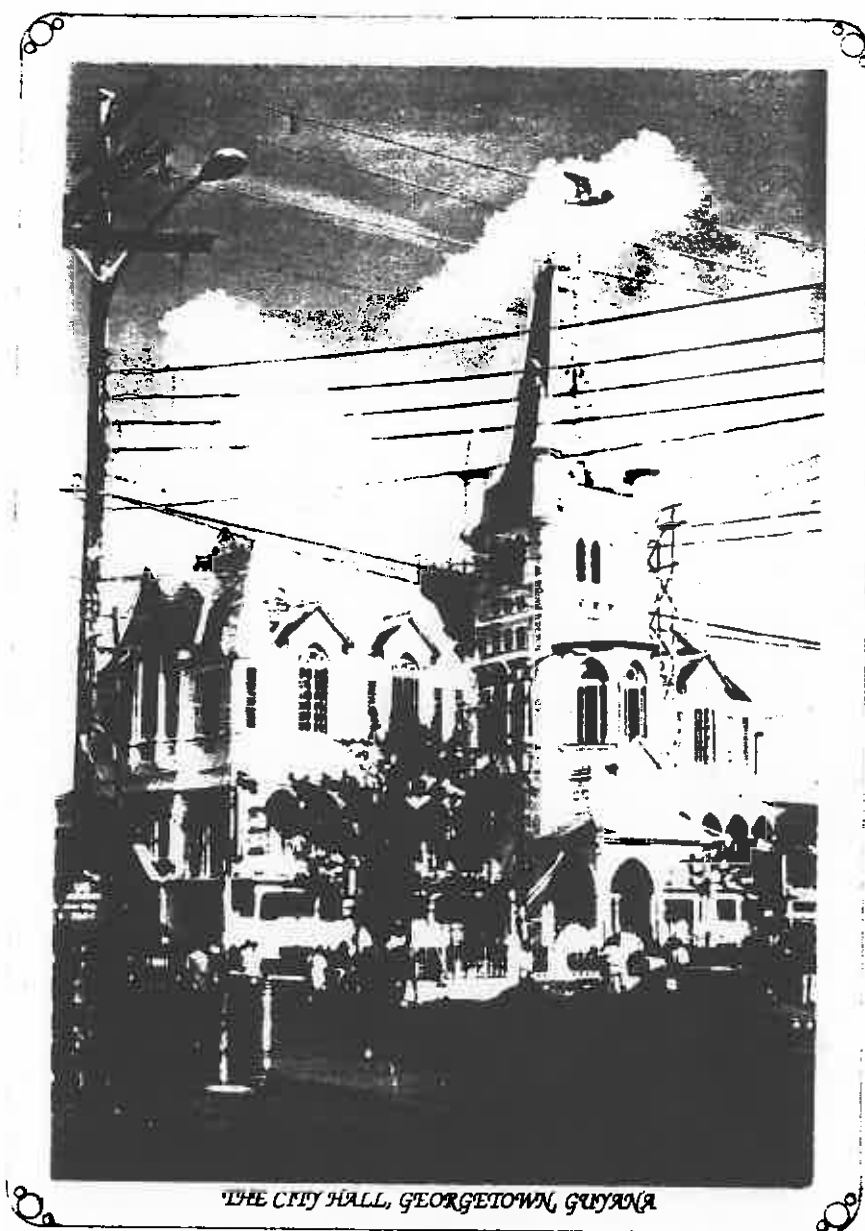


HOUSING AND URBAN DEVELOPMENT IN GUYANA



THE CITY HALL, GEORGETOWN, GUYANA

*"The City Summit"
The Second United Nations Conference on
Human Settlements (Habitat 11)
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ACRONYMS

CH&PA	Central Housing and Planning Authority
GDP	Gross Domestic Product
GHS	Guyana Heritage Society
GS&WC	Georgetown Sewerage and Water Commissioners
GUYWA	Guyana Water Authority
GUYSUCO	Guyana Sugar Corporation Limited
CBH	Central Board of Health
CBO	Community Based Organisation
NGO	Non-Governmental Organisation
IAST	Institute of Applied Science and Technology

PART A

INTRODUCTION

THE PROCESS

In accordance with recommendations from the Habitat II Secretariat in respect of preparations for participation in the Global Conference, the Government of Guyana approved the formation of a broad-based National Committee in preparation for HABITAT II. The National Committee was divided into six working groups. The focal point was the Central Housing and Planning Authority which is the central agency charged with the overall responsibility for human settlements and the National Housing Policy.

A work programme was formulated with each sub-group charged with specific functions to ensure the widest possible participation. Sub-groups consulted with non-governmental and community based organisations, housing and planning experts, members of housing groups, persons in squatting areas, women's organisations, housing co-operatives and others.

Consultations centered around issues such as credit packages, the design and cost of construction, building materials, land use, housing demand and supply, cost of infrastructure, construction skills, credit status of female-headed households, public health requirements vis-a-vis cost of land development, sanitation, potable water supply, environmental assessment, and sustainable development of the housing sector.

This work was not done evenly nor consistently across all working groups but at a preliminary series of meetings the major problems/issues in the urban development and housing sectors were identified and discussed along with specific factors relating to them. Subsequent meetings of working groups identified goals, objectives and

strategies, which were forwarded to the focal point for discussion and incorporation into the National Plan of Action and the proposed five-year (1996 - 2000) programme of activities.

THE PARTICIPANTS

The National Committee comprised the following groups:-

Group 1 All levels of government-(relevant sectoral Ministries and Agencies).

- Central Housing and Planning Authority
- Lands and Surveys Department
- Ministry of Regional Development
- Central Board of Health
- Guyana Electricity Corporation
- Bureau of Statistics
- Women's Affairs Bureau
- Guyana Forestry Commission
- Guyana Water Authority

Group II Civic Leaders, politicians, mayors, councillors, etc.

- Mayors (Deputy Mayors) All Towns in Guyana
- Councillors Anna Regina, Corriverton,
Georgetown, Rose Hall,
New Amsterdam, Linden
- Interested local and national politicians
- Civic Leaders.

- Group III
- The academic and scientific community.
 - Institute of Applied Science and Technology.
 - University of Guyana, Faculty of Architecture.
 - Guyana Association of Professional Engineers.
 - National Bureau of Standards.

- Group IV
- Grass Roots community leaders, NGOs, CBOs:-
 - Citizens' Development Committees.
 - Non Governmental Organisations
 - Community Based Organisations

- Group V
- Private Sector:-
 - Guyana Television Station
 - Demerara Timbers Limited
 - Guyana Bank for Trade and Industry Ltd.
 - New Building Society
 - Guyana Cooperative Mortgage Finance Bank

- Group VI
- Human Settlements Professionals:-
 - Dr Patrick Williams (UG)
 - Mr Len Hernandez (UG)
 - Mr Compton Dick (CH&PA)
 - Mr Satar Amin (CH&PA)
 - Mr Rawle Edinboro (CH&PA)
 - Ms Myrna Pitt (CH&PA)

PART B

HISTORICAL CONTEXT

SLAVERY AND HOUSING

Of course, previous to this, housing - (shelter, accurate term) - had been provided for slaves in the form of logies or cheaply constructed ranges. After the abolition of slavery, the ex-slaves, having left the estates, were then responsible for housing themselves.

With savings which they accumulated in the apprenticeship period (1838 - 1849), they purchased abandoned estates which, after an unsuccessful attempt to cultivate in common, they subdivided and distributed the plots among themselves for house building. Thus the Negro villages came into existence. These subdivisions were carried out without much regulation.

INDENTURESHIP AND HOUSING

The abolition of slavery was followed by indentured immigration: and free housing of a standard laid down by the Colonial Government and free hospital and medical assistance had to be provided to these workers.

Indentured immigration ended in 1917, and for some time the indentured population (mainly East Indian) remained on the sugar plantations. Formal housing relationships only came into being with the cessation of indentured immigration.

After World War II, a steady effort was made on certain plantations to improve the housing condition of the labourers. Efforts were made to persuade estate authorities to remove dilapidated buildings which were unsuitable from the public health standpoint. The estate authorities complained that any new building programme suggested by the authorities would be too expensive and such improvements that were effected happened slowly and on a small scale.

Sir Wilfred Beveridge's Memorandum of 1931 seems to have been instrumental in accelerating improvements. He suggested that the construction of ranges be prohibited and the detached or semi-detached two-room cottages be built. His recommendation was accepted and between 1933 and 1938 an aggregate of 906 cottages and 22 semi-detached houses were built.

INSTITUTIONALISATION OF HOUSING AND PLANNING

The practice of official planning in the English-speaking Caribbean is similar.

Prior to 1940, many countries experienced great difficulty in tackling their housing problems; shortage of resources being the main limiting factor. In order therefore, that the West Indian Governments could receive financial assistance, the British Government passed the "Colonial Development and Welfare Act, 1949". Those countries wishing to benefit from this facility were advised to establish a "Housing and Planning Authority". They were also advised that a necessary step towards a comprehensive housing programme was the enactment of Housing and (Physical) Planning Legislation on lines commonly accepted by Local Authorities in Britain. Such legislation would set up the "Central Authority" to control the preparation and execution of Housing Schemes and also, regulations related to Housing and Planning Programmes.

As a result the Central Housing and Planning Authority (CH&PA) of Guyana was established in 1948 under the Housing Ordinance, 1946. It was also "an ordinance (Act) to make provision with respect to the housing of persons of the working class and for purposes connected therewith". The Town and Country Planning Ordinance, was also enacted. Therefore the year 1946 marks a watershed in the history of housing in Guyana.

EARLIEST OFFICIAL INTERVENTION IN HOUSING

In 1943, the first proper studies of the local housing situation were made by the Government. These studies disclosed a housing problem of "growing dimensions" and as a result, an experimental scheme was undertaken in the county of Essequibo to build 75 houses, rehabilitate 74 and to enlarge a further 75. This was the Government's first venture into shelter provision.

THE 1954 HOUSING PROGRAMME

In 1954, on the invitation from the Colonial Government, Mr Hinckinbotham, Assistant Secretary to the Ministry of Housing and Local Government, of England and Wales, accompanied by a Mr J. C. Walker visited the country to assess the housing situation and to make recommendations. A target of 4,000 houses for the 1955-56 period was set.

This was provided for in the following ways:

- The Central Housing and Planning Authority (CH&PA) building and providing mortgages.
- Aided Self-Help building - The CH&PA providing the organisation, supervision and materials, and beneficiaries providing labour.
- Loans from the Credit Corporation - the CH&PA purchasing and developing lands which were then sold.

For needs not met by the above methods, the CH&PA, in consultation with Local Authority, built rentals. In addition, developers were facilitated in establishing housing estates.

In an attempt to meet the needs of a growing population, in 1961, the Town and Country Planning Department was established as an entity separate from the Housing Department, to handle Physical Planning issues which had become rather urgent and complex. This development had in fact given effect to the recommendation made by a working Party in 1957, which observed that the Planning Section, as it existed within the Housing and Planning Department, had been devoting the greater proportion of its time to work in connection with the Department's "low-cost housing programmes" and consequently other planning needs in both rural and urban areas did not receive due attention.

THE 1966-1972 DEVELOPMENT PROGRAMME

The 1966-1972 National Development Programme emphasised "self-help" housing. G\$24.5Mn was allocated for housing and physical planning purposes including the purchase and development of land, aided self-help housing, the construction of Housing for rent, maintenance for Government housing estates; redevelopment in Georgetown and Wismar/Christianburg; and staff development projects. Land development was really the core of the plan.

The policy position of the Government with respect to housing was that it was a problem to be shared jointly by Government and private enterprise. Also included in the National Development Programme were schemes for regularising Greater Georgetown, Wismar/Christianburg, Lodge and La Penitence areas.

THE 1972 - 1976 DEVELOPMENT PLAN

The 1972-1976 Development Plan (in fact a draft which by 1976 was "rolled over" for a further two years included an accelerated housing programme which was expected to cost about G\$250Mn. The basic objectives of this programme were:

- To "house the nation" by the end of the planned period.
- To develop building designs and methods which utilised more local materials and thus contributed to the reduction and stabilisation of construction costs.
- To improve the level of skills and thereby contribute to the lower cost of construction through increased efficiency and higher productivity in the building trades.

The plan envisaged that Government would have developed land and sold it at cost per development. Land speculation was to be brought under strict control. The programme of land development also took into account new settlements in hinterland areas.

The financing of the housing programme was to be done from the resources of Central and Local Governments, cooperatives, private companies and individuals. Incentive in the form of tax relief was granted to developers.

The Guyana Cooperative Mortgage Finance Bank was established in 1973 (on the dissolution of the Guyana Credit Corporation) with an equity of G\$30Mn wholly subscribed by Government, and a loan capital of G\$120Mn; it handled most of the Government's housing financing. Not less than 80% of the Bank's funds was to be lent to borrowers in the low-income group; the rate of interest was below the normal market rate and repayment periods were extended over 20-25 years.

Notwithstanding the construction of the National Development Plan, for all intents and purposes, Guyana seems to have been operating without a plan. The major development decisions were stated in annual budgets. This position did not change establishment of the State Planning Commission in 1978. However, Housing Schemes were implemented in the 70s which is considered the hey-day of aided self-help housing.

THE 1981 HOUSING POLICY

The "Housing Policy" of 1981 was formulated by Habitat Consultant, Donald R. Hanson. It was in a programme to build 3,000 housing units in 1982, with a projection that the house building rate should increase 5% per year in the subsequent five years.

The supporting mechanisms for the implementing of this programme, for finance, land, manpower and infrastructure, were detailed. However, the programme failed for it did not adequately account for the difficult economic climate of the time.

POLICY FRAMEWORK 1986.

The Policy Document of 1986, like its immediate predecessor, was formulated from a technical point of view. It was the first attempt to comprehensively deal with the housing problem. Various strategies were proposed in response to the fact that a comprehensive housing framework had to incorporate a wide range of policies. For example, included were issues of land management and organisation which were treated in some detail .

DESCRIPTION OF CURRENT POLICIES

The current policy with respect to housing is documented in "Government of Guyana Housing Policy" which was laid before Parliament, early in 1994.

It takes account of the premises of the present ruling party and the context of a decrepit economy that is tied to international financial institutions with views on settlers' provision that are radically market-oriented. In the past, governments had their provided housing as a part of their social responsibilities.

Housing need is projected to the year 2000 vis-a-vis effective demand: issues such as affordability, rental market, destitution, squatting, infrastructural provision and sector administration are analysed. The following are some of the areas dealt with by the 1994 policy document:

INSTITUTIONAL RELATIONSHIPS

- The Central Housing and Planning Authority is to be restructured and upgraded and will continue to be the Government instrument through which the housing sector will be facilitated and policies constantly upgraded;
- the Housing, Town and Country Planning, and Condominium Acts are to be brought up to date;
- a modern Building Code is to be designed and implemented;

FINANCING:

The Government will seek to provide low-interest mortgages to low-income borrowers.

The general goal is to be achieved by a mixture of the following:

- direct Government subsidies to CH&PA to provide minimal sites and services .
- Government will facilitate low-interest borrowing on the international market and will encourage and support national and international organisations that wish to provide low-interest mortgages;
- the Guyana Cooperative Mortgage Finance Bank will be restructured to deal specifically with low-income groups .

LAND DISTRIBUTION

Land distribution for house construction will be accelerated: basic infrastructure is to be installed over a realistic period with community participation and other institutional assistance. Distribution will be done through Regional land distribution committees.

SQUATTING AND COMMUNITY DEVELOPMENT

Government saw in the existence of squatter settlements a clear demonstration that people were willing to make significant investment to provide shelter for themselves. As such Government will regularise selected squatter communities using a community participation strategy to properly mobilise and organise community resources. This strategy will also be used to upgrade depressed urban areas.

HOUSING MARKET:

The liberalisation of the Housing Market is an essential feature of Government's plans to provide shelter and this will be effected by:

- the provision of land for private sector construction;
- incentives to private contractors building for low-income groups;
- speedy processing of applications for housing land.

PRIVATE SECTOR PARTICIPATION

Government will facilitate the private sector by :

- providing it with land for development;
- seeking joint venture arrangements between Government and local/international firms;
- contracting out technical Services to the sector.
- reducing legal and regulation costs.

RENTAL AND DESTITUTION

While taking account of the need to protect tenants, Government will seek to liberalise the housing rental market: The following actions will be taken:

- the Rent Restriction Act will be liberalised to allow property rents to reflect maximum market values;
- there will be a register of all landlords;
- Government will provide land to developers who wish to build for rental;
- concessionary mortgages will be available to developers who will build to rent to low-income groups;
- encouragement will be given to non-government charitable institutions wishing to provide assistance for persons who cannot afford to purchase or rent;

- market rentals will be subsidised where necessary;
- Governmental controlled rentals will be sold to current tenants.

AFFORDABLE BUILDING MATERIALS

Through the Institute of Applied Science and Technology (IAST) Government will continue to facilitate the development of alternative, preferably, low-cost, building materials.

CONSUMERS' PROTECTION

Government is committed to:

- encourage the growth of strong consumer representative arrangements;
- provide legislation for the registration and control of developers, estate agents and landlords;
- providing a building code through which developers can be accessed.

THE BROADER SETTING

At the National level, by the end of the 1980s the Government of Guyana controlled nearly 80% of the economy and had created its own financial institutions, such as the Guyana National Cooperative Bank, the Guyana Cooperative Mortgage Finance Bank, ultimately and the Guyana Agricultural and Industrial Development Bank. This process of state ownership led to economic stagnation and decline.

Economic performance during this period was varied. In 1970-1975 the economy grew by 4% per annum mainly as a result of favourable prices for the country's major export commodities- rice, sugar, bauxite and the rapid growth of government expenditure. The increase in oil prices in 1973 and 1974 was offset by a boom in the price of sugar during 1974-75. However, 1975-1980, saw a fall in the price of sugar and a reduction in the demand for bauxite with a corresponding contraction of the public sector. Deficits and external debt increased and the resource gap widened to 12% of the Gross Domestic Product. This decline continued into the 1980s.

The level of output in 1988 was only 68% of the 1976 level. Technical, organisational and financial problems beset the nationalised industries and this, combined with reducing demand, led to stagnation in output and a decline in government revenues. Inflation which averaged 20% per annum during the 1980s rose steeply to 89%, 65% and 60% during the years 1989, 1990 and 1991 respectively.

The foreign debt increased to an uncontrollable level. By the end of the 1980s it was US\$1,391,900. The government was unable to service this debt which resulted in a massive reduction (48% between 1970 and 1980) of real income. Mass migration and negative population growth resulted.

An IMF/World Bank Economic Recovery Programme (ERP) was introduced in 1988 and is still in place. The Programme called for a reduced public sector, the removal of price controls, the elimination of import restrictions, free market in the sale and purchase of foreign currencies, privatisation and the rationalisation of the public sector.

In 1991 the ERP began to impact positively on the economy, GDP grew 6%, 7.7%, 8.3%, 8.5%, 5.5% in 1991, 1992, 1993 and 1995. Inflation dropped from 65% in 1991, to 8.1% by 1995. During this period, the Housing Sector had changing fortunes. The "boom" decade for the sector was 1970 to 1980 in which US\$250 was invested. Apart from being a direct provider, through the promotion of aided self-help schemes, construction of rental-purchase apartments, the promotion of housing co-operatives, and the provision of serviced land, central government also facilitated and encouraged the private sector to invest in housing by introducing various tax concessions for housing development.

Some 12,000 persons were housed between 1970 and 1980. However the rapid decline of the economy in the 1980s heralded a period of severe austerity with an accompanying collapse of the social and physical infrastructures.

THE URBAN CONTEXT

THE CAPITAL CITY OF GEORGETOWN

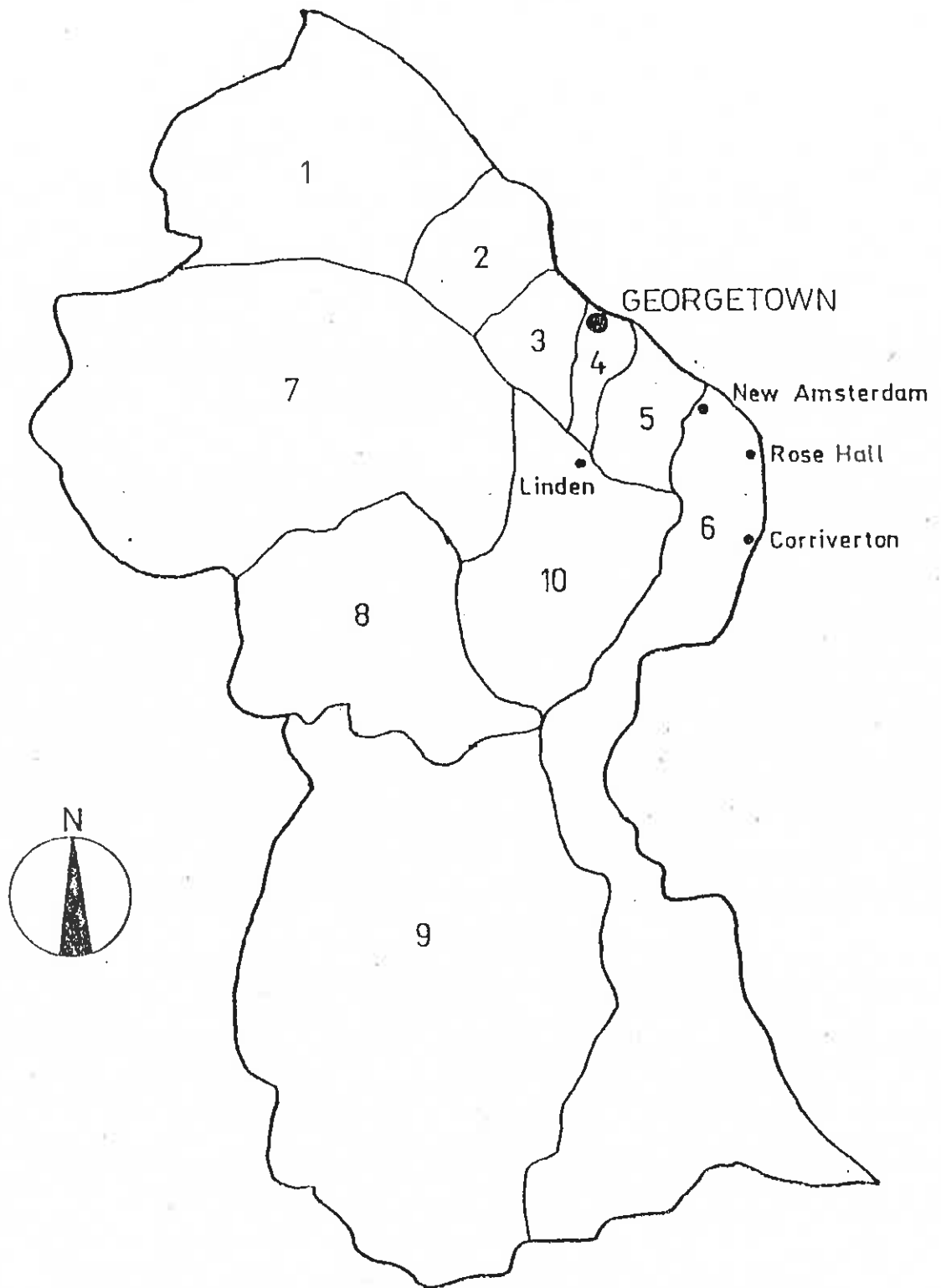
Administrative Designation	Municipal
Extent hectares (ha)	3,749.1
Population 1980 & 1991	167,839 & 151,679
Average Annual Growth (1980-1991)	0.92 per cent
Density 1991 (person/ha)	40.4

NATIONAL CONTEXT

According to the Gazetteer of Guyana (1974), Georgetown is located at the mouth of the Demerara River on the right bank (see map 1). It is the primate urban centre with a population of 151,679 : 68.6 per cent of the total urban population of 221,173 in 1991. The population of Georgetown is significantly larger than the other urban centres: Linden, 28,560, New Amsterdam, 18,480, Rose Hall, 6,796, Corriverton, 13,429 and Anna Regina, 2,229.

A "Georgetown Planning Area Development Plan Year 2000" was prepared in 1982. It consisted of an analysis of the regional impact of Georgetown on its environs and on Guyana as a whole. It states:

MAP 1
LOCATION OF GEORGETOWN.



"Georgetown, the administrative, industrial, commercial, cultural and political centre of the country, is strategically located with respect to the country's areas of population concentration, areas of production, transport and communication, import and export of commodities.

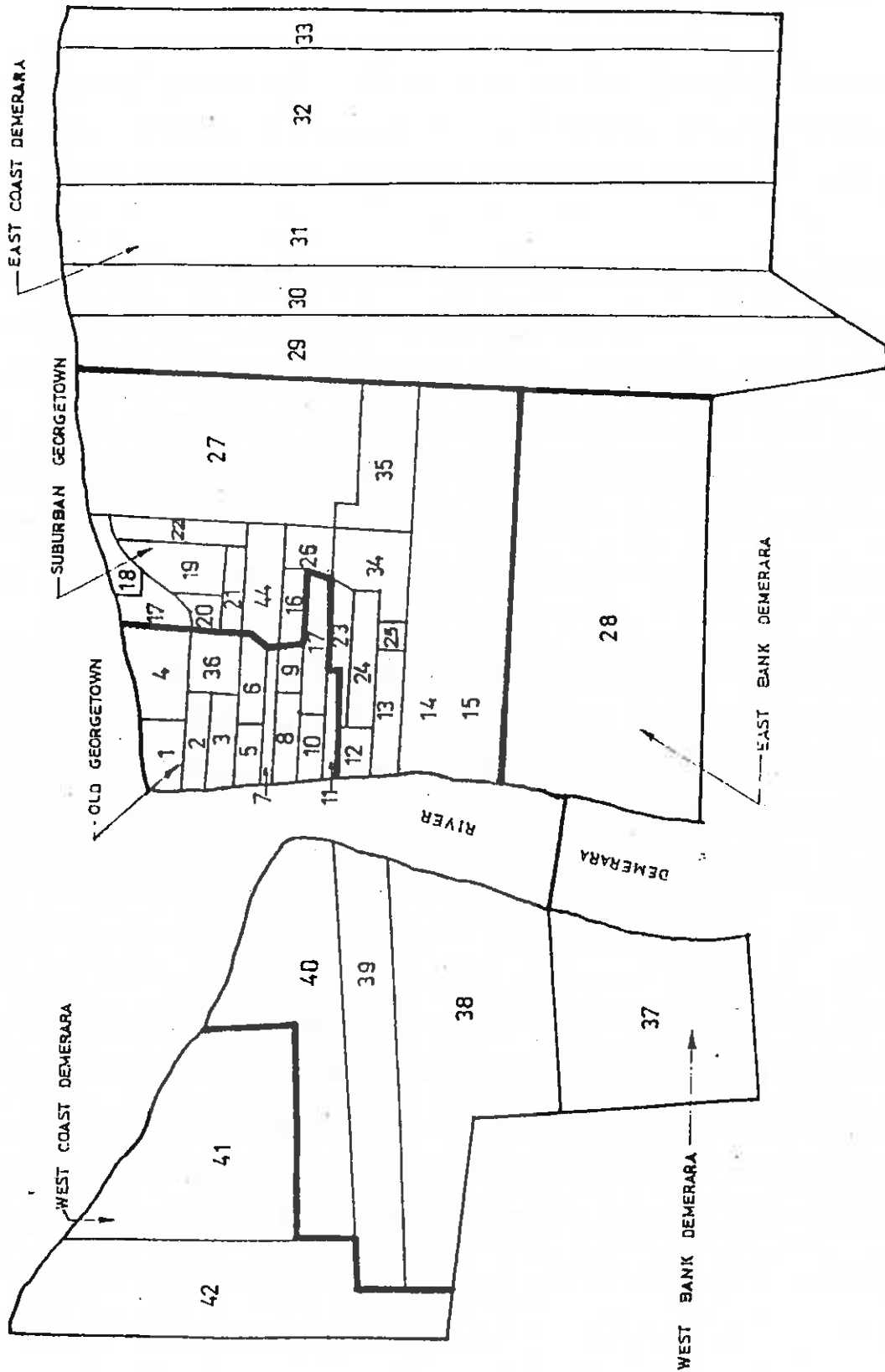
Population distribution of Guyana indicates that nearly 87 per cent of the population of the country is concentrated in the coastal areas, a narrow strip of land containing most of the agricultural activities; about 4 per cent (of the population) is distributed in the Linden and Bartica areas. Thus..... over 90 per cent of the population of the country is located close (within a distance of 160 km) to Georgetown."

In terms of exports, except bauxite..., the other two major exports of sugar and rice are handled by (the) Georgetown port. Most of the processed sugar... is brought to Georgetown for distribution and export. Similarly, the Guyana Rice Board, located in Georgetown, collects the processed rice from the two main rice producing regions... and exports it abroad. Similarly, all the imports of general and consumable goods are handled by (the) Georgetown port...

By virtue of its size, role and national importance, Georgetown also has the highest order of community facilities in health, education, administration, commerce, marketing and transportation in the country as a whole. The location of international and Caribbean regional institutions... gives the city an enhanced role, prestige and importance." (Georgetown Planning Area, Development Plan, Year 2000! Vol 2, 1982:15)

For this report we used the same geographical divisions for Greater Georgetown as are contained in the Georgetown Plan. Georgetown is divided into Old Georgetown, the central district of the urban area, and suburban Georgetown; the rest of the city surrounding the centre. (See Figure 1) There are four peripheral areas: East Bank Demerara, East Coast Demerara, West Bank Demerara and West Coast Demerara.

FIGURE 1
GREATER GEORGETOWN
URBAN AREA



POPULATION

As the capital and primate urban centre of the country, Georgetown is the most important human settlement area in Guyana. As described above, it has a major impact not only on the immediate region but on the entire country.

While Georgetown has experienced moderate population growth in recent decades increasing from a 101,644 in 1946 to 151,679 in 1991, the average annual growth rate has been declining over this period from a high of 2.74 per cent between 1946 and 1960 to a negative of -0.92 per cent from 1980 to 1991 (Table 1). The population of Old Georgetown has been declining since 1946 from a high of 73,382 to 48,842 in 1991. The rate of decline for the last decade was the highest at -1.25 per cent. This decline in population growth is true for the entire country.

The suburban population increased from 28,262 in 1946 to 111,744 in 1991: an average growth rate between 1946 and 1960 was 7.26 per cent. It must be noted however, that there has been an increase in the population of Georgetown of some 50,035 from 1946 to 1991. At this point, it must be mentioned, that the housing stock in 1946 was 18,540 and that this has since increased by 13,824.

The latest data available (1991 on age distribution) have been grouped with the working age and dependent populations (Table 2). When compared to the figures for the country as a whole there are some variations. As should be expected, the percentages of working and retired populations are higher by 1.9 and 0.5 per cent respectively. However, the percentages of pre-school and school-aged children are lower.

Table 1

METROPOLITAN POPULATION GROWTH

1946 - 1991

	POPULATION 1946	1960	1970	1980	1991	1946-60	POPULATION ANNUAL 1960 - 70	CHANGE GROWTH 1970 - 80	AVERAGE RATE 1980 - 91
Old Georgetown	73382	72964	63184	56095	48842	(418) - 0.04%	(9,780) - 1.43%	(7,089) - 1.18%	(7,253) - 1.25%
Suburbs	28262	75427	100,855	111744	102837	47,165 (7.26%)	25,428 2.95%	10,889 1.03%	8907 - 0.75%
Georgetown	101644	148,391	164039	167839	151679	46,747 2.74%	15,648 1.01%	3800 0.23%	(16160) - 0.92%
GEORGETOWN PLANNING AREA	132,169	199,169	229,792	238,550	224,665	67,000 2.97%	30,623 1.44%	8,758 0.37%	13,885 - 0.54%

SOURCE: GEORGETOWN PLANNING AREA Development Plan Year 200,
1980/1991 Census.
Bureau of Statistics.

* According to "Georgetown Planning Area, Development Plan Year" 2000, Vol 2, the Georgetown Planning Area comprises Georgetown (Old Georgetown and Suburbs) and the peripheries (East Coast Demerara, East Bank Demerara, West Bank Demerara and West Coast Demerara).

Table 2
AGE DISTRIBUTION/GEORGETOWN
(1991)

AGE CATEGORY	GUYANA	OLD GEORGETOWN	SUBURBS	TOTAL
Preschool < 5	85,107 11.8%	4,861 9.9%	10,823 10.5%	15,684 10.3%
School 5 - 19	247,429 34.4%	15,736 32.2%	35,111 34.1%	50,847 33.5%
Working 20 - 54	326,380 45.4%	23,438 47.9%	48,300 46.9%	71,738 47.3%
Retired 55 +	59,469 8.3%	4,807 9.8%	8,603 8.4%	13,410 8.8%
Not Stated	20 0.0%	- -	- -	20 0.0
TOTAL	718,405	48,842	102,837	151,679

SOURCE 1991 Census Bureau of Statistics

Compiled by CH&PA

SIZE AND LOCATION

Georgetown is bounded on the north by the Atlantic Ocean, on the west by the Demerara River, on the south by the village of Agricola and on the east by Cummings Lodge. The total extent of the city is approximately 3,749.1 hectares. Old Georgetown is made up of eighteen wards amounting to 757.8 hectares and the suburbs, of 2,991.3 hectares. Table 3 and Figure 2 show the extent and locations of the wards. There are some minor differences between the calculated extent of Georgetown by CH & PA and that used for land use calculations by the Georgetown Plan.

LAND USE

Ever since settlements in Georgetown emerged in the 16th century, land use patterns have changed continuously. Wards were added in rectangular grid patterns in much the same manner as in England and Holland. However, it was not until a huge fire destroyed parts of Wortmanville in the mid 1940s that serious thought was given to urban planning.

In 1961 the Town and Country Planning Department of CH&PA was created to prepare planning schemes. This period witnessed a significant growth of Georgetown in both the easterly and southerly directions.

In general, twelve categories of land use can be identified in the Georgetown Planning Area (Table 4.) These are: residential, mixed residential/commercial, commercial, offices, health centres, community centres, etc., public utilities, streets and transportation, vacant land, agricultural land, cemeteries, open spaces and recreation.

Table 3
SIZE AND HOUSING UNITS
(1991)

		SIZE (ha)	HOUSING UNITS	% OF SUB- TOTAL	UNITS ha
	OLD GEORGETOWN				
1.	Kingston	64.0	424	3.9%	6.6
2.	Cummingsburg A (North)	66.0	917	8.5%	13.9
3.	Cummingsburg A (South)	52.5	729	6.8%	13.9
4.	Plantation Thomas	140.0			
5.	Robbstown/Lacytown	46.4	620	5.8%	13.4
6.	Bourda	44.0	937	8.7%	21.3
36.	Alberttown/Queenstown	71.4	1914	17.8%	26.8
7.	Stabroek	36.0	273	2.5%	7.6
8.	Werk-en-Rust	51.4	1137	10.6%	22.1
9.	Wortmanville	29.6	1292	12.0%	43.6
10.	Charlestown	40.0	1217	11.3%	30.4
11.	Albouystown	27.0	1307	12.1%	48.4
43.	Le Repentir	89.5	-	-	-
	Sub-Total	757.8	10767	100.0%	14.2
	% of Grand Total	20.2%	33.3%		
	SUB-URBAN GEORGETOWN				
12.	Alexander Village/ La Penitence	25.7	682	3.1%	26.5
13.	Industrial Site	76.4	83	0.4%	1.1
14/15	Plantation Houston/ Rome	905.5	1598	7.4%	1.8
16.	Lodge	69.0	1810	8.4%	26.2
17.	Kitty Village	106.0	3089	14.3%	29.1
18.	Subryanville/Bel Air	56.5	447	2.1%	7.9

		SIZE (ha)	HOUSING UNITS	% OF SUB- TOTAL	UNITS ha
19.	Campbellville	119.0	2523	11.7%	21.2%
20.	Newtown Kitty	29.9	1079	5.0%	36.1
21.	Bel Air Park	38.3	293	1.3%	7.6
22.	Lamaha Gardens/Prashad Nagar	71.2	474	2.2%	6.6
23.	La Penitence	96.1	2220	10.3%	23.1
24.	Ruimveldt	81.8	1893	8.8%	23.1
25.	Roxanne Burnham Gardens	34.0	443	2.0%	13.0
26.	Meadow Brook/D'Urban Back Lands.	72.1	368	1.7%	5.1
27.	Sophia/Cummings Lodge	933.0	1036	4.8%	1.1
34.	Tucville/Ruimveldt	112.5	2417	11.2%	21.5
35.	Ruimveldt Gardens/ Festival City	164.3	1142	5.3%	6.9
44.	Botanic Gardens	72.4	-	-	-
	Sub-total	2,991.3	21,597	100.0%	7.2
	% of Grand Total	79.8%	66.7%		
	GEORGETOWN TOTAL	3,749.1	32,364		8.6

SOURCE: Compiled by CH&PA 1991 Census

FIGURE 2
WARDS IN GEORGETOWN

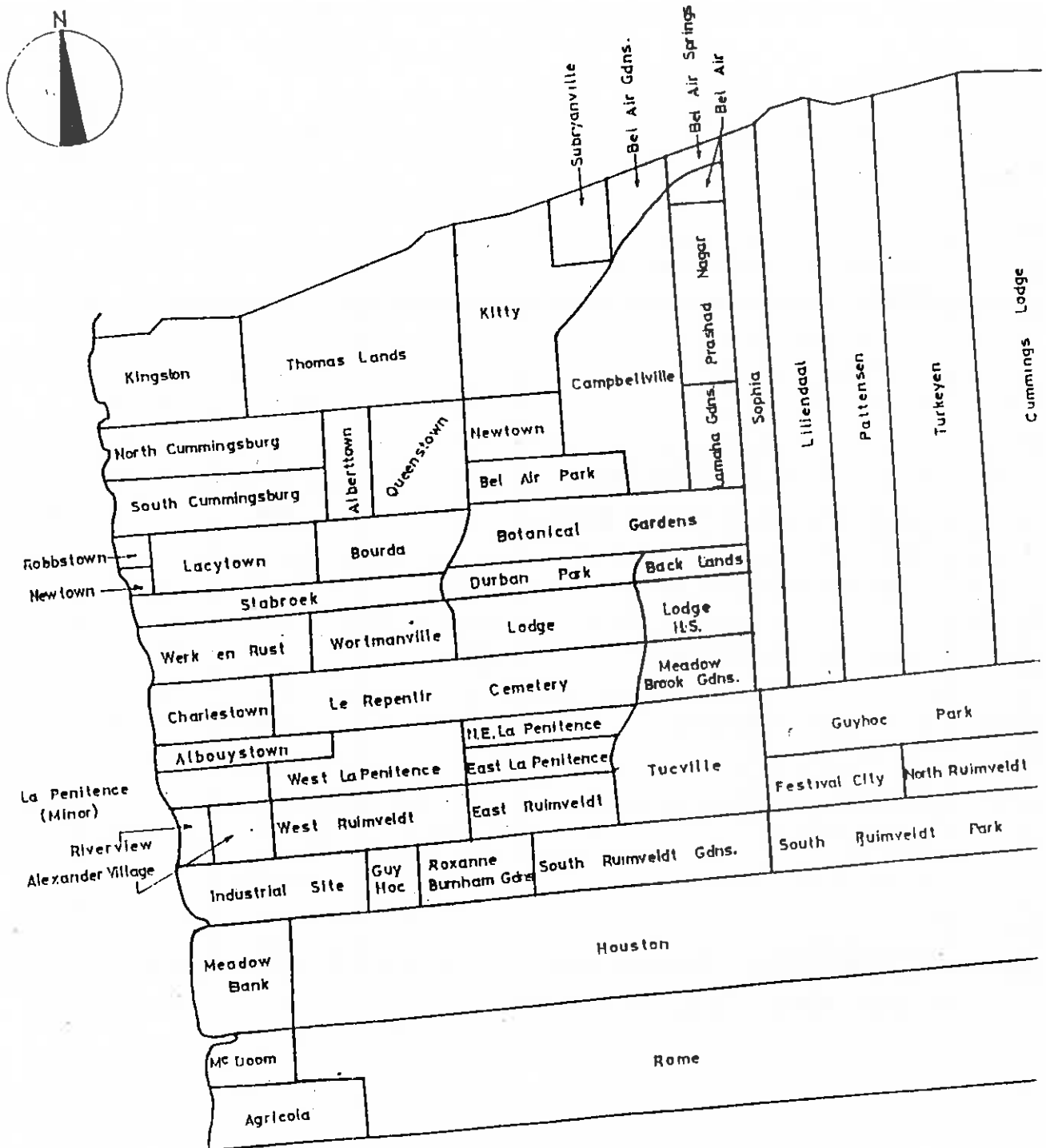


Table 4
Land Use Pattern
(1981)

	OLD GEORGETOWN		SUBURBS GEORGETOWN		TOTAL	
LAND USE	ha	%	ha	%	ha	%
Residential	144.04	20.53	556.48	38.27	700.52	32.76
Residential/ Commercial	32.49	4.63	13.94	0.97	46.43	2.17
Commercial	25.77	3.67	7.94	0.55	33.71	1.58
Offices	26.23	3.74	5.14	0.36	31.37	1.47
Industrial	23.46	3.34	56.68	4.08	82.14	3.84
Commercial Facilities	69.88	9.96	95.81	6.67	165.69	7.75
Public Utilities	5.16	0.74	2.62	0.18	7.78	0.36
Streets	218.27	31.12	356.83	24.83	575.10	26.89
Recreation	57.57	8.21	130.24	9.06	187.81	8.78
Cemeteries	77.11	10.99	7.21	0.50	84.32	3.94
Vacant Land	21.46	3.06	202.26	14.07	223.72	10.46
Sub-total	701.44	100.00	1437.15	99.99	2138.59	100.00
Agriculture	11.80	-	3110.71	-	3831.95	-

SOURCE: The Evolution of planning and Urban Growth in Georgetown
1974 - 1982: UG Student Project.

A land use survey conducted by the CH&PA in 1991 indicated that the largest uses of land in Old Georgetown were for streets and residential purposes. These comprise 218.27 hectares (31.2%) and 144.04 hectares (20.53%) respectively. By generally accepted planning standards, the use of almost one third of land for roads would be considered on the high side but is justified by the extensive drainage requirements of Georgetown. By comparison suburban Georgetown shows figures of 356.83 hectares (24.83%) for roads and 556.48 hectares (32.27%) for residential land.

While actual statistical data for land use changes between 1980 and 1994 is unavailable, field visits indicate that land use changes have been mainly in the area of residential and commercial uses. The area in which significant changes seemed to have occurred are Sophia\Liliendaa\Turkeyen. This area lies to the east of the built-up suburbs of Georgetown, between Prashad Nagar and the University of Guyana. Most of the lands in this area were abandoned sugar lands owned by the Guyana Sugar Corporation and has been taken up by squatters. Significant squatting have also taken place in various open spaces, and along the road reserves of major roadways. As such, it should be noted, that most of the land use changes for residential purposes are informal development: an issue that is being given urgent attention by the Government.

Land use changes in Old Georgetown have been marginal. New developments for residential and other purposes have been confined primarily to infilling where vacant lots existed and in some cases where changes in land use occurred.

SHELTER

According to Table 3, Old Georgetown appears to have a very high density of housing units per hectare when compared with suburban Georgetown. The average density for all the wards is 14.2 per hectare. However, there are wards with considerably high densities. These are Bourda 21.3, Alberttown\Queenstown 26.8, Charlestown 30.4, Werk-en-Rust 22.1, Wortmanville 43.6 and Albouystown 48.4.

Except for Alberttown\Queenstown, all wards with above average housing densities are working class areas of Georgetown. In the case of Alberttown\Queenstown, the high density is due mainly to Alberttown which is a working class ward.

Table 5 provides data on housing by types for 1991. According to the table, undivided private houses formed the largest single category, accounting for 42.9% of dwelling units in Georgetown. The second largest category is Flat\Apartment about 27.4 per cent of all units.

Table 6 provides basic data on housing by year of construction to 1980, showing that 52.5 per cent of the total of 35.292 building units in Georgetown were constructed before 1960. From observation made around Georgetown as well as the available data, it is evident that there is an urgent need for construction and maintenance if a significant portion of the housing stock in the city is not to be lost. This need seems to be greater in Old Georgetown than in the suburbs. The data indicate that whereas 63.1 per cent of all the units in Old Georgetown are over thirty (30) years old, only 46.3 per cent of housing units in the suburbs are in the same category.

Note: (Information on Housing by year of construction for 1991 is unavailable, the 1980 census was used).

Table 5

HOUSING TYPE

(1991)

	UNDIV PRIO HOUSE	PART PRIO HOUSE	FLAT/ APART CONDO	TOWN HOUSE	DOUBLE HOUSE DUPLEX	COMBINED BUSINESS DWELLING	BARRACKS	OTHER	TOTAL
OLD GEORGETOWN									
Kingston	215	170	34	-	3	1	-	1	424
Cummingsburg A (North)	506	199	170	2	6	31	-	3	917
Cummingsburg B (South)	264	218	214	24	2	6	-	1	729
Plantation Thomas	-	-	-	-	-	-	-	-	-
Robbstown/ Lacytown	129	81	326	9	3	72	-	-	620
Bourda	351	150	320	47	24	42	-	3	937
Albextown/ Queenstown	886	401	494	79	6	39	1	8	1914
Stabroek	138	78	34	8	4	10	-	1	273
Werk-en-Rust	510	169	400	1	2	52	-	3	1137
Worlmanville	665	330	254	2	18	21	2	-	1292
Charlestown	434	315	392	10	-	60	4	2	1217
Alboustown	516	367	307	22	20	58	16	1	1307
Le Repentir	-	-	-	-	-	-	-	-	-
Sub-Total	4614 42.9%	2478 23.0%	2945 27.4%	204 1.9%	88 0.8%	392 3.6%	23 0.2%	23 0.2%	10767 100.00%
SUBURBAN GEORGETOWN									
Alexander Village/ La Penitence	271	229	170	10	-	2	-	0	682

	INDIV PRIO HOUSE	PART PRIO HOUSE	FLAT/ APART CONDO	TOWN HOUSE DUPLEX	DOUBLE HOUSE DWELLING	COMBINED BUSINESS DWELLING	BARRACKS	OTHER	TOTAL
Industrial Site	40	1	42	-	-	-	-	-	83
Plantation Houston Rome	1028	313	240	-	4	10	-	3	1598
Lodge	694	316	753	3	8	31	-	5	1810
Kitty Village	1325	692	1007	6	6	36	3	14	3089
Subryanville/ Bel Air	323	78	37	1	5	3	-	-	447
Campbellville	1214	808	456	1	8	34	-	2	2523
Newtown Kitty	451	407	206	-	-	15	-	-	1079
Bel Air Park	225	6	60	-	1	1	-	-	293
Lamaha Gardens/ Prashad Nagar	416	51	2	-	-	5	-	-	474
La Penitence	984	565	471	151	18	22	-	9	2220
Ruimveldt	723	163	324	636	34	8	-	5	1893
Roxanne Burnham Gardens	344	34	6	58	-	-	-	1	443
Meadow Brook D'Urban Backlands	219	34	62	15	7	7	-	24	368
Sophia/Cummings Lodge	745	206	55	-	-	29	-	1	1036
Tucville/Ruimveldt	2052	130	105	78	26	10	2	14	2417
Ruimveldt Gardens/ Festival City	972	84	15	36	17	11	-	7	1142
Botanic Gardens									
Sub-Total	12026 55.7%	4117 19.1%	4014 18.6%	995 4.6%	134 0.6%	224 1.0%	5 0.0%	85 0.4%	2159.7 100.0%
GEORGETOWN TOTAL	16640 51.4%	6595 20.4%	6956 21.5%	1199 3.7%	222 0.7%	616 1.9%	28 0.1%	108 0.3%	32364 100.0%

SOURCE: 1991 Census. Compiled by CHAPA.

Table 6
HOUSING BY YEAR OF CONSTRUCTION
(1980)

		1960 or Before	1961 - 69	1970 - 80	Not Stated	Total
	OLD GEORGETOWN					
1.	Kingston	430	56	22	63	571
2.	Cummingsburg A (North)	414	86	60	143	703
3.	Cummingsburg B (South)	615	68	74	89	846
4.	Plantation Thomas					
5.	Robbstown/ Lacytown	427	109	29	144	709
6.	Bourda	803	165	82	92	1142
36.	Alberttown/ Queenstown	1448	263	113	324	2148
7.	Stabroek	253	18	18	23	312
8.	Werk-en-Rust	1204	213	136	306	1859
9.	Wortmanville	810	262	178	319	1569
10.	Charlestown	762	482	74	109	1427
11.	Albouystown	1008	445	93	132	1678
43.	Le Repentir	-	-	-	-	-
	Sub-Total % of Total	8,174 63.1%	2,167 16.7%	879 6.8%	1,744 13.5%	12,964 100.0%
	Suburban Georgetown					
12.	Alexander Village/La Penitence	503	221	139	115	978
13.	Industrial Site	0	0	88	2	90
14/ 15	Plantation Houston/Rome	856	300	128	285	1569
16.	Lodge	1303	211	110	432	2056

		1960 or Before	1961 - 69	1970 - 80	Not Stated	Total
17.	Kitty Village	1904	590	358	679	3531
18.	Subryanville/ Bel Air	191	19	21	74	305
19.	Campbellville	1693	506	329	235	2763
20.	Newtown Kitty	582	284	108	320	1294
21.	Bel Air Park	237	23	6	41	307
22.	Lamaha Gardens/ Prashad Nagar	150	291	292	84	817
23.	La Penitence	1133	557	230	223	2143
24.	Ruimveldt	1437	63	45	109	1654
25.	Roxanne Burnham Gardens	0	71	116	22	209
26.	Meadow Brook/ D'Urban Backlands	82	162	168	103	515
27.	Sophia/ Cummings Lodge	270	224	259	14	767
34.	Tucville/ Ruimveldt	3	609	484	43	1139
35.	Ruimveldt Gardens/ Festival City	2	26	2065	98	2191
44.	Botanic Gardens					
	Sub-Total	10,346 46.3%	4,157 18.6%	4,946 22.2%	2,879 12.9%	22,328
	Georgetown Total	18,520 52.5%	6324 17.9%	5825 16.5%	4623 13.1%	35,292 100.00%

SOURCE: 1980 - 1981 Census.

BUILDING ACTIVITY

An indication of the amount of new development taking place in Georgetown can be estimated by reviewing building permits issued by the municipality. The information in Table 7 is taken from the records of CH&PA. The number of building permits issued has been declining from a high of 684 in 1985 to a low of 91 in 1992. However, in 1993 and 1994 there has been an increase in the number of building applications approved by the Authority: 204 and 244 respectively. Approximately one third of the total permits, were issued for Old Georgetown. This is understandable since population growth since 1980 has occurred in the suburban areas.

It is estimated that only about one fourth of permitted construction is actually completed and that about one half of this is usually alterations. Assuming that only one third of the 2627 residential projects approved was completed, only about 438 new housing units were constructed between 1984 and 1994. Since this is an average of less than 50 units a year, the housing inventory has not changed substantially since 1980. In fact, it may have decreased due to deterioration of the existing housing stock.

Table 7
Building Permits

YEAR/AREA	RESIDENTIAL	COMMERCIAL	OTHER	TOTAL
1984				
OLD GEORGETOWN	99	39	3	141
Suburbs	271	29	2	302
SUB-TOTAL	370	68	5	443
1985				
OLD GEORGETOWN	129	97	13	239
Suburbs	385	55	5	445
SUB-TOTAL	514	152	18	684
1986				
OLD GEORGETOWN	117	78	8	203
Suburbs	344	69	6	419
SUB-TOTAL	461	147	14	622
1987				
OLD GEORGETOWN	94	67	8	169
Suburbs	264	53	12	329
SUB-TOTAL	358	120	20	498
1988				
OLD GEORGETOWN	84	73	4	161
Suburbs	138	49	6	193
SUB-TOTAL	222	122	10	354

YEAR/AREA	RESIDENTIAL	COMMERCIAL	OTHER	TOTAL
1989				
OLD GEORGETOWN	86	59	9	154
Suburbs	168	52	2	222
SUB-TOTAL	254	111	11	376
1990				
OLD GEORGETOWN	44	54	5	103
Suburbs	109	26	4	139
SUB-TOTAL	153	80	9	242
1991				
OLD GEORGETOWN	23	28	3	54
Suburbs	57	20	11	88
SUB-TOTAL	80	48	14	142
1992				
OLD GEORGETOWN	6	25	5	36
Suburbs	34	15	6	55
SUB-TOTAL	40	40	11	91
1993				
OLD GEORGETOWN	12	61	7	80
Suburbs	59	59	6	124

YEAR/AREA	RESIDENTIAL	COMMERCIAL	OTHER	TOTAL
SUB-TOTAL	71	120	13	204
1994				
OLD GEORGETOWN	33	76	19	128
Suburbs	71	30	15	116
SUB TOTAL	104	106	34	244
OLD GEORGETOWN	727	657	84	1468
% OF TYPE	27.7%	58.9%	30.9%	36.6%
SUBURBS	1900	457	75	2432
% OF TYPE	72.3%	41.0%	27.7%	60.6%
TOTAL	2627	1114	271	4012
% OF TOTAL	65.5%	27.8%	6.7%	100%

SOURCE: Central Housing and Planning Authority.

RECREATIONAL FACILITIES

Sport and recreational facilities in Georgetown were studied for preparation of the Georgetown Planning Area Development Plan-Volume 2, from which the following information is taken. The National Parks Commission has been given the responsibility to develop parks within the country and with giving assistance to all playing fields authorities except those controlled by private agencies. These, together with the recreational grounds at Homestretch and Carifesta Avenues come under the Commission's direct control. The National Park, Botanic Gardens, Promenade Gardens, D'Urban Park and the Sea Wall provide large recreational areas to the community in the Georgetown area.

The internationally acclaimed Bourda Cricket Ground and more than a dozen other cricket grounds are run by private or public sector organisations. School compounds are also extensively utilised for different types of activities.

AN ASSESSMENT OF CURRENT SETTLEMENTS AND SHELTER CONDITIONS IN GEORGETOWN.

Within the last two decades, a marked decline has been recorded in the housing sector in Guyana. The primary reason for this has been the economic decline and its effect on the cost of living.

The urban drift has also taken place in Guyana and this has increased the demand for housing in the city and its environs. When this is coupled to the country's upsurge in squatting in urban and peri-urban areas, the situation becomes undesirable. Indeed even with some central government subsidies, the heavy costs associated with the provision of urban services are beyond the capability of municipal citizens.

According to a 1993 Report on household income and expenditure (HIES, 1993), the estimated population is 717,458 and the estimated number of households 167,716-an average of 4.28 persons per unit.

In particular, Region 4 - Demerara\Mahaica, where the capital city is located, the population is 297,162, the estimated number of households is 73,994 and the household size is 4.02. (See Tables 8 & 9).

ACCESS TO AFFORDABLE HOUSING

As stated previously, due to the declining state of the economy over the last decade the cost of housing has been prohibitive, so housing in Guyana is essentially an affordability problem. The value of the Guyana dollar changed from G\$2 to US\$1 in 1970, G\$2.50 to US\$1 in 1980, G\$143 to US\$1 in 1995. Although Guyana is a forested country (80% of the country is so designated) even the price for lumber is

Table 8

	REGION	ESTIMATED POPULATION	ESTIMATED HOUSEHOLDS	HOUSEHOLD SIZE
1.	Barima/Waini	18,590	3,372	5.51
2.	Pomeroon/Supenaam	42,769	9,633	4.44
3.	West Demerara/ Essequibo	91,328	21,473	4.25
4.	Demerara/Mahaica	297,162	73,994	4.02
5.	Mahaica/Rosignol	49,498	11,300	4.38
6.	East Berbice/ Corentyne	142,839	31,961	4.47
7.	Cuyuni Mazaruni	15,342	3,339	4.59
8.	Potaro/Siparuni	5,737	1,164	4.93
9.	Takatu Essequibo	15,087	2,532	5.96
10.	Upper Demerara/ - Berbice	39,106	8,948	4.37
	TOTAL	717,458	167,716	4.28

Source: Household Income and Expenditure Survey 1992 - 1993

Bureau of Statistics.

Household size ranges from the lowest 4.02 in Region 4 to 5.96 in Region 9. Higher household sizes of 5.96, 5.51 and 4.93 relate to Regions 9, 1 and 8 which are populated mainly by people of Amerindian origin. It should be noted that these Amerindians are said to be the poorest racial group in Guyana.

Table 9
Region - wise population

Region	Estimated Population	Percentage
1	18,590	2.59
2	42,769	5.96
3	91,328	12.73
4	297,162	41.42
5	49,498	6.90
6	142,839	19.91
7	15,342	2.14
8	5,737	0.80
9	15,087	2.10
10	39,106	5.45
TOTAL	717,458	100.00

SOURCE: Household Income and Expenditure Survey
1992 - 1993. Bureau of Statistics

Table 10

Regional - Population Classified by Rural/Urban Areas.

Region	Population			Percentage	Distribution	
	Rural	Urban	Total	Rural	Urban	Total
1	18,590	-	18,590	100.00	-	100.00
2	40,289	2,480	42,769	94.00	5.80	100.00
3	91,328	-	91,328	100.00	-	100.00
4	146,918	150,244	297,162	49.44	50.56	100.00
5	49,498	-	49,498	100.00	-	100.00
6	103,768	39,071	142,839	72.65	27.65	100.00
7	15,342	-	15,342	100.00	-	100.00
8	5,737	-	5,737	100.00	-	100.00
9	15,087	-	15,087	100.00	-	100.00
10	7,979	31,127	39,106	20.40	79.60	100.00
TOTAL	494,536	222,922	717,458	68.93	31.07	100.00

Source: Household Income and Expenditure Survey. Bureau of Statistics

high. Building with imported concrete-based material is considered less expensive in both the long and short terms.

The high cost of building material, serviced land and labour put the cost of housing out of the reach of even middle-income people. Although mortgage finance is available, low-income and interest rates averaging about 15% in recent times make them unaffordable. Most financial institutions, Commercial Banks, New Building Society (NBS), and Insurance Companies provide mortgage financing. Indicated in Table 11 and 12 are the monthly household incomes and the rate of payment at current and future rates of interest.

As examples, the NBS makes a maximum of G\$5M available to be repaid at 14% per annum over a 15-year period, a monthly repayment of 70,000 per million loan to persons who are categorised as "high-income earners" and a maximum of G\$2M to be repaid at 10% per annum over a 15-year period to "low-income earners". The society lends 75 per cent of project cost.

The Dependents' Pension Fund (utilised by public servants who have contributed), makes a maximum of G\$500,000 available to be repaid at 14 per cent per annum over 20 years. Only the Dependents' Pension Fund, and Sugar Industry Labour Welfare Fund are geared to lend money without established titles. Thus, the putting in place of literal arrangements for collateral is of seminal importance.

Table 11

MONTHLY HOUSEHOLD INCOME

MONTHLY INCOME	25% OF INCOME *	NO OF HOUSEHOLD	% OF HOUSEHOLD	CUMULATIVE %
0 - 2000		2857	1.7	1.7
2000 - 3999	500	5622	3.4	5.1
4000 - 5999	1000	7800	4.7	9.8
6000 - 7999	1500	9767	5.8	15.6
8000 - 9999	2000	11276	6.7	22.3
10000 - 11999	2500	12088	7.2	29.5
12000 - 13999	3000	12657	7.5	37
14000 - 15999	3500	12698	7.6	44.6
16000 - 17999	4000	11082	6.6	51.2
18000 - 19999	4500	10402	6.6	57.4
20000 - 21999	5000	10438	6.2	63.6
22000 - 25999	5000	14318	8.5	72.1
26000 - 29999	6500	9870	5.9	78
30000 - 34999	7500	9373	5.6	83.6
35000 - 39999	8500	5707	3.4	87
40000 - 49999	10000	7634	4.6	91.6
50000 - 59999	12500	4390	2.6	94.2
60000 - 79999	15000	4109	2.4	96.6
80000 - +	20000	5673	3.4	100.0
TOTAL		167716		

* 25 % of lower limit

Source: Government of Guyana Housing Policy 1993

TABLE 12

RATE OF PAYMENT AT CURRENT AND FUTURE RATES OF INTEREST

MORTGAGE	MONTHLY PAYMENTS OVER A 15 - YEAR PERIOD WITH INTEREST RATE AT				MONTHLY PAYMENTS OVER A 20 - YEAR PERIOD WITH INTEREST RATE AT				MONTHLY OVER A 25 - YEAR PERIOD WITH INTEREST RATE AT			
	5%	10%	15%	18%	5%	10%	15%	18%	5%	10%	15%	18%
\$250,000	1,977.50	2,687.5	3,500	4,027.50	1,650	2,415	3,292.50	3,860	1,462.50	2,272.50	3,202.50	3,795
\$500,000	3,955	5,375	7,000	8,055	3,300	4,830	6,585	7,720	2,925	4,545	6,090	7,590
\$1,000,000	7,910	10,750	14,000	16,110	6,600	9,660	13,170	15,440	5,850	9,090	12,180	15,180
\$1,500,000	11,865	16,125	21,000	24,165	9,900	14,490	19,755	23,160	8,775	13,635	18,270	22,770
\$2,000,000	15,820	21,500	28,000	32,220	13,200	19,320	26,340	30,880	11,700	18,180	24,360	30,360
\$2,500,000	19,775	26,875	35,000	40,275	16,500	24,150	32,925	38,600	14,625	22,725	32,025	37,950

SOURCE:- GOVERNMENT OF GUYANA HOUSING POLICY.

SQUATTING

In Guyana, squatting, the illegal/unauthorised occupation of land, has been widespread and has largely resulted from the fact that Government does not have an effective developmental control system and did not have an effective shelter policy. Inadequate housing stocks, high rentals, unavailability and high cost of developed land and a good deal of opportunistic greed have all contributed.

There are approximately 8000 squatters in Georgetown and an estimated 25,000 persons squatting countrywide. Some of these people have been squatting since the 1940s and many were encouraged mainly by politicians to squat.

Most squatting areas lack basic infrastructure such as proper drains, roads and potable water supply. However, it must be pointed out that in most areas potable water is provided by nearby organised communities. The disposal of waste is usually unhygienic: faecal disposal is via poorly constructed outhouses. Dwelling houses vary in size and quality, being constructed of discarded materials, new wood and concrete.

The squatting phenomenon is now given priority by the government and major efforts are being made at regularisation. It is hoped that this, plus the mass provision of housing land, will reduce the problem. However, it is recognised that the above can only be accomplished over some period. Incrementally, community participation techniques are utilised in this effort.

ACCESS TO SERVICED LAND

Serviced land promotes orderly and progressive physical development and facilitates social economic activities. In general, land is not a problem in Guyana: the problem is access to serviced land at affordable cost.

Despite efforts at population redistribution, the majority (90%) of the population remains concentrated along the coastal plain which is only 4% of the country's total land space. The hinterland, where the natural resources of the country are mainly located, is characterised by sparse settlement patterns. As such, the housing problem is more or less related to the inner urban and peri-urban areas in close proximity to job and social opportunities.

The provision and maintenance of the infrastructure facilities of Georgetown are essentially the responsibility of the local and central governments. However, due to the economic decline, there has been a lack of maintenance, increasing densities and the overloading of existing facilities. As a result the infrastructure has declined progressively over the years. Increasing economic growth in recent years has allowed some improvement in the situation and, as stated above, the government has now increased access to land for housing.

ROADS

The "Public Roads" have deteriorated over the years with asphaltic concrete surfacing badly broken and in need of repairs. Increased traffic inflow of automobiles, heavy in recent times, is having a severe impact on the system of roads. Added to this, in Georgetown rubbish is discharged on the roadside. This hampers water discharge and aids in pavement deterioration. Here again, the government has recently announced

an urban road building programme intended to address much of these concerns.

WATER AND SEWAGE

The Georgetown Sewage and Water Commissioners (GS&WC) is responsible for providing potable water in the city.

The majority of the distribution network is either cast iron or asbestos-cement pipes, parts of which date from the late 1900s. The water supply is acidic and over the years when the pH correction by lime has been neglected, this has caused furring of the pipes and, in the case of smaller diameter pipes, has considerably reduced the bore of many of them thereby causing reduced inflow. In the past, this was counteracted by pumping at increased pressure but leakages have made this practice unproductive. It is estimated that 75 per cent of the treated water which is distributed is lost due to leaks and waste. As a result, most areas experience low pressure causing the proliferation of private systems which exacerbates the situation.

Generally, the water quality is regarded as poor - the result of contamination from bores. More often than not the water which comes through the pipe is discoloured. Tables 13 and 14 provide data for water supply.

The existing system is so deteriorated that it cannot provide desired levels of service and is unable to adequately protect public health. The frequent and prolonged interruptions of water distribution and very low rate of flow are also partly due to the poor electricity supply in the city.

Table 13
Source of Water Supply

Estimated

	Source of Water Supply	No. of Households	Percentage of Households
1.	Private, piped into dwelling	15,257	9.10
2.	Private catchment not piped	15,258	9.10
3.	Public, piped into dwelling	19,590	11.68
4.	Public, piped into yard	56,852	33.90
5.	Public Standpipe	22,578	13.46
6.	Public well or tank	12,521	7.46
7.	Others	23,637	14.09
8.	Not reported	2,023	1.21
	Total	167,716	100.00

Source Household Income and Expenditure Survey 1992 - 93

Table 14
Water Supply in Georgetown

Population	151,679
Houses	25,000
Average Usage Per Day	18 Mn gallons
Water loss	13.5 Mn gallons
Percentage of water loss	75%

Source: GSWC 1996

SEWAGE DISPOSAL

The sewage system in the city of Georgetown was constructed sixty years ago and has been extended with some refurbishment.

GS&WC operates two sewage systems in Georgetown; one covering Kingston in the north-west of the city, east of Vlissengen Road and south to Albouystown and a small pilot system serving part of Tucville. The Kingston area system outfalls untreated to the northern Atlantic Ocean at the mouth of the Demerara River. The Tucville system incorporates with a treatment plant which has fallen into disuse with effluent flowing directly into the storm water drainage system. All other areas of Georgetown employ on-site sanitation either in the form of septic tanks and filter-boxes or pit latrines.

- The functioning of the sewage system depends on electrical power from the Guyana Electricity Corporation, which over the last two decades has been unable to maintain constant and reliable supplies of power.

The sewage systems are all in some state of disrepair, with blocked sewers overflowing manholes, many unserviceable pumps, etc. Septic tanks without leaching beds discharge into adjacent ditches and drainage canals which is a grave health hazard.

The environmental health inspectorate of Georgetown does not sanction the use of pit latrines but some low-income areas have these. Any new development or redevelopment in the city which requires a building permit must either connect to the existing sewage system, if possible, or use a septic tank or filter-box. A few public toilets are provided at no charge and are located mainly at markets and hospitals. A master plan to completely rebuild the sewage and water system in Georgetown is now in its first implementation stage.

Tables 15 and 16 give an indication of the main types of sanitation used.

Table 15

Type of Sewage Systems in Guyana

Estimated

Type of Sewage System	No. of Households	Percentages of Households
Underground	30,669	18.29
Open	36,301	21.64
No arrangement	91,499	54.56
Not stated	9,247	5.51
Total	167,716	100.00

Source: Income and Expenditure Survey 1992 - 1993

Table 16

Sanitation

Existing Systems	(Persons served)
Sewer System (no treatment)	49,000
Septic Tank and filter-box	103,000
Pour flush/VIDP latrines	None
Pit latrines	6,000
Public Toilet Nos.	8
Other	None
None	Not Known
Condition Assessment	Generally satisfactory but note made of lack of treatment of sewage.

Source: Urban Rehabilitation Programme Diagnostic Report.
1993 Georgetown.

DRAINAGE

Most of Georgetown's internal drains are paved with concrete, while some are earthen, with some areas retained by timber walls and sheet piles. The majority of the roadside drains are paved concrete. Drains in housing development areas are a mixture of concrete and open excavation, some timber-walled.

The drainage system is clogged due to heavy siltation, lack of maintenance and the dumping of refuse. The clearing of drains is the responsibility of the Mayor and City Council.

An important point to note, is that Georgetown's main drainage system is also adversely affected by the escalating squatter problem. Access to canals and drains for clearing purposes is severely restricted by squatters' dwellings.

SOLID WASTE MANAGEMENT

The management of solid waste in Georgetown is also the responsibility of the City Council. The city is divided into seventy two (72) wards for this purpose.

Household waste is stored in receptacles for collection by cleaning crews. Collection is programmed at one cycle every two weeks. Litter in the commercial centres of the city is collected daily in litter bins and hand carts and transported to dump sites. Market, hospital and abattoir waste is collected daily and disposed of by incineration. The above description is the ideal, not the reality. Solid waste disposal in Georgetown is haphazard. The current 'open trucks' method used for transporting solid waste is unsatisfactory, since it adds to the litter problem because measures are usually not taken to prevent material from blowing off the trucks.

Numerous small landfill sites in and around the city have been utilised in recent years. The dilapidated incinerator is located in the centre of the city and there is urgent need for this undesirable situation to be addressed.

COMMUNITY PARTICIPATION: AN EXAMPLE OF BEST PRACTICE IN ALBOUYSTOWN, GUYANA

Community Participation was formally introduced through a "Pilot Upgrading Project" which focused on Albouystown, a depressed area in Georgetown. This pilot phase lasted from June 1989 to May 1991; it was followed by a second phase which lasted from June 1991 to November 1993.

Albouystown lies in the southern part of the city. It was originally established in 1830 as a housing area for about one thousand residents; its present population is estimated in excess of ten thousand. In fact, this ward, developed for the poorest class and the increasing demand for cheap rentals, succumbed to unregulated subdivisions into which are crammed multiple structures.

The Albouystown problem is multi-faceted in nature. It is characterised by the ugly features of inner-city slums massive poverty, high crime rate, overcrowding, decadent social infrastructural, poor drainage, absence of regular garbage collection and disposal system, decadent water reticulation and sewer systems, stigmatisation and residents' feeling of despondency.

Given the degradation of other neighbourhoods in and around the city of Georgetown, the Government of Guyana with the assistance of the UNDP and UNCHS (HABITAT), formulated the Albouystown Upgrading Project. The thrust of this project was residents' participation in improving their own social and physical living conditions.

This was the first formal attempt to have residents involved in planning and implementing an official upgrading intervention.

This was an upgrading project intended to raise the living and environmental standards of a certain depressed area.

The immediate objectives included:-

Establishing, strengthening and institutionalising structures for community participation; co-ordinating to ensure sustainability of the upgrading progress; ensuring that the concept and practice of community participation is integrated into the current institutional make-up; mobilising residents to do self-help work; upgrading the skills of local small contractors; implementing vocational training for women and youth; establishing a framework for replicating upgrading activities in other similarly depressed areas in the country.

The following are some of the results of community participation:

A higher degree of sensitivity for sanitation in the area was engendered. Elected representatives of the community contributed to the identification of community needs; planning of programmes and projects and mobilising residents to contribute materials and labour for project implementation. Two nursery schools, a health centre and the YMCA building in the area were repainted by a combination of contract work and "self-help". Sports gear were procured and sports programmes for the youth in the area were implemented; an ongoing training programme and income-generating activity (sewing) was instituted for young girls and women of the community. A solid-waste management system was put in place. The Albouystown Project is not at all a complete success story in the sense that the depressed environment of the area was transformed. The success lies in the fact that it was

demonstrated that the strategy of community participation can be successfully introduced into an area characterised by poverty and the pathology of slums. This could be of help to the Government and the City Council which are very short of resources.

Physical development planning literature is replete with the advocacy of popular community participation as a means of involving people in the process of arriving at decisions which will affect their lives. This process enables professional planners to secure community co-operation and expertise, and ultimately, to enlist community support for plans. The experience of Albouystown will not be utilised in squatting areas.

PART C

NATIONAL PLAN OF ACTION FOR HUMAN SETTLEMENTS

PREAMBLE

The Government of Guyana produced a policy on Human Settlements in 1993 which was based on the national macro-economic, social, urban and institutional realities of the 1990s. The policy sought to address the issue of human settlements against the background of facilitation rather than direct provision of shelter and its related services. The main thrust for the remainder of the 90s to the year 2000 is broad-based participation of beneficiaries, both in the formal and informal sectors, for the development of their communities together with intensive inter-agency collaboration.

A fundamental requirement for this approach is the mobilisation of material, professional and technical resources in order to maximise efforts and benefits. Fortunately, Guyana does not experience some of the constraints which can inhibit sustainable human settlements development as experienced in the smaller Caribbean states. There is an abundance of natural resources; a relatively large land mass when compared to population and the country is not susceptible to destructive natural phenomena. Careful management of the national economy coupled with prudent management of the coastal sea defences and the ecology and natural resources along with innovative and sustainable programmes to channel the energies of its youthful population, could lead to the evolution of sustainable human settlements. Strategic planning and research which coordinates the social economic and environmental dimensions of human settlement is essential for the implementation and management of human settlement and sustainable urban development. The Government of Guyana has the political will and has given priority to human settlement issues in its commitment to reducing social inequalities and improving the quality of life of the larger sections of the population. There presently exists a number of joint

projects which address the challenging task of human settlements development in Guyana.

LIST OF PRIORITY ISSUES

The priority issues agreed upon in the preparatory consultative process are:

Unavailability of serviced land, disorganised financing, the high cost of building material, the increase in informal development both squatting and other unauthorised development, inadequate supply of potable water, poor condition of the road, poor drainage, improper waste/refuse collection and sewage disposal.

NATIONAL PLAN OF ACTION

11.1 OBJECTIVES

To develop reasonably priced serviced land, facilitate the provision of low affordable housing to low-income borrowers, to facilitate the development and production of low-cost building materials and technology, regularise and upgrade informal developments, to provide adequate and affordable basic infrastructural services; water, roads, sewage system, waste disposal and electricity for all Guyanese to facilitate land collateralisation and a reduction in the administrative cost of building for low-income borrowers, to maintain our building heritage.

11.2 EXPECTED RESULTS

To make Housing affordable to the largest number of persons, many persons would have access to housing and the corresponding problems of squatting, unauthorised development would be minimised, low-income persons would have access to financial institutions and the houses constructed would be in keeping with building standards, with alternative low-cost building materials being made available, low-income groups would be able to construct proper dwelling houses, improvement in respect of infrastructural services, historical buildings would be preserved and better maintained.

11.3 STRATEGIES AND POLICIES

Acquire and develop land, implement land management in order to ensure that lands are used as designed by Central Housing and Planning Authority and Lands and Surveys Department, facilitate and encourage Community participation, seek to make possible the provision of affordable shelter for low-income families, develop alternative low-cost building materials through the Institute of Applied Science and Technology (IAST), regularise and upgrade informal housing areas, encourage beneficiaries and the private sector to participate in the process of regularisation, ensure quality and sustainability of water-delivery systems, provide and maintain roads, ensure there is proper drainage, improve quality and reliability of waste and refuse collection, improve in provision of electricity service, work closely with the Guyana Heritage Society.

No.	ACTIVITIES	TIME	KEY ACTORS
A.	<p><u>TO DEVELOP REASONABLY PRICED SERVICED LAND.</u></p> <ol style="list-style-type: none"> 1. Review and prepare inventories of land owned by the Government, State or GUYSUCO. 2. Implementation of procedures adumbrated in the "Land Not Beneficially Occupied Act No. 2 1984 to reduce non-use of land allocated for residential purposes. 3. Revaluation of Land. 4. Application of Community participation techniques for the incremental development of all new Housing Areas over the next five (5) years. 	<p>June '96 - August - '96</p> <p>Ongoing</p> <p>Current exercise (1996) Next revaluation is projected for the year 2000</p> <p>1996 - 2000</p>	<p>Lands and Surveys Department.</p> <p>Central Housing and Planning Authority, Lands and Surveys Department, Attorney General's Chambers.</p> <p>Valuation Department, Central Housing and Planning Authority, Lands and Surveys Department.</p> <p>Central Housing and Planning Authority, NGOs, CBOS</p>

No.	ACTIVITIES	TIME	KEY ACTORS
5.	Utilise the minimum standards accepted/ approved by Central Board of Health to enable allottees to obtain title to land.	Ongoing	Central Board of Health, Central Housing and Planning Authority, Municipalities.
6.	Review and restructure costly legal and regulatory of planning systems, standards and development regulations.	Ongoing	Central Board of Health, Central Housing and Planning Authority, Municipalities, CBOs, NGOs.
7.	Distribution at affordable prices plots of land annually to needy Guyanese, with special emphasis on female-headed households.	Ongoing	Central Housing and Planning Authority.

No.	ACTIVITIES	TIME	KEY ACTORS
B.	<p data-bbox="277 1032 373 1559"><u>TO FACILITATE THE PROVISION OF LOANS TO LOW-INCOME BORROWERS.</u></p> <ol data-bbox="405 1032 1442 1559" style="list-style-type: none"> <li data-bbox="405 1032 596 1559">1. To promote studies on the micro and macro economics of housing and development, and packaging of innovative Mortgage arrangement. <li data-bbox="692 1032 916 1559">2. Direct government financial strategies to various mortgage institutions to facilitate access to mortgages by beneficiaries. <li data-bbox="948 1032 1075 1559">3. Encourage private sector investments in housing through various incentives. <li data-bbox="1139 1032 1235 1559">4. Establish a Voluntary Housing Fund for low-income groups. <li data-bbox="1267 1032 1442 1559">5. To formulate innovative financing mechanisms for access by women and other disadvantaged groups. 	<p data-bbox="405 853 437 987">Ongoing</p> <p data-bbox="724 775 756 987">1997 - 2000</p> <p data-bbox="979 853 1011 987">Ongoing</p> <p data-bbox="1171 853 1203 987">Ongoing</p> <p data-bbox="1331 775 1362 987">1997 - 2000</p>	<p data-bbox="405 383 692 707">Central Bank, Central Housing and Planning Authority, Bureau of Statistics, Financial Institutions, Ministry of Finance.</p> <p data-bbox="724 360 820 707">Central Government Financial Institutions.</p> <p data-bbox="979 360 1107 707">Central Housing and Planning Authority, Private Sector.</p> <p data-bbox="1171 405 1299 707">Central Housing and Planning Authority, CBOs, NGOs.</p> <p data-bbox="1331 360 1458 707">Central Government and relevant financial institutions.</p>

No.	ACTIVITIES	TIME	KEY ACTORS
	6. Organisation of the informal Sector through Community based Organisations and the soliciting of financial assistance from funding agencies.	Ongoing	Central Housing and Planning Authority, CBOs, NGOs.
	7. Strengthen the effectiveness of existing housing finance.	Ongoing	Central Housing and Planning Authority, Financial Institutions.
C.	<u>TO DEVELOP OR HAVE DEVELOPED ALTERNATIVE LOW-COST BUILDING MATERIALS AND TECHNOLOGY.</u>		
	1. Reformulate and adopt building standards and laws to promote and permit the use of low-cost building materials in housing scheme.	Ongoing	Central Board of Health, Central Housing and Planning Authority, Bureau of Standards, Municipalities, Contractors, Engineers.
	2. Support research and development of innovative building materials; the use of rice-husk as an extender to Portland Cement.	Ongoing	IAST, International Organisations, Central Housing and Planning Authority.
	3. Promote the use of unfired clay bricks.	Ongoing	IAST, International Organisations, Central Housing and Planning Authority.

No.	ACTIVITIES	TIME	KEY ACTORS
	4. The construction and use of localised firing pit for the production of clay bricks.	Ongoing	IAST, Central Housing and Planning Authority, CBOs, NGOs.
D.	<u>TO REGULARISE AND UPGRADE INFORMAL HOUSING DEVELOPMENT.</u>		
	1. Settlement Selection		
	2. Determine if the above is suitable for Housing.		Central Housing and Planning Authority, Lands and Surveys Department.
	3. Determine who owns the land.		
	4. Negotiate for the land.	The entire process can be completed within two (2) to five (5) years.	
	5. Sensitise the people.		
	6. Conduct Inventory		
	(a) Site and Occupational Survey.		
	(b) Design layout.		

No.	ACTIVITIES	TIME	KEY ACTORS
	7. Implement the design layout through Cadastral Survey.		
	8. Upgrade infrastructure		
	9. Obtain first and second certificates from Central Board of Health.	1996 - 2000 and thereafter.	Central Board of Health, Central Housing and Planning Authority, Lands and Surveys Department.
	10. Issue titles to beneficiaries	1996 - 2000 and thereafter.	
E.	<u>TO ENSURE QUALITY AND SUSTAINABILITY OF WATER-DELIVERY SYSTEMS.</u>		
	1. Repair and maintenance of water leakages.	Ongoing	GSWC
	2. Encourage the use of precipitation catchment.	Ongoing	GUYWA
	3. Drill new wells	Ongoing	GUYWA
	4. Institute a system of analysis of water samples both at source and point of use.	Ongoing	GSWC

No.	ACTIVITIES	TIME	KEY ACTORS
F.	<u>TO PROVIDE AND MAINTAIN ROADS.</u> 1. Pavement upgrading 2. Pavement resurfacing 3. Pot-hole patching 4. Introduction of road tax on heavy vehicles.	Ongoing Ongoing Ongoing	Municipalities, Ministry of Public Works and Communications.
G.	<u>TO ENSURE THERE IS PROPER DRAINAGE.</u> 1. Cleaning of secondary drains and roadside drains. 2. Clear vegetation impeding the efficient functioning of drains. 3. Clear and line concrete drains.	Ongoing Ongoing Ongoing	Municipalities CBOs.

No.	ACTIVITIES	TIME	KEY ACTORS
H.	<p><u>IMPROVE QUALITY AND RELIABILITY OF SANITATION SERVICES.</u></p> <ol style="list-style-type: none"> 1. On - plot sanitation 2. A pour flush (PF) Latrine with double vaults constructed on the larger and more expensive lots. 3. A ventilated improved double vault (VIDP) latrine on smaller lots. <p><u>SOLID WASTE</u></p> <ol style="list-style-type: none"> 4. Identification of new land-fill sites. 5. Resite Incinerator. 6. Provision of vehicles and equipment for <p>Pulic awareness programmes, (media) which focuses on the consequences of careless disposal of refuse.</p> <p>Maintain Building Heritage.</p> <ol style="list-style-type: none"> 1. Work closely with GHS to identify such buildings. 2. Enhance national legislation. 3. Mobilise national resources for necessary work. 	<p>Ongoing</p> <p>2000</p> <p>1998</p> <p>1998</p> <p>Ongoing</p>	<p>GSWC</p> <p>GSWC</p> <p>CH&PA, GHS</p> <p>GHS, AG</p> <p>GHS</p> <p>Municipalities, Private Sector.</p>
I.			

PART D

INTERNATIONAL CO-OPERATION AND ASSISTANCE

The Government of Guyana commits itself to enhance international co-operation and partnerships which will assist the implementation of national, regional and global plans of action in order to help to attain the goals of the Habitat Agenda. This will be achieved by its contributing to and participating in multilateral, regional, bilateral technical and financial co-operation programmes and institutional arrangements; by the exchange of appropriate technology, by the collection, analysis and dissemination of information about shelter and human settlements and by international networking.

A. AT THE REGIONAL LEVEL

The Government of Guyana will continue to participate in and contribute to the commitments adumbrated in the Bridgetown Declaration of Ministers Responsible for Shelter and Human Settlements, September, 1995.

Specifically, the Government intends to actively pursue the establishment of networks between Government in the region and the implementation of the establishment of focal points in each Caribbean territory to facilitate collaboration and easier communication among member states as well as with UNCHS and other regional donors and lenders.

The Government of Guyana also pledges to actively pursue the development of housing and urban indicators for Guyana as a prerequisite for their integration into the planning practices and policy formulation at the national level and as part of the Urban Indicators Programme sponsored by UNCHS (HABITAT).

The Government of Guyana also stands ready to share experiences and exchange relevant technical information with other Caribbean territories on all matters related to the development of human settlements.

B. AT THE INTERNATIONAL LEVEL

Areas of highest priority in the shelter and urban development sectors is basically, the rehabilitation of the already identified urban infrastructure in the main urban centres of Guyana.

To achieve this the country will need to embark on the following:

Improvement in Potable Water Supply to ensure safe drinking water reaches all human settlements; rehabilitation of the Drainage System in the Capital City; the establishment of modern incinerating facilities; improvement in the methods/techniques in solid Waste Management; the establishment of Sewage Treatment Plants; acquisition of technical Assistance for Land Policy and Land Management; rationalisation of the regulatory framework for the shelter and urban development sectors; funding for research in the development of indigenous building materials and alternative technologies to reduce the cost of house construction.

C. CAPACITY BUILDING

The greatest challenge facing the Government from the municipal to the national level, is the ability to design and implement management systems which are capable of fostering sound, holistic and sustainable housing and urban development.

Economic growth, equity (in the social, economic and environmental spheres) and environmental sustainability are crucial to the development of human settlements and

necessary for the reduction and alleviation of poverty.

To bring about these desirable objectives, it is incumbent upon Government to bring about improvement in, and to increase the capacity of all levels of Government to reflect the priorities of communities, encouraging and guiding local development and forging partnerships between the private, public and community sectors.

To this end, Government, in recognising the need for effective decentralisation of some responsibilities has recently empowered Municipalities to deal with building permission applications at the local level in an effort to accelerate the process of house construction.

At the same time, however, it is evident that local authorities themselves need to be strengthened and an enabling strategy aimed at promoting and facilitating the roles of the various actors, needs to be formulated to bring about the desired results.

It is therefore necessary for Government to establish and maintain links with national, regional and international local authority networks or associations for exchange of experiences, management expertise, resource mobilisation, revenue generating techniques and dissemination of relevant information to enhance the performance of municipalities and their relationships with Government, NGOs, CBOs, and the private sector.

CONCLUSION

The Government of Guyana wishes to record its appreciation for being afforded the opportunity to participate in a conference of this nature since it is being convened at a time when the global housing situation demands urgent attention and firm commitments from all actors. We need to fully recognise the macro and micro issues involved, human settlements issues and act in a purposeful and committed way to bring about sustainable change in the fortunes of the millions of persons who dwell in sub-human conditions in the cities of the world.

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Appendix A

Estimated number of Households by number of Living rooms.

Number of rooms occupied	No. of households	Percentage of Households
One	13,866	8.3
Two	24,585	14.7
Three	31,703	18.9
Four	33,760	20.1
Five	26,902	16.0
Six	15,089	9.0
More than 6	17,990	10.7
Not reported	3,821	2.3
Total	167,716	100.00

Households with 3 or 4 rooms account for 40% of the households.

Source: Household Income and Expenditure Survey 1992

Bureau of Statistics

Appendix B

Households by type of housing units

Estimated

Type of Housing Unit	No. of Households	Percentage of Households
Undivided private house	121,428	72.40
Part of private house	28,583	17.05
Flat/Apartment/ Condominium	9,171	5.47
Town house	356	0.21
Double house/Duplex	778	0.46
Combined business and dwelling	2,285	1.36
Barracks	2,095	1.25
Others	3,020	1.80
Total	167,716	100.00

Source: Household Income and Expenditure Survey 1992 - 1993
Bureau of Statistics.

Appendix C

Number of Households by average No. of rooms.

Household Size	No. of Households	Average No. of rooms per household.
One	17,204	3.1
Two	19,744	3.9
Three	27,032	3.8
Four	31,902	4.1
Five	26,425	4.2
Six	18,114	4.4
Seven	9,394	4.6
Eight	5,291	4.2
Nine	4,021	4.4
Above nine	4,777	4.6
Not stated	3,821	-
All sizes	167,716	4.0

Source: Household Income and Expenditure Survey 1992 - 1993
Bureau of Statistics.

Appendix D
Population by Age Group and Sex

	CITY		PROPER URBAN AGGLOMERATION		NATIONAL	
AGE GROUP	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE
0 - 4	2,481	2,380	7,986	7,698	42,973	42,134
5 - 9	2,353	2,364	7,831	7,739	39,643	39,247
10 - 14	2,798	2,663	9,204	8,717	43,391	42,724
15 - 19	2,728	2,630	9,080	8,276	41,995	40,329
20 - 24	2,943	2,457	8,883	7,289	39,066	36,797
25 - 29	2,519	2,034	7,869	6,372	34,296	32,759
30 - 34	2,252	1,884	6,910	5,831	28,726	27,826
35 - 39	1,885	1,454	5,682	4,708	22,450	21,789
40 - 44	1,407	1,360	4,212	4,064	17,839	17,720
45 - 49	978	897	2,985	2,705	13,349	12,986
50 - 54	678	690	2,190	2,088	10,429	10,349
55 - 59	608	460	1,865	1,519	8,658	8,193
60 - 64	548	491	1,590	1,432	6,666	6,759
65 - 69	603	413	1,638	1,150	15,796	13,397
70 and over	1,010	674	2,499	1,708	-	-
NOT STATED	-	-	8	1	16	4
TOTAL	25,991	22,851	80,382	71,197	365,393	353,013

65 and over

Source: 1991 Preliminary Census

Bureau of Statistics