving a house to each re-settler, and apart from water sanitation, sewage and electricity, there will also be complementary units for education, health, sports, leisure and community participation. The project "Live" is an integrated part of the Project Luanda South.

Through the juxtaposition of successive modules, an urban nucleus will grow, always in an ordered way and always preserving the quality of life of their inhabitants.

Soon after the resettlement of Viana II, the plan foresees other settlements which will be built in a successive chain, what will enable the metropolitan area of Luanda to become decongest of its excess population.

TABLE NO 6 - DATA ON THE PROPOSED URBANIZATION OF LUANDA-SOUTH, VIANA II AND NEW NEIGHBOURHOODS

Districts	Areas (ha)	Sites Proposed	Proposed Population	Density (persons/ha)
Luanda South (*)	5,770 ha	45,000	300,000	52
Viana II	653	6,716	40,296	61.67
New Neighbourhoods (**)	911	34,229	199,985	219.52

* The residential area of Luanda-South corresponds to the neighbourhoods of Talatona, the area of Tchiungo and Benfica is of 3.120.44 hectares.

** The new neighbourhoods correspond to the affordable neighbourhoods of Golf, Camama and Sapú.

2.2.8 Basic and Social Infrastructure - Water and Sanitation

The infrastructure of water supply and sanitation has deteriorated to critical levels in recent years. The institutions in charge of managing and maintaining these systems, both at the central, or the local level, face serious technical, material and human resource problems.

Most systems built in colonial times for much smaller populations are today operating at less than 50% of their capacity. As an example, the water system for the city of Lubango operates at only 24% of its capacity; more than half of the water is lost along supply route before it reaches the distribution network.

PROBLEMS IN THE WATER & SANITATION SECTOR

The sector of water faces several problems, as follows:

- Managing companies or boards lack an adequate legal and institutional framework;
- Lack of coordination between sectors of water and sanitation;
- Lack of a policy for the development of human resources in the sector;
- Insufficient maintenance of systems;
- Almost total absence of new investment in the sector.

From the 18 provinces of the Country, only 4 (Luanda, Malange, Huambo and Namibe) any installed systems of basic sanitation or rainwater drainage, while cities like Benguela * do not have any form of formal sanitation system. Of the cities with systems in place they serve only between 13 to 30% of the present urban population.

In rural areas the supply of water is based mainly on conventional technology, wells and bore holes, fitted with manual pumps.

The rapid growth of suburban areas was not been followed by the development of basic infrastructure such as the sewerage and rain water drainage systems, water supply and electric grids.

Urban projects after the independence under the programme of self-help construction were developed without sufficient technical support or supervision; occupying land that was not suitable for housing; where no street network was laid down and not even the minimal infrastructure or basic social services were provided.

TABLE 7 SHORT TERM PLAN FOR INVESTMENT IN BASIC SERVICES

Service Type	Population Served in 1994	Shortfall in Existing Coverage	Targeted Level of Coverage by year 2002	Cost per Capita in USD	Total Investment Needed (USD)
Urban Water	2,696,000 (60%)	1,786,000	70%	230	410,000,000
Rural Water	1,348,000 (20%)	999,000	30%	90	89,900,000
Urban Sanitation	1,123,000 (25%)	798,000	30%	190	151,600,000
Rural Sanitation	674,000	891,000	20%	15	13,400,000
TOTAL					665,700 000
Assumptions:					
Urban Population in 1994 was 4,493,000 and will by 2002 grow to 6,403,000					
Rural Population in 1994 was 6,740,000 and will by 2002 grow to 7,825,000					

Urban sanitation breaks down into three interrelated problems; solid waste removal, disposal and drainage of sewage and waste water. There is no clearly enforced policy on sanitation in Angola but there is a growing consensus that the problem has reached a critical dimension, especially in urban areas where it is threatening the health of the whole population. Responsibility for sanitation policy has not clearly been assigned to any ministry or national institution.

Under these circumstances, the risk and the development of a great number of endemic, infectious illnesses, epidemic outbreaks of cholera, scabies and acute diarrhoea.

It is being observed in Luanda in particular, and in other cities of the littoral, the discharge of waste water from industrial and domestic sources as well as the coast pollution.

Sanitation in the rural world is being provided through the promotion of the construction of latrines associated to programmes of supply of water, health primary care and sanitation education

2.2.8 Education

In Angola, education is principally provided by the public sector. Following Independence the State took over exclusive responsibility for education. Since 1993 that private schooling has appeared, but at the present time the sector is still dominated by the state..

Since the Independence in 1975, schooling has been free of charge at all levels. Angola has attained a global literacy rate of 70%. Schooling is obligatory at only the 1st level (the first four years and covers the age group 6 to 14 years). Nevertheless, the number of schools in Luanda at intermediate level and above are insufficient and many children are not able to complete their education for this reason.

According to the National Institute of Statics - (1995) Luanda has a schooling rate of approximately 61,2% in the school year of 1993/94. Due to lack of school places 34% of 1st level entry students were delayed in starting their first year of school. The age of students in primary school is therefore relatively high.

The following table shows the proportion student/classroom and student/teacher

Level of Schooling	Student/Classroom Ratio	Student/Teacher Ratio
Primary Level	28	36
Middle Level	37	

School Enrolment in Luanda (1993)

Level of Schooling	Number of Students Graduating
1st level	207,764
2nd level	65,317
3rd level	28,353
Middle	12,375
TOTAL	313,809

Leaving or dropping out of school in Luanda

About 1/6 of the students until the Intermediate left school

RATE OF DROP-OUT (School Year 1993)

Levels of Schooling	Percentage
1st level	13.6%
2nd level	16.6%
3rd level	26.6%
Middle Level	16.3%

The main reasons for students dropping out of school, according to teachers are hunger, the war, the lack of interest from parents, and the need to work to support the family.

POSSIBLE REASONS FOR DROPPING OUT OF SCHOOL IN LUANDA (1993)

- 1 -Poor teaching skills from teachers (3,2%)
- 2 -Sickness (8,3%)
- 3 -Deficient physical structure of school (4,8%)
- 4 -Lack of teaching material (5,9%)
- 5 -Earlier Giving birth/marriage (1%)
- 6 -Psychic problems/children (6,5%)
- 7 -Obligatory army service (8,3%)
- 8 -Death (4,1%)
- 9 -Youth behavioural problems (8,4%)
- 10 -War (10,7%)
- 11 -Hunger (11,4%)
- 12 -Lack of parents'interest (11,6%)
- 13 -Necessity to work (8,6%)

Source; Inquiry about the opinion of teachers, SARE Luanda - 1993

Environmental/social/behavioral factors represent 34,6% (lack of interest from parents in youth behaviour, psychic problems and early birth).

Factors which are under the influence of the education programme represent only 13,5% of the cases (lack of educational material, deficient physical structure of school, poor teaching skills from teachers).

The balance of factors relate closely to economic influences such as the necessity to work and hunger.

Health

Health services in Luanda and in the most important cities of Angola can be classified as public and private. The Government manages and promotes health public services, which are mainly constituted by a net of civil and military hospitals, posts and centres of health.

Luanda has 10 hospitals, being 7 of national capacity, and from which 3 are maternities, 1 is a military and 1 is a teaching hospital. Health centres are mainly distributed in the urban surroundings. Private health centres constituted by polyclinics, centres and nursing posts as well as traditional medical posts are spread either in urban areas and in its surroundings.

Access to health public services is in a certain way compatible with the level of life of the population, although this sector of health has been suffering a degradation in the last 5 years, offering more and more inefficient services, many times helpless (*1). Differently, private services are operating in an acceptable way, being however their services within reach of a very restricted sector of the population, being an appointment for a general practitioner around 4 to 7 times the average wage of a superior technician.

According to data from INE (*2) "Social, Economic and Statistical Profile of Angola 1989/1993" Luanda has the following death rates:

TABLE NO 8 DEATH RATE

General death rate	20.9%
Child death rate	196%
Infant death rate	320%
Institutional maternal death rate	8.3%

The main causes of death in the cities are subjacent to a deficient prophylactic prevention of epidemic outbreaks, basic sanitation, as well as scarcity of potable water.

+ 1 due to the shortage of medication and medical material

+ 2 INE - National Institute of Statistics

TABLE No 9 MAIN CAUSES OF DEATH IN THE CITY OF LUANDA, 1993

CAUSES OF DEATH	%
Malaria	36,5%
Acute diarrhoea	25,0%
Measles	11,0%
Cholera	7,1%
Acute respiratory illness	5,4%
Tetanus	5,3%
Meningitis	4,0%
Other causes	5,8%

Source: INE - National Institute of Statistics - 1989-1993

3.0 NATIONAL EXPERIENCE IN THE HOUSING SECTOR IN THE LAST 20 YEARS

3.1 History of the Housing Sector since the Independence

After Independence the State became the only official investor in the housing sector. The State assumed control of properties, often uncompleted constructions, abandoned by Portuguese who left Angola at independence. The departure in 1975 of the Portuguese, as well as a substantial number of professionals and of the administrative elite reduced for a short period the great pressure for housing. These houses and apartments were nationalized by the State and distributed among Angolan citizens.

Apart from the nationalization of abandoned housing stock the state only managed to intervene through a few specific construction initiatives in certain urban areas and a few rural ones. The vast majority of the people spontaneously resolving their housing problems without State support or control. Together with rapid growth of urban immigration due to security problems in the countryside, this result in the proliferation of unplanned and unserviced residential areas in and around the old urban centres (musseques).

Owing to the political destabilization after independence, the lack of professionals and construction workers, as well as the lack of equipment and essential technical data, construction was paralysed until 1977.

Between 1980-1983, an inventory was made of state controlled housing totalling 127,568 units nation wide.

A government programme was established in 1982 for the support to self-help construction through the concession of building sites and sale of construction materials to families with low income and needing housing. In practice, however, this strategy showed limited results owing to the lack of construction materials, limited national capacity of production of building materials, high cost of imports, inefficient administration, lack of qualified professionals to implement and control this strategy and excessive centralization. As a result, only a few programmes were implemented with success.

3.2 Housing Needs and Demand

Although there are no reliable statistics on housing trends, a joined UNDP/UNCHS-Habitat estimated in 1990, that about 50 % of the total population of 10.0 millions needed adequate shelter and that the total national housing need is for about 1,000,000 housing units to be provided for: (i) new households coverage; house holding of 5 persons due to natural population increases (ii) existing households living sub-standard housing units to be improved and upgraded or replaced. Out of this, the total urban housing need was about 370,000 housing units, which would be required to cater for the

total urban population, majority of which lives in the capital city of Luanda, as well as the entire Province Luanda¹.

The post-election conflict of 1992 made the above mentioned estimates less valid, since a great deal of the rural and provincial infrastructure was destroyed during that period. For example, information supplied by UNAVEM in 1995 indicates that 80% of the housing stock in the Provinces of Huambo and Bie were damaged during the war, but only 3% was completely destroyed. The same situation occurs in the north of the province of Huila, western Cuanza South and in the south of the province of Cuanza North.

- a. The absence of adequately defined national housing policies and shelter strategies to enable the effective participation of the public, private and community sectors in housing production programme;
- b. The limited operational capacity of the relevant national, provincial, municipal and local housing institutions to plan, programme, implement, manage and maintain housing development projects (partly caused by the departure of Portuguese managerial and technical manpower just before Independence and the rapidly growing urban populations amongst other reasons);
- c. The loss of significant local financial autonomy of the relevant housing institutions (including the loss of local revenues from land rates taxes due to nationalization of land after Independence) and limited budgetary allocations for housing development and maintenance (revenue from housing development and maintenance (revenue from existing state-owned housing is not reinvested));
- d. The uncontrolled use of land, including complete lack of land development control, distribution, management and surveyed land for housing development projects;
- e. The increasing dependence on foreign building materials, components, technologies and construction techniques both due to the decreasing capacity of the local building materials and construction industry (including inefficient state-owned companies) and the adoption of expensive pre-fabricated high-rise housing construction (an inappropriate approach developed with technical assistance from Cuba after Independence);
- f. The lack of participation by the community and private sectors in the formal public housing programmes for low and middle income households in the urban areas, especially in the upgrading of existing musseques and development of site and service schemes;

- g. The non-existence of a co-ordinated action research and training programme to provide the necessary data, information and skilled manpower for integrated human settlements development.

3.3 THE SITUATION OF HABITAT SECTOR IN ANGOLA

The Angola experiences some of the same complex housing problems experienced elsewhere in the developing world.

The state came to the realization that investment of private resources was necessary and the most rational means to stimulate housing construction. Programmes which permitted "self-directed construction" should be facilitated and allowed to be implemented, even if infrastructures were not yet in place but would be installed later on.

As part of the Government's Programme of Action (PAG) of short, medium and long term planning quick, concrete actions in the housing sector were proposed through the Emergency Housing Programme and an Ad-Hoc Coordinating Commission (created by Presidential despatch No 12/90 in August 1990). Among its actions was an attempt at continuously providing serviced sites (lots) for self help low cost housing. The Emergency Programme promoted cooperation between the State, private sector, cooperatives and NGOs. The Ad-Hoc Commission was given the task of focusing attention on 8 provinces which during that period had not been severely war affected: Luanda, Bengo, Benguela, Cabinda, Huíla, Cunene, Kuanza Norte and Namibe

The Emergency Housing Programme was designed to be implemented between 1991/1993 to be contracted but using state resources. The priority within the plan was given to the rehabilitation and completion of some half finished constructions abandoned from colonial times. Further urban redevelopment work was planned for the Luanda city centre and some basic level infrastructure work was planned for new areas on the city periphery for sites and services. The programme included the construction of 3,844 low-cost housing units around the country and 200 core housing units (foundations only) for self-help construction.

By the end of the planned Emergency Programme the war had renewed itself and the programme could not be completed. Only 500 prefabricated housing units in Viana II in Luanda Province, were in fact completed by 1995 as a result of the Emergency Housing Programme.

3.3.1 Problems and Constraints in the Housing Sector

The limited results obtained through past interventions in the housing and urban development sectors are due to some key constraints, some of which broadly affect the whole of the Angolan economy and some are specific problems to the sector. Some of these constraints are listed as follows:

- a) Strong state's control over real estate property and in the building materials and construction industry.
- b) Lack of effective legal framework to transfer land ownership and property titles (whether through grant or sales).
- c) Occupation of urban buildings at independence by persons with rural and semi-rural backgrounds, combined with problems of bad management of building maintenance has led to the degradation of properties. In Luanda alone over 30 apartment buildings have deteriorated to the extent that they are no longer fit for habitation.
- d) Lack of new investments in the housing sector;
- e) Almost total paralysation of the national construction materials industry, necessitating the importation of materials and hence increasing the cost of housing construction.
- f) Non-existence of a financing system for housing development and particularly of a fund for housing loans or mortgages.
- g) A weak national entrepreneurial class capable of participating in real estate commerce, although there are foreign entrepreneurs that are involved in speculation in both property and housing.
- h) Lack of a realistic scale of public rents able to create capital for investments or maintenance (state housing rents are one of the lowest in the world (0,5 USD monthly))

4.0 IMPLEMENTATION OF A NATIONAL STRATEGY UNTIL THE YEAR 2000

The housing problem has for several years been a serious concern of the Angolan Government. The problem continues to grow in seriousness with the high natural population growth and the rural exodus without a corresponding growth in the construction sector which has in fact stagnated.

The present plan of action presents a series of scenarios taking into account that the potential beneficiaries will be able to secure the necessary inputs

including; land, infrastructure, local building materials, credit, access to the real estate market and the construction industry. For an action plan to be successful several sectors of the economy must be engaged including the community itself, private and state and private companies, international organizations and cooperatives.

Some of the factors necessary for the success of a programme are:

- a) Articulation of a programme of production of construction materials for the development of the prospective actions
- b) Development of programmes beyond the limit of the city of Luanda into a nation wide programme. This decision is aimed at reducing the number of migrants fleeing the war who themselves are contributing to the migration to the capital city and stemming the flow of skilled workers from the rural or provincial construction sector.

Within a national settlement strategy a plan of action must define specific targets and actions necessary to take to attain the targets. The national strategy is a broad outline involving many sectors both state and non-state and within which the national housing policy of the Government is situated.

To be effective, the national settlement strategy must include the following aspects:

- Needs and housing demands
- Land, infrastructure and local materials of construction
- Financial resources and credit
- Housing and real estate market
- Building materials production industry
- Availability of housing through sale and/or renting
- Accessibility of financing for housing
- Supply of urbanized lots and infrastructure for construction
- Upgrading of settlements that were informally occupied
- Program of directed self-help construction in rural areas
- Need to carry out a population census and housing need study
- Reconstruction of cities and villages destroyed by war
- Promotion of the use of local materials
- Reform of legislation and regulations dealing with construction
- The role of the Government and other players in the housing sector, including NGOs, the private sector and community groups.

4.1 FINANCING OF HOUSING

The key to the problem of financing the construction of housing in Angola lies on the mobilization of internal (national) investments and the savings of the population themselves.

Today the population of Angola, due to a combination of factors is impoverished. The cause of impoverishment include the consequences of the war, the changes implied in the reorientation of the political system from a socialist to a capitalist economy, the galloping inflation and structural adjustment policies.

The salaries of civil servants and most salaried workers have become insignificant. The Poverty Line established in 1991 is well above most civil servant's salaries by 1996.

Because of this desolate economic picture, the experts of the BANK OF SAVINGS AND CREDIT (BANCO DE POUPANA E CREDITO) have concluded that the population is not capable of saving monetary funds. And for this reason the creation of a Housing Mortgage scheme or a Savings-Account programme for housing is not presently viable.

The housing development today is constrained by major gaps in essential legislation on one hand and a set of obsolete laws and procedures that restrict housing activity on the other.

There are today already existing studies and proposals for the reformulation and modernization of housing legislation. It is hoped that these proposals will soon be enacted as legislation and gain the basis of law. Some of the proposed policies awaiting approval include:

- creation of a housing investment fund
- creation of housing-savings bank accounts
- low cost housing programme
- cooperative housing legislation
- private sector incentive scheme
- resettlement programme
- policy on rent levels

4.1.1 Public Investment:

There are a number of forms of financing low cost housing in Angola through the mobilization of public funds:

a) The direct investment of the State from their general budget. The Government has offered direct grants in the form of national currency and foreign exchange to a number of shelter sector projects.

b) National Bank institutions play a very important role in the granting of credits for monetary provisions for housing projects.

c) Fund for housing credit will in the future act as one of the main sources of capital for housing development. The Fund will be financed from rents from the proprieties of the State and possible donations from international institutions

4.1.2 Mobilization of External Investments:

Due to the shortage of internal resources, the Angolan state with its policy of cooperation with Foreign Countries and financial institutions, has depended on financial help to carry out housing projects. Examples are the Portuguese Overseas Bank, the French Savings Bank for Development - C.F.D. etc.

4.1.3 Mobilization of Private Resources:

Individual and corporate entities in possession of financial resources or with the support of bank credits have recently become involved in the construction of housing complexes, houses to be sold or rented and condominiums.

4.2 DECENTRALIZATION AND MANAGEMENT OF HOUSING

The Secretary of State for Housing has promoted the policy that housing development and management of real estate should cease to be the direct responsibility of the State, either at the central level, or at the local administrative level.

The administration of the state owned housing stock should be done by corporate entities set up to manage this sector on behalf of the government. The decentralization of the management of the state housing sector will allow corporations set up for this purpose sufficient financial autonomy to operate within market constraints and establish commercial rents and contractual agreements in an economically viable way.

Two corporate structures will be established within the public sector to implement this policy reform:

- For housing development - the National Institute of Housing Development.
- For the management and maintenance of Governmental propriety - the National Institute of Management of State Owned Housing.

Organisational reasons and staffing constraints may lead to the creation of a single institute which will be split in two in the future. The creation of the Institute(s) does not prevent political or territorial decentralization in any way.

These public entities, particularly the Institute for Housing Development will continue to work closely with the Provincial Governments, specially in the domain of urbanization, basic infrastructure, zoning and approval of priority areas for urban development and construction. This collaboration with local authorities will always respect national plans and sectorial policies of central government.

The National Institute on behalf of central government may grant the implementation of national programmes in whole or in part to local authorities through the sub-contracting of specific projects.

4.3 NEEDS OF WOMEN AND OTHER VULNERABLE GROUPS

The Angolan State defends the principal of access to services and distribution of basic resources on the fundamental principal that " all citizens are equal under the law". This principal affirms that individual living conditions must be protected and that acceptable levels of living conditions should be guaranteed within a perspective of sustainable development.

Sustainable development for the people of Angola is threatened by the impact of the war in many forms but also by relayed factors such as; the expanding desertification of significant parts of the country, soil erosion, the irrational use of natural resources and the rapid population growth. Environmental degradation has reached worrying levels. Contaminated water, inadequate sanitation, depletion of forests for fire wood, industrial pollution, over population around the principal cities and the shortage of local food production has had an impact on the general population but especially on women.

4.3.1 Women:

There is an unfavourable relationship between the very low supply of housing against the high demand for housing to satisfy the needs of the Angolan population. It is known, that women are the main managers of the basic needs of Angolan families. Women have become the main victims of environmental degradation and suffer most directly from the deterioration of quality of life.

In the present context, with the critical environment described above, women's aspirations, for a secure and stable habitat is nothing but a dream.

Actions to improve women's access to and quality of shelter:

a) To promote and disseminate information related to proper "Habitat" and the necessary conditions of hygiene in rural and urban areas in order to improve the life of populations.

b) To develop infrastructure for housing, supply of potable water, electricity, and development of road systems in rural areas.

c) To integrate demographic and gender factors in the evaluations and in the process of planning and decision making as a way of implementing a more equitable development policy.

d) To promote programs that guarantee the participation of the rural and sub-urban women in the making of policies affecting their development and well being with the objective of eliminating factors that aggravate poverty affecting women and her family.

In the economic sphere women are "invisible" living frequently outside the "formal" economy. Women have developed survival strategies with the objective of creating social-economic stability for their families. The social situation of women has worsened deeply as a consequence of war and structural adjustment, causing hunger and migration from their home regions.

These factors combined with the consequences of extreme poverty, caused the deaths of young girls, women and the elderly in particular. Many families, whose heads are women live in the poorest neighbourhoods with untreated water, and exposed to a great number environmental diseases. These "bairros" usually have no electricity, lack health services, the roads are full of rubbish and stagnant water that breeds diseases.

4.3.2 Street Children

Street children live in groups of both sexes that wander the streets of the city and live mainly on handouts given by passer-byes. They are usually in groups at street corners, in the markets and other public spaces. They often sleep on the pavements of the main streets of the city or in public gardens. The majority of children are from war zones and are orphans, others have simply lost their contact with their families due to the displacements of the war, others are from very poor families and they contribute the money collected to the family budget.

In Luanda alone there are estimated more than 4000 street children. A growing number of these groups have been helped by NGO's, churches, UNICEF, organizations such as MINARS and also by the population in general with view of taking them off the streets, providing them with shelter, organizing educational programmes and feeding them.

A Government programme has been created the "NATIONAL INSTITUTE FOR CHILDREN" to coordinate activities in this sector but has access to only limited resources. The Ministry for Social Reintegration - MINARS is initiating a project called "S.O.S. Villages" and a local radio station LAC has organized "WORK OF THE STREET" that aims at providing shelter and education for street children.

4.3.3 The Demobilized

The demobilized soldiers and in particular the war handicapped are targeted to benefit from special programmes of housing and professional training (with credit, tools, etc).

According to available data from "MINARS" the number of handicapped and demobilized soldiers is estimated at approximately 90.000.

4.3.4 The Displaced

This population Group is regarded as particularly vulnerable because they have been deprived of everything from their homes to their livelihoods because of the war. Suffering from a combination of factors this group of in-country refugees, has become dependant on aid and relief. This group includes:

- war displaced
- drought displaced
- other vulnerable groups

The displaced population affected by war and by drought is today estimated in approximately 4 million.

TABLE NO 10 DISPLACED POPULATION ASSISTED BY MINARS 1980-95

YEAR	Nº of DISPLACED	% DISPLACED OF TOTAL POPULATION	RETURNEES	% RETURNEES OF TOTAL POPULATION
1980	368.611	5,00%	25.700	0,33%
1981	401.618	5,07%	20.632	0,26%
1982	440.978	5,43%	15.562	0,19%
1983	270.780	3,25%	22.254	0,27%
1984	474.765	5,56%	17.676	0,21%
1985	484.249	5,30%	16.588	0,19%
1986	600.000	6,67%	12.840	0,14%
1987	564.250	6,11%	10.000	0,10%
1988	603.644	6,36%	7.025	0,07%
1989	603.644	6,36%	9.413	0,09%
1990	724.508	7,24%	11.801	0,12%
1991	826.944	8,04%	15.000	0,15%
1992	995.529	9,41%%		
1993	344.000	3,16%	112.000	1,03%
1994	1.479.510	13,23%		
1995	1.090.397	8,95%	100.000	0,12%

Source: Balanco de execucao de programa de actividades do sector SEAS 1981 a 1989

Planning Office - Statistics Sector - May 1992

United Nations Appeal for Angola - 1995

TABLE No 11

TABLE OF DISPLACED POPULATION DURING FIRST
QUARTER OF 1995

PROVINCE	DISPLACED POPULATION	POPULATION AFFECTED BY WAR	POPULATION AFFECTED BY DROUGHT	TOTAL OF VULNERABLE GROUPS	OBS
BIE	140.000	= . =	= . =	140.000	
BENGO	97.000	112.274	= . =	209.274	
BENGUELA	97.779	149.699	30.000	277.478	
CABINDA	= . =	18.712	= . =	18.712	
CUNENE	7.903	= . =	165.529	163.432	
HUAMBO	250.000	= . =	= . =	250.000	
HUILA	128.671	288.434	75.000	492.105	
KWANZA-NORTE	82.472	91.800	= . =	174.272	
KWANZA-SUL	80.582	374.246	38.000	492.828	
KUANDO KUBANGO	6.256	= . =	= . =	6.256	
LUANDA	117.340	205.835	= . =	325.175	
LUNDA NORTE	79.036	243.260	= . =	322.296	
LUNDA SUL	64.674	130.986	= . =	195.660	
MALANGE	45.573	93.562	= . =	139.135	
MOXICO	174.545	224.548	= . =	399.093	
NAMIBE	19.260	19.350	13.000	51.610	
UIGE	250.000	= . =	= . =	250.000	
ZAIRE	6.543	= . =	= . =	6.543	
TOTAL GERAL	1.647.634	1.952.706	311.529	3.911.869	

Source: MINARS: 1995

4.4 MANAGEMENT OF LAND AND THE ENVIRONMENT

The Provincial Governments have the responsibility for land management, to direct and manage all actions relating to urban projects, including all stages from planning, implementation, sub-division of plots and supervision of final use including financial and administrative management. The management of land use will follow the guidelines and by-laws established by the Provincial Governments.

In October 26, 1993, the Government of the province of Luanda approved a by-law that regulates the concession of land in the province of Luanda. The approval of this by-law is within the framework of Article 30 of the Central Government decree No 46-A/92 of September 9, which recommends to

provincial governments that they make the necessary adaptations of by-laws to regulate the right of land allocation.

The by-law No. 1/94 dealing with the concession of land in the province of Luanda deals with the following issues:

- The concession of land and propriety of the Provincial Government of Luanda (PGL) will be carried out on the basis of lease-hold, whatever the location, nature of use and type of construction.
- The concession of land on a lease hold basis by the Government of the Province of Luanda (PGL) will be made by public auction and can be of any land, after considering the necessities of urbanization.
- Any individual or corporation may demand that a specific piece or parcel of land, that belongs to PGL, be put on auction, without its concession granting to the person that is requesting it the right of ownership.
- PGL may also, if public interest demands it, allocate certain lands to single or collective persons, without public auction by stipulating in the respective lease the conditions of use of the land.
- The Government of the Province may define areas aimed at the construction of low cost houses by establishing provisional forms of granting rights.
- The right to land will be constituted by a term of 25 years and a maximum of 60 years, renewable for a period to be agreed in the lease, GPL notifies the interested party two years before the initial agreed term of the land.
- The managing party will fix minimal prices for the areas to be granted, based on criteria of the market value plus administrative costs of the programme.

4.5. BUILDING REHABILITATION

4.5.1. Rehabilitation of Buildings in High Risk

A considerable number of apartment buildings have deteriorated to a dangerous level due to the lack of maintenance and insufficient provision of services to support the high density populations. There is a substantial volume of repair work needing immediate intervention but almost no financial resources available from the Secretary of State of Housing to carry them out. The Secretary has made an inquiry into buildings in a state of degradation were made. The inquiry included a socio-economic study of families residing in the buildings in order to

develop a project for the provision of replacement new shelter for these people who would be displaced during the recuperation of the buildings.

The inquiry in the city of Luanda resulted in an inventory of about 30 buildings corresponding approximately to 1488 apartments in bad state of conservation. Of these proprieties 90% have serious foundation problems, caused by obstructions and infiltrations from the sewage systems of the buildings. The physical degradation of some buildings is so great that there are serious concerns for residents who are in eminent danger. Risks include electrical short circuits, structural collapse and respiratory illnesses owing to the deplorable state of the service systems.

The small enterprises of the State that were responsible for care and maintenance of the buildings were incapable of doing their work due to the lack of either technical or economic support. At the present time, it is not within the capacity of the State, through the Secretary of the State for Housing to support the investments necessary to resolve these serious problems. Alternative means must be found to overcome this serious problem of degradation of housing infrastructure. Actions proposed to be taken include:

- The sale of high-rise buildings in degradation to individuals or national and foreign companies with the technical competence and financing capacity to repair them.
- Hand over the juridical and economic responsibility to the buyer of the buildings for providing compensation to existing residents who will have to find rehousing, without the State (SEH) having to incur in any expenses.
- The State (SEH) will only assume a supervisory role in the rehabilitation programme and will focus their attention on the execution of the economic programme that has been previously drawn up.

4.5.2 Recuperation of Buildings Destroyed by War

An enormous problem exists of war damaged buildings, particularly in the cities of the plano alto provinces where fighting occurred after 1992. SEH has serious financial difficulties which limit their capacity to intervene with practical plans and programs. Under these circumstances, attempts have been made to involve private sector enterprises in a programme of rehabilitation. To date the response has been timid and few results have been seen.

SEH developed a small scale programme with the objective of immediate and rapid intervention in cities most damaged by war in the provinces of (Bie, Huambo, Uige, Moxico and Cunene).

SEH has promoted the creation of intervention brigades that would be made up of residents themselves who would be supported by experienced labourers and technicians of the State Enterprise of Property conservation, EMPROCI. Under supervision of SEH and Provincial Governments. Depending on the availability of funding the SEH aims to provide basic materials, such as bricks, cement, lime, roofing sheets and hardware.

4.5.3. Unfinished Buildings

Throughout the country there exist more than one hundred large unfinished buildings that belong to the State. They are either projects initiated but never finished by the State, or buildings, whose owners abandoned them after independence, and consequently they were nationalized and confiscated according to the laws nos 3/76 and 43/76 of 3rd March and 19 June 1976.

Attempts at completing these buildings has been complicated by that fact that most unfinished buildings have been allocated to public enterprises in years gone by who have not had the capacity to finish them. The majority of these enterprises were not able to mobilize the capital resources necessary and have left the projects abandoned.

Due to the enormous shortage of housing there is pressure to carry out the works necessary to finish these buildings. On the basis of the executive decree No 29.92 issued by the Secretary of State for Housing and the Ministry of Finances, directives have been given to overcome the financial blockages and implement a programme to complete these buildings. A programme has therefore been initiated to conclude unfinished properties by tendering the projects to private contractors having the technical, financial and operational capacity. The concluded buildings will be shared between the Secretary of the State for Housing and the private contractor involved in the project in either of the following ways:

- a) Division of finished building in proportions to be agreed in a lease agreement to be divided in ownership of space between the State and the private contractor.
- b) Complete delivery of the completed building to the private contractor against the construction, as compensation to the State, of low cost houses equivalent in floor area to the area of the original building.
- c) Sale of the unfinished building to the private contractor against the payment of an amount to be agreed.

5.0 EXAMPLES OF BEST PRACTICES

At the Country level there are several projects that have been identified as the best practices in the field of Habitat and can offer lessons and models for future project development in Angola. These projects have been developed in collaboration with Non-Governmental Organizations, State entities and communities themselves. The following are some examples:

5.1 SAMBIZANGA COMMUNITY UPGRADING PROJECT

Sambizanga Project's objective is to develop strategies to improve the services and environmental conditions of sub-urban populations that live in the "musseques" of Luanda. The project is a collaboration between Development Workshop (International NGO) and local community organizations in the pilot area of Ngola Kiluange a poorly serviced urban district of 120,000 inhabitants.

Luanda goes on growing rapidly in area and density. About three quarters of Luanda's population lives in sub-urban "musseques". The communities of musseques do not have infrastructure and public services hardly function in the areas of health and education. The Government does not have yet a clear policy of development or upgrading of the musseques, where the majority of the population lives.

Formal community structures are still weak in musseques in general, but political liberalization and the publication in 1991 of the Law of Freedom of Association led to the appearance of national NGOs and Community Based Organizations (CBOs) at a local level.

The Sambizanga Project aims to assist the most vulnerable groups in the supply of water, sanitation and primary health care through a program of physical improvement of key infrastructure structure. The project further aims at improving basic "HABITAT", by building community water collection points, promoting the construction of improved latrines for public and domestic use, improving the domestic storage of water, extending the coverage of services of primary health through social promotion, involving the participation of groups and community associations.

Participation in Management

Development Workshop made a significative effort to strengthen the systems of community participation in the management of the project. The weekly public meetings between the volunteer workers (activists) of the project and the staff of the project provides a forum where interested members of the public, project partners and visitors are encouraged to participate. The weekly meetings allow for the continuous monitoring, planning and adaptation of the project to changing circumstances. Sectorial heads meet regularly to plan the strategy of each sector in weekly personnel meetings. The committee of reference of the project composed by all Community Based partners and Departments of Local

Government meets formally with the personnel of the project in a cycle of approximately 6 months. The Committee of Reference discusses questions related to project policy and reviews the progress made in the various sectors of the project programme against intended targets.

Water Supply

The project has constructed 75 community water collection points (standposts) in Ngola Kiluange and Sambizanga bairros. The construction continues based on original technical designs that have been improved with the experience and after feedback and recommendations from users. The time of construction of a water standpost was reduced from 21 days in 1992 to 10 days in 1995. Each standpost has a committee of users and a monitor that supervises the use of the standpost on a daily basis and carries out a weekly maintenance procedure.

The standpost monitors meet monthly with the team of social mobilization of the project. Five (5) persons were trained to be in charge of social mobilization, on a full time basis. The mobilizer's job is to assist in the creation of an elected water committee, coordinate between the community and the technical team of the project, to review the supervision, technical problems, maintenance, the control of clandestine connections and plan activities of social mobilization around questions of water.

The system of cost recovery for maintenance and payment by users was introduced and is under the control of local committees.

Sanitation (improved latrines)

1400 improved latrine kits (slates and blocks to cover the well) were distributed to schools, health centres, families and settlements of displaced persons through the Sambizanga Project. The program of improved latrines was organized as a joint program of Development Workshop (DW) and Provincial Direction of Public Health (DPSP). The project promotes the use of dry-pit latrines which do not consume water and are economical to construct. The technology of improved latrines is promoted through the project network of volunteer activists and is supported by a group of full time social mobilizers who coordinate the selection of households wanting to participate, the distribution of kits, supervision of construction by householders themselves and follow-up hygiene monitoring. The project has set up two workshops making latrine slabs on a model that foresees these micro-workshops functioning as small enterprises in each of the bairros of the city.

Community Development

The Sambizanga Project strategy focused on the physical upgrading of water and sanitation conditions in the project area through a process of community development by supporting existing groups in the community. Activists of the project were recruited from partner associations from the bairro with the aim of

ensuring sustainability through local institutional reinforcement. The project simultaneously supports local government public service providers ie schools and health centres to improve services to the community in correspondence with the increased demand.

The most successful project partner groups have so far been local churches, residents associations, local NGOs and the Provincial Delegation of Health. The actions in partnership included:

- Campaigns for local rubbish cleaning
- Construction of standposts
- Construction and upgrading of Health Centres
- Construction/improvement of schools
- Social actions for the elderly
- Nutritional support for displaced children, street children and elderly
- Education for Health in health centres, workplaces and schools
- Activities of occupation of free time for children.

A very healthy feature of the project was the critical and quite active participation of partner groups in meetings of the Consultative Committee of Sambizanga Project; in which the strategies and activities were questioned and discussed. Suggestions for the future were proposed and a sense of ownership of the project by the partners was in evidence.

5.2 PROJECT OF SELF-HELP CONSTRUCTION

This project is directed to "Disfavoured communities", with the aim of helping youth who grew up in orphanages to become independent. The project gathered groups of siblings, mainly linking an older sibling to live with a younger one; helped youngsters that had never known their families to create new families, and strengthen their roots and stability in the community.

This project is directed by MINARS the Ministry of Social Reintegration with the support of Save the Children (UK).

Criteria of Participation

- Minimum of 18 years of age
- Those that have lived in orphanages for 5 or more years
- Those that do not receive family help
- Those that were registered in orphanages or other institutions of the State at the time of their enrolment in the programme

Project Principals

- Young people should assume the principal responsibility in terms of planning and building for the implementation of the project.

- The beneficiaries must understand that the final objective is for them to become independent and live without the support of the State.
- When the housing is built, it is property of the youngsters, but it cannot be sold, nor rented for a period of 3 years. The youngsters cannot move from house during the same period.
- The ownership title of the housing remains with MINARS for 3 years. After that period, if the beneficiary has complied with all conditions, the certificate of the land will go to the name of the beneficiary.-

6.0 COOPERATION AND INTERNATIONAL ASSISTANCE

The Government of Angola recently outlined their priorities for international cooperation at a roundtable conference in Brussels on 25th and 26th of September 1995. The programme focused on community rehabilitation and actions for urgent response rather than equipment and long term investments.

Angola's long and tragic war caused widespread economic disruption and the displacement of large sectors of the population. The state's financial capacity has been drained by the war and Angola has turned to the international community for assistance in national reconstruction and to assist the country's population reassume a course toward development.

In order to consolidate international cooperation in the areas of urban and community development Angola envisions close cooperation with UNCHS-HABITAT. This cooperation should include; research and training in the area of urban management; the compilation and monitoring of housing indicators; the preparation of projects on basic sanitation and urban services; consultation on housing finance, appropriate building materials; the application of information technology for human settlements; and the formulation of national housing strategies.

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