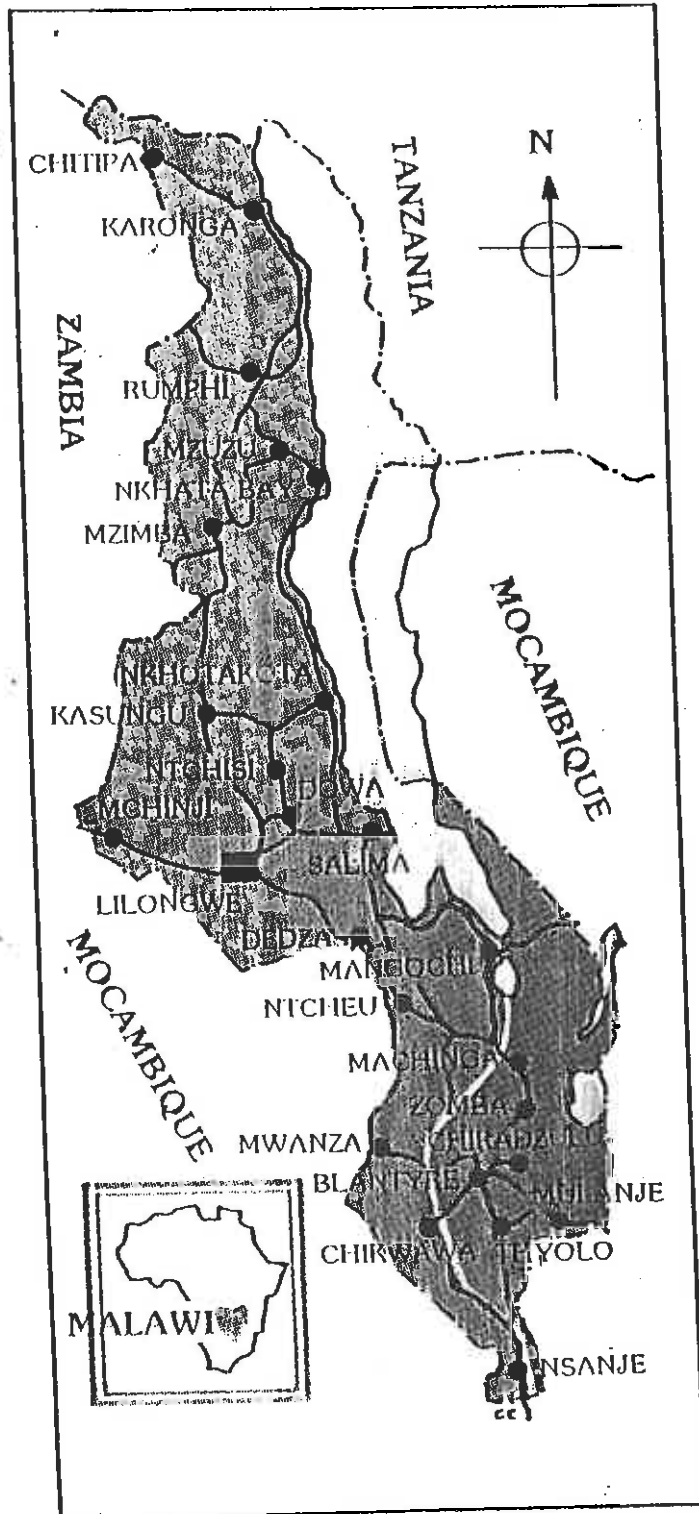


REPUBLIC OF MALAWI

MINISTRY OF HOUSING

NATIONAL PLAN OF ACTION
1996 TO 2000



EXECUTIVE SUMMARY

1.0 THE UNITED NATIONS CONFERENCE ON HUMAN SETTLEMENTS - HABITAT II

1.1 Habitat II is a World Conference called called by the United Nations General Assembly to discuss human settlement issues and come up with solutions on managing urbanisation and improving the living environment. Each participating country is to produce a National Plan of Action which would be included in the Global Plan of Action.

2.0 OBJECTIVE OF THE NATIONAL PLAN OF ACTION

2.1 The Global Plan of Action will address key issues facing the World towns and cities during the next two decades. The National Plan of Action gives a special focus on strategies and implementation of programmes to create an enabling environment for housing delivery systems and other related human settlement issues.

3.0 SHELTER SITUATION

3.1 At present about 80 percent of Malawian urban population lives in Traditional Housing Areas (THA), i.e planned and unplanned villages, and squatter settlements. In these areas the existing housing stock is characterised by overcrowding, poor maintenance and sanitary conditions. Lack of adequate housing has led to growth of privileged class of plot holders especially in the THAs who have overdeveloped plots to provide for rented accomodation at exorbitant rents.

4.0 GOVERNANCE

4.1 There has been a notable lack of commitment by the government with regard to housing delivery services. This has been manifested in delay by the government to formulate a National Housing Policy and minimal budget allocation to housing related activities among other things.

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CHAPTER 1INTRODUCTION1.0 BACKGROUND1.1 Geography

Malawi is a landlocked country occupying the southern part of the Great East African Rift Valley. It is bordered to the north and Northeast by Tanzania, to the east, South and Southeast by Mozambique and to the west by Zambia. The country has a total area of 118,484 square Km, of which 94,276 square Km is land area.

The country is divided into three administrative regions, namely Northern, Central and Southern. The Northern Region is mountainous, infertile and sparsely populated. The Central Region is a fertile, well populated plain. The southern Region is hilly and densely populated and contains a high proportion of modern sector commercial, and industrial activity with its supporting infrastructure.

Population Growth, Distribution and Urbanization

According to 1987 census, the total population was estimated at 7.9 million and is growing at 3.2% per annum up from 2.9% in 1977.

Table I: Population Density, 1977 and 1987

	1977	1987	1994	2000
Population (million)	5.54	7.98	10.0	12.5
Density (pop/Km)	59	85	106	133

Source: Malawi Demographic and Health Survey, 1992

With such growth rates, it is expected that the 1994 population will be approximately 10 million persons and will be 12.5 million by the year 2000.

Table 2: Estimated Population Distribution by region and residence

<u>Region</u>	<u>Urban</u>	<u>Rural</u>	<u>Total</u>
Northern	90,145	821,642	911,787
Central	300,624	2,810,362	3,110,986
Southern	462,621	3,503,113	3,965,734
Total	853,390	7,135,117	7,988,507

Source : National Statistical Office, 1987

By 1987, about 50 % of the total population lived in the Southern region with a population density of 125 persons per sq.km, 39 % in the Central Region with a population density of 87 persons per sq, km 5 and 11 % in the Northern Region with a population density of 34 persons per sq, km.

Due to rapid population growth, population density is expected to increase from 87/ sq, km in 1992 to 126/ sq. km by the turn of the century. Population pressure is much heavier on arable land which amounts to just half (52,000 sq. km) of the total land area of 94,267 sq. km. The national population density is currently at 171 persons per square kilometer of arable land.

Already by 1990, 56 % of the country's smallholder households had access to less than one hectare of land, considered to be the absolute minimum necessary to self-sufficiency in maize, the staple food. This problem is worse for female headed households who constitute 33.5 percent of all households in Malawi. Evidently, continued rapid population growth will exert even greater pressure on Malawi's limited resources and prevent many households from gaining access to even their already meager pieces of land, especially in the most densely populated areas.

1.2 URBANISATION

The level of urbanization is low, only 11 % of the population reside in urban areas. About 10 % of the population in the Northern Region lived in urban areas. Similarly, 10 % of the population in the Central region lived in urban areas. In the Southern Region, about 12 % of the population lived in the urban areas.

Over the years, the country's urban population grew substantially, increasing from 4.7 % in 1966 to 8.4 % in 1977 11% in 1987.

During the period 1977-87 the total urban population grew at 6.7 % per annum. However, despite the low level of urbanization, the pressure associated with urbanization such as inadequate housing and unemployment are generally emerging. If the present rate and pattern of urban population growth continues unabated, the demand for housing and other urban based social services will proliferate and cause financial and environmental difficulties to both city councils and the economy as a whole.

Malawi's urban population has been growing fast. According to the 1966 national census, there were 203,303 persons living in urban areas of the country. This represented 5% of the total population of around 4 million persons in the year. The subsequent census of 1977 revealed that there were 470,659 persons residing in urban areas, more than twice that of 1966 and indeed representing 8.5 percent of the national population of 5,547,460. This is in effect meant an annual urban population growth rate of 8.0 between the two censuses (Malawi, Department of Town and Country Planning (DTCP), 1987). The most recent census results indicate that 11 percent of the total population lived in urban areas mainly in the four major urban centres, ie. cities of Blantyre, Lilongwe, Mzuzu and Municipality of Zomba.

Table 3: POPULATION GROWTH TRENDS IN SELECTED
- MAJOR URBAN CENTRES 1966-2000

MAJOR POPULATION URBAN CENTRES	POPULATION			ANNUAL GROWTH RATES	PROJECTION
	1966	1977	1987	1966-1977	1977-1987 2000
Blantyre	109,000	219,000	332,000	6.5	4.2 771,400
Lilongwe	19,000	98,700	234,000	15.8	9.0 543,700
Mzuzu	8,000	22,300	44,000	5.9	7.0 102,200
Zomba	20,000	24,200	45,000	1.9	5.9 104,600
Total	156,000	364,200	655,000		1,521,900
As percentage of Malawi's Total Urban Population					
	76.7	77.3	75.3		60.9

Source: Malawi, NSO: 1984: Malawi, DTCP, 1987.

Table 3 shows population growth trends in the selected urban centres, 1966 - 2000.

1. Projections based on 6.7 percent urban growth rate from 1977-2000.
2. Figures based on 1987 Census Preliminary Estimates.

Table 3 indicates that by the year 2000 the city of Blantyre will have a population of around 0.75 million representing about 48 percent of the expected population of 1.5 million who will be resident in the four major urban centres of the country. The city of Lilongwe, on the other hand will be slightly near a half a million representing 16 percent of the national urban population. The slight and fast decline in the annual growth rate of Blantyre and Lilongwe from 6.5 percent to 4.2 percent, and from 15.8 percent to 9.0 percent respectively could probably be offering a strong indication of the dwindling role of urban primacy in the country.

The city of Mzuzu and the Municipality of Zomba will accordingly be accommodating quite substantial numbers of people, particularly the former whose growth rate appears to be explosive. Indeed this could be a reflection of the city status function that it has assumed since 1985.

The very high rate of urban population growth is reflective of three basic reasons, namely rapid natural increase, massive rural-urban migration and expansion of urban boundaries. In the first case, Srivastave and Jarger (1989) observe that the tempo of urbanisation in Malawi during 1977-87 of around 2.5 percent was similar to the rate for Africa in general, slated at 2.3 percent, whereas the growth rate for urban population during the period, fulcrumed around 6.0 percent was slightly higher than that of Africa around 5.2 percent. It is argued that it is plausible enough to explain this in the context of high fertility in urban areas in Malawi, than that in urban areas of other countries in Africa in general. However evidence for Malawi from the analysis of the 1977 population census suggests that there was not much difference between the rural and urban fertility levels. Thus the average number of children ever born to each female in rural and urban areas in 1977 stood at 6.62 and 7.21 respectively (Malawi, NSO, 1984). In view of slow change in social norms and practices that affect fertility, it becomes more real than apparent to think that even in 1987, the rural-urban differential in fertility was small.

Pressed against a background of a sustained natural increase over 3 percent population growth rates, internal migration patterns have an important role in promoting urban growth. In 1977, 17.2 percent of the total population born and living in Malawi were enumerated outside their district of birth, this being 5 percent points more than the corresponding rate for 1966 (Malawi, NSO, 1984). This tends to strongly suggest that rural to urban migration flows have had profound impact on urban growth. Indeed the 1977 national

population census indicates that 6.0 percent of the enumerated urban population were actually born in rural areas. Again about 52 percent of total turnover, participated in rural-urban migration at regional level. As is often the case with other developing countries these migration streams were dominated by youthful male groups primarily in search of improved employment opportunities.

Apart from the effect of natural increase and rural-urban migration, rapid urban growth in Malawi is directly affected by expansion of township boundaries. Indeed over years, changes have occurred based particularly upon the built-up environment. The City of Mzuzu is a classic case in the sense that the old township boundaries have been altered to the extent that now the city boundaries encompasses a large rural area. Mzuzu attained a township status in 1964. It rose to a Municipal position in 1989 and finally became a City in 1985. By the time Mzuzu was declared a Municipality, it constituted an areal extend of only 23 square kilometers, but by 1982, just three years before becoming a City, its areal size changed drastically to occupy 112 square kilometers, (Malawi, Department of Housing and Physical Planning (DHPP), 1990). This expansion of urban boundaries is more likely than not bound to increase the number in the low income bracket. In brief, all the three factors have a role to play in urban growth in Malawi, and which factor is most crucial merits detailed research study.

1.3 Economy

The country's economy heavily depends on agriculture. In 1976, Agriculture accounted for 46 % of Gross Domestic Product, and it was 40 % by 1993. Though this shows an improvement in the manufacturing and service, the agriculture sector still dominates the Malawi economy, employing 85 % of the labour force and accounting about 92 % of the export earnings. The economy will continue to rely heavily on agriculture and the population pressures on land will continue to be felt, unless there is diversification.

1.3.1 Future prospects

The economy experienced a relatively rapid growth between 1970-78 followed by a number of serious economic setbacks between 1979-81 as a result of world recession. A steady recovery followed as the restructuring of the economy was undertaken from 1982. However, the economy still remains fragile, and lacks strategic social services and infrastructure.

Recently, developments in the national economy show that while real output grew by 10.8% in 1993, it is expected to decline to negative 9.2% in 1994 as a result of poor performance in the agricultural sector due to severe drought.

The macro-economic policy framework for the country in the short and medium term is centred around the achievement of sustainable growth through poverty alleviation. Five main areas have been identified as the main causes of poverty i. e. limited employment opportunities; low physical productivity of both labour and land; low levels of health and education; limited access to land; and rapid population growth. A number of programmes will have to be implemented to establish and consolidate links between macro and micro sectoral programmes.

1.3.2 Employment and Labour Force

The Malawian labour force is estimated to grow from 3.46 million in 1987 to 5.63 million in 2000 at the rate of 3.3 per annum. This suggests that on average, 145 thousand newcomers would be seeking jobs each year.

In 1992, Malawi's labour force was estimated to be about 4.4 million. This represents about 77 percent of the total population over the age 10. The majority of this number were engaged in agriculture or fishing, 14.6 percent were engaged in manufacturing and 13.9 percent in the service sector. Only 35 percent of the labour force were formal wage earners while 59.6 percent were in informal sector, and 5.4 percent were unemployed. Roughly, 19.7 percent of the employees work in the public sector and the rest in the private sector. In addition, the labour force was generally unskilled with about 55 percent of the population over five years having no formal education.

Out of the active labour force of 4.4 million people, women account for 1.9 million. Female participation in formal wage employment is low and around 15 percent. Most women are employed at a rather low skill level and work as nurses, secretaries and typists or sales people. They make up nearly 20 percent of clerical workers, 27 percent of sales workers, 23 percent of service workers, and less than 5 percent of administrative and managerial workers.

The key to poverty alleviation in the country lies in the realization of a rapid increase in income and employment opportunities. Indeed, for a number of years the creation of jobs will need to exceed the rate of growth of the labour force to make good the backlog and to absorb many from the agricultural sector.

The data on unemployment is unsatisfactory as it is incomplete. Such available data is able to achieve only the description of formal sector employment. For example, it is noted that formal sector wage employment in Malawi grew at rapid rate of 8.3 percent

per annum between 1968 and 1977 as a result of a high expansion of output (World Bank, 1981). At this rate of growth, formal sector employment provided some 16,100 new jobs per year. Since the labour force grew by 66,400 workers per year, 50,300 workers per year had to be absorbed into other enterprises including the estate/smallholder agricultural sectors, the informal sector, migration abroad or an unemployment. Reflecting the low and sluggish growth of output since 1989, formal sector employment has grown at a rate of about 3 percent per year. Consequently the number of new entrants to the labour force which the formal sector cannot absorb could be in excess of 60,000 per year (Chipeta, 1989).

Indeed though data on unemployment is available for the year 1977, it only describes open employment. Thus Malawi, NSO (1984) noted that, for the economy as a whole, open unemployment problem for the year was estimated at 2 percent. Unfortunately these rates of open employment indicate the visible aspects of the unemployment in the country, at the expenses of knowing the actual under-utilization of labour which may take a number of forms. These may include several forms of underemployment and hidden unemployment. There occurs a dearth of data on the various forms of underemployment in the country. Indeed the 2 percent record of unemployment in the country could be a gross underestimate even for that year. In 1983, unemployment was estimated at 5 percent (Mbale, 1989). The picture for the 1990s and the year 2000 appears more gloomy especially for urban areas.

While there is concern about unemployment, there is correspondingly increasing recognition that the urban surplus labour is effectively being absorbed in the informal sector. For long, the informal sector has received many praises from perceptive people. These praises come probably because the sector has emerged as a new zone of hope as regards to employment after the formal sector has been seen unable to produce adequate job opportunities. Jolly (1973: 66), for example humorously called the sector "the reserve army of

the unemployed and the underemployed". Lassort and Clavier (1977: 77) similarly remarked that the informal sector is a "major engine in industrial and commercial development".

While the importance of informal sector in the development of countries is being duly accepted, there is very little knowledge in Malawi about the sector. Minis (1989:7) acknowledge this and remarks "The importance of informal sector in Malawi remains something of mystery although most would agree that it is significant". Research conducted by Roe and Chilowa (1990) in Traditional Housing Areas of Blantyre and Lilongwe, which constitute 70 percent of the urban population, indicate that 22 percent and 30 percent of the interviewed household heads were actually engaged in the informal sector. As regards the City of Mzuzu, it is interesting to note that in 1989, "about 43% of the estimated population of working age were in formal employment", while "a large proportional of the balance of 53% were either in full time education or involved in the informal sector" (Malawi, DHPP: 1990:42). The informal sector is regarded as a major source of employment. It is estimated that in 1989, "out of uneconomically active population of 28,466, 10% were engaged in the informal sector" (Kawonga:43, 1994).

Any person above the age of 10 years is considered economically active and thus are either employed, self employed or unemployed. In 1987 about 46 percent of the urban population was economically active and of these 63 percent were paid employees, 13 percent self employed and family workers, 19 percent were farmers and less than 5 percent were unemployed. The distribution of the urban forces by industry group showed that 25 percent were engaged in agro-based industries, 11 percent in manufacturing, 13 percent in trade and 51 percent in other services.

The report on the Labour Market and Wages Policy in Malawi (prepared by Malawi Government - October, 1993) estimated that 26

percent of the urban labour force was engaged in the non-formal sector. The greater proportion of these people are accommodated in the site and service areas and unplanned squatter settlements. These areas are also main areas for the informal activities. The importance of the informal sector as a source of employment in the urban economy should be viewed positively.

1.3.3 Earnings

More important to consider is the purchasing power of the population in these major centres, affected by income levels. Indeed in a situation where free market forces operate the levels of earning can either boost or reduce effective demand for basic services. It is generally believed, probably due to lower productivity in informal sector, income too tends to be low. For instance, Ettema's study (1985) on, among other things, the earnings of participants in the small scale industry in such districts as Mchinji, Mzuzu, Blantyre, Chitipa and Salima enabled the grouping of activities in informal sector into three categories, one with the turnover of normally less than MK20 per month, the other whose gross monthly earnings ranging from MK21.00 to MK47.00 and finally the third with monthly earning exceeding MK100. On average it was found that 75 percent of the whole sample was earning at least MK15.00 a month. Even the most recent study by Roe and Chilowa (1990) depicts an appalling picture of the standard of living and living conditions. Thus the average monthly total incomes in Lilongwe and Blantyre was around MK110.00, while the total average expenditure was MK130.00 and MK123.00 respectively. When these figures are related to retail price indices for these two cities, the situation in which the low income groups are, is one of leading a precarious life. Thus retail indices for Blantyre and Lilongwe for all items stood in August 1990 at MK451.10 and MK441.70 respectively (Malawi, NSO, 1990). It is lamentably made worse than ever when "decades of policy investments towards agriculture as the mainstay of the

forest resources causing soil erosion, declining soil fertility and deforestation. Consequently, the priority of the government will have to be given to afforestation programmes, controlling soil degradation and population growth, and other environmental concerns.

CHAPTER 2

2.0 SHELTER SITUATION

Despite the fact that government emphasized on the need for adequate shelter for Malawians, not much was achieved in reality. The Malawi Housing Corporation (MHC) was established in 1964 as a Government agency for the provision of shelter in urban and district centres. As at December, 1994 the Corporation had built 9,983 houses and developed 27,062 serviced plots for rental.

While Malawi Housing Corporation has done some commendable work in the provision of low cost housing and site and service plots, it has never been facilitated with adequate resources to play an effective role. It has largely monopolised the housing delivery programmes since the private sector was not actively encouraged and induced to take part.

Based on the monthly statistical bulletin (Nov.93) published by the National Statistical Office (NSO) the total population in 1994 in the major urban centres was approximately 1.23 million. On the assumption that there are five members in each family the total number of housing units needed is 250,000. For detailed analysis of housing needs for the various cities see appendix 1 - 4.

The estimated increase in population between 1994 and 1998 from the same statistical bulletin is approximately 314,000 and the number of units needed to house this increase is approximately 63,000. The total number of units that need to be built in the next five years is approximately 253,000 units, of which Malawi Housing Corporation would only take 20%. The rest can be taken up by other players.

For the demand for houses shown above to be met, the Government would have to give sufficient incentives to the private sector and individuals to encourage them to enter the construction industry. There is need to set up one or more financial institutions to provide low interest long term loans for housing development.

At present about 80 percent of Malawian urban population lives in the Traditional Housing Areas (THAs), i.e. planned, unplanned villages, and squatter settlements. In these areas the existing housing stock is characterized by overcrowding, poor maintenance and sanitary conditions.

The study conducted by the Centre for Social Research revealed that poverty situation is acute in Malawi coupled with the effects of Structure Adjustments Programme on the urban poor. Some of the salient features are that most of the low income groups (76%) had to share a pit latrine with one other households. In the squatter settlements there is rarely potable water and a majority of squatters rely on unprotected wells and rivers making the populants prone to water borne diseases. A large proportion of houses were poorly maintained with leaking roofs and insufficient covering on windows. 93% of households have access to a pit latrine with 76% share in a pit latrine.

The appalling situation extends to poor social-economic services such as shopping, health and education. This scarcity leads to high cost for households in terms of transport and energy. The Traditional Housing Areas (THAs) have become the main areas of rental accommodation in Malawi cities and as a result plot densities are high. Many one-roomed dwellings have been constructed for rent by plot owners, these dwellings are poorly built. This has also encouraged proliferation of squatter settlement. For example see table 5. This trend is reflected in all the major cities.

Table 5: Population Distribution by House Types: City of Blantyre

Year	1977		1980		1982		1991	
Source	Blantyre Planning Team		MHC Report		University of Malawi Centre For Social Research		MHC Estimates	
	%	popn	%	popn	%	popn	%	popn
Permanent Planned	39	58100	22	50600	21	65000	18	70000
Traditional Housing Areas	17	25300	35	80500	24	72000	25	101000
Unplanned Squatter	44	65660	43	98900	55	163000	57	229000
		169000		230000		300000		400000

The high ratios of THA population in all the major urban areas of Malawi shows the heavy dependance on THA for low income housing and the scarcity of formal housing. The fundamental purpose of housing need not be over emphasised.

In defining housing all the infrastructure related to housing is considered i.e. roads, drains, sanitation and social services. Employment generated from housing construction or infrastructural development is hence an integral aspect of housing development vis a vis economic growth. One of the major effects of SAP (Structural Adjustment Programme) is the increase in the prices of basic commodities eg. food and the decreasing government expenditure on basic services (health, education, housing). Real wage and employment have been reduced especially for low income household

(urban poor).

This state of affairs in the housing sector has to be redressed in order to improve the situation. The dimension of housing requirements and the corresponding housing finances has to be appreciated by all key players in the housing delivery system.

HOUSING INDICATORS SUMMARY TABLESA - CITY OF BLANTYRE

PRICE INDICATORS	Indicator 1: House Price to Income ratio of the median fee market price of a dwelling unit and the median annual household income	8.3
QUANTITY INDICATORS	Indicator 2: Rent-to-income ratio. Ratio of the median annual rent of a dwelling unit and the median annual household income of renters	1.9
QUANTITY INDICATORS	Indicator 3: Housing Production. Total number of housing units (in both formal and informal sectors) produced in the previous year per 1000 population.	3.04
	Indicator 4: Housing Investment. Total investment in housing (in both formal and informal sector) produced in the previous year per 1000 population.	0.02
QUALITY INDICATORS	Indicator 5: Floor area per person. Median usable living space per person (in square metres)	8.3
	Indicator 6: Permanent Structures. Percentage of housing units located in structures expected to maintain their stability for 20 years or longer under local conditions with normal maintenance.	65
	Indicator 7: Unauthorised housing. Percentage of the total housing stock not in compliance with current regulations	57
DEMAND SIDE INDICATORS	Indicator 8: Housing credit portfolio. Ratio of total mortgage loans to all outstanding loans in both commercial and government financial institutions	0.26

SUPPLY-SIDE INDICATORS	<p>Indicator 9: The Land Development Multiplier. Average ration between the median land price of a developed plot at the urban fringe in a typical subdivision and the median price of raw undeveloped land in an area currently being developed</p> <p>Indicator 10:Infrastructure expenditure per capita. Ratio of the total expenditures(operations maintenance, and capital) by all levels of government on infrastructure services(road, sewerage, drainange, water supply, electricity and garbage collection) during the current year and the urban population</p>	3 2.06
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B - CITY OF LILONGWE

PRICE INDICATORS	Indicator 1:Price to income ratio. Ratio of the median free-market price of a dwelling unit and median household income	4.2
QUANTITY INDICATORS	Indicator 2:Rent-to-income ratio. Ratio of the median annual rent of a dwelling unit and the median annual household income of renters	1.5
QUANTITY INDICATORS	Indicator 3:Housing Production. Total number of housing units(in both formal and informal sectors) produced in the previous year per 1000 population.	7.1
	Indicator 4:Housing investment. Total investment in housing(in both formal and informal sectors) as a percentage of gross domestic product	0.6
QUALITY INDICATORS	Indicator 5:Floor area per person. Median usable living space per person in square metres	6.64
	Indicator 6:Permanent structures. Percentage of housing units in structures expected to maintain their stability for 20 years or longer under local conditions with normal maintenance	67
	Indicator 7:Unauthorised housing. Percentage of the total housing stock not in compliance with current regulations	50
DEMAND-SIDE INDICATORS	Indicator 8:Housing credit portfolio. Ratio of total mortgage loans to all outstanding loans in both commercial and government financial institutions	0.01

SUPPLY-SIDE INDICATORS	<p>Indicator 9: The land development multiplier. Average ratio between the median land price of a developed plot at the urban fringe in a typical subdivision and the median price of raw, undeveloped land in an area currently being developed</p> <p>Indicator 10: Infrastructure expenditure per capita ratio of total expenditures (operations, maintenance and capital) by all levels of government on infrastructure services (road, sewerage, drainage, water supply, electricity and garbage collection) during the current year</p>	6 5.4
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C - CITY OF MZUZU

PRICE INDICATORS	Indicator 1:House-price-to-income ratio. Ratio of median free-market price of a dwelling unit and the medium annual household income	5.2
	Indicator 2:Rent-to-income ratio. Ratio of the median annual rent of a dwelling unit and the median annual household income of renters	2
QUANTITY INDICATORS	Indicator 3:Housing Production. Total number of housing units (in both the formal and informal sector). Produced in the previous year per 1000 population	11.3
	Indicator 4:Housing investment. Total investment in housing (in both formal and informal sectors) as a percentage of gross domestic product	0.02
QUALITY INDICATORS	Indicator 5:Floor-Area per person. Median usable space per person(in square metres)	6.53
QUALITY INDICATORS	Indicator 6:Permanent Structures. Percentage of housing units located in structures expected to maintain their stability for 20 years or longer under local conditions with normal maintenance.	49.3
	Indicator 7:Unauthorised housing. Percentage of the total housing stock not in compliance with current regulations	54
DEMAND-SIDE INDICATORS	Indicator 8:The housing credit portfolio.Ratio of total mortgage loan to all outstanding in both commercial government financial institutions	1.05

SUPPLY-SIDE INDICATORS	<p>Indicator 9: The Land Development Multiplier. Average ratio between the median price of a developed plot at the urban fringe in a typical subdivision and the median price of raw, undeveloped land in an area currently being developed</p>	5.6
	<p>Indicator 10: Infrastructure Expenditure per capita. Ratio of the total expenditure (operation, maintenance, capital) by all levels of government on infrastructure services: roads, sewerage, drainage, water supply, electricity, garbage collection) during the current year, and the urban population</p>	8.21

D - MUNICIPALITY OF ZOMBA

PRICE INDICATORS	Indicator 1:House-price-to-income ratio. Ratio of median free-market price of a dwelling unit and the medium annual household income	2.98
	Indicator 2:Rent-to-income ratio Ratio of the median annual rent of a dwelling unit and the median annual household income of renters	0.79
QUANTITY INDICATORS	Indicator 3:Housing Production. Total number of housing units(in both the formal and informal sector). Produced in the previous year per 1000 population	3.3
	Indicator 4:Housing investment. Total investment in housing(in both formal and informal sectors) as a percentage of gross domestic product. Median usable space per person(in square metres)	0.02
QUALITY INDICATORS	Indicator 5:Floor area per person Median usable space per person (in square metres)	5.3
QUALITY INDICATORS	Indicator 6:Permanent structures. Percentage of housing units located in structures expected to maintain their stability for 20 years or longer under local conditions with normal maintenance	45
	Indicator 7:Unauthorised housing. Percentage of the total housing stock not in compliance with current regulations	40.6
DEMAND-SIDE INDICATORS	Indicator 8:The housing credit portfolio. Ratio of total mortgage loan to all outstanding in both commercial government financial institutions	1.36

SUPPLY-SIDE INDICATORS	Indicator 9: The Land Development Multiplier. Average ratio between the median price of a developed plot at the urban fringe in a typical subdivision and the median price of raw, undeveloped land in an area currently being developed	1.84
	Indicator 10: Infrastructure Expenditure per capita. Ratio of the total expenditure (operation, maintenance, capital) by all levels of government on infrastructure services: roads, sewerage, drainage, water supply, electricity, garbage collection) during the current year, and the urban population	78.6

2.2 EXISTING POLICIES AND STRATEGIES

Since independence there has been no comprehensive Government policy on housing, Except for statements, as portrayed in the Statement of Development Policy. For example in DEVPOL II (1987 - 96) it stated that the "policy will be to stimulate the finance, Construction, and maintenance of an appropriate stock of urban housing by the Malawi Housing Corporation, local authorities and the private sector". DEVPOL p120.

In DEVPOL the policy statements were highlighted as:

- (a) undertaken a steady controlled move towards economic rental charges for all Malawi Housing Corporation, Government and parastatal;
- (b) dispose all Malawi Housing Corporation owned district housing to Government, hand over some Traditional Housing Area to those local authorities capable of operating them, and sell a proportion of Malawi Housing Corporation urban housing stock at market prices;
- (c) radically restructure Malawi Housing Corporation so that it can efficiently execute its new role as an estate development agency;
- (d) introduce new mortgage financing arrangements to stimulate house purchase by middle income groups, in particular public servants;
- (e) ensure the early introduction of housing allowances for senior public servants, both to offer them some compensation for the increase in house rental and to give them effective freedom to choose between rental and ownership;
- (f) commence the sale by Government, where possible to sitting tenants, of the bulk of its non-institutional housing stock;
- (g) increase the volume of public capital resources available to the various executing agencies in the sector through a special fund, supported by limited recurrent subsidies where this is merited;
- (h) introduce a new programme of urban middle and low-income housing schemes involving core unit, site and service, and settlement upgrading schemes;
- (i) undertake a review of present planning and building standards, a relaxation of the legal controls on sub-letting, and a programme of research into low-cost house

- design and low-cost building materials;
- (j) continue a programme to improve the quality of rural housing and where possible, use and disseminated lessons learnt in the urban as well as rural environment;
 - (k) centralize all Government housing functions in one Ministry which will be expanded and restructured to give it the required capability; and
 - (l) undertake decentralisation of local authorities.

DEVPOL p120

Not much has been achieved in the implementation of these strategies due to delayed commencement. This has been so, because of lack of commitment by the government towards translating the stated policy statement into reality. In short, since independence, the housing sector has had inadequate human and financial resource allocation. There also has been the adoption of ad-hoc housing programmes and non-involvement of private sectors and community participation. These have resulted from lack of coordination in the activities of the key players in housing - which has resulted in deviation from stated strategies as well as less achievements in housing delivery.

Currently, the Ministry of Housing has been created. This Ministry must define its roles and responsibilities which should include formulation of a comprehensive housing policy, as well as coordinate the activities of other key players.

2.3 LEARNING FROM BEST PRACTICES

2.3.1 Rural Housing Project

Malawi's Rural Housing Project was launched in 1981 with the main objective of motivating, encouraging and assisting rural families to improve their housing conditions (using improved indigenous materials) and quality of life in line with the overall national development objectives. In the period it has been in operation the following useful lessons have been learnt;

- (a) the developed low-cost technology have been accepted by people and the demand is increasing;
- (b) the concept on self-help as well as community involvement in housing can work;
- (c) rural housing generates business and employment opportunities;
- (d) women can participate in housing schemes in their own right. They tend to be easier to work with than men;

- (e) to attain efficiency in housing delivery system there is need to separate the functions of Technical Services from Financial Services. That is one institution need not combine the two;
- (f) Among poor people, housing is not their first priority. There is need, therefore, to help them improve their incomes, so that they can meet their other needs;
- (g) lack of sustainability as a result of lack of government commitment.

The Building Materials Loan Project

The Building Materials Loan Programme is one of the project component of the World Bank First Urban Housing Project. The principle objective of the project is aimed at promoting a practical and effective housing delivery system that meets the needs of the target group through participation by project beneficiaries in the actual house construction and management.

The project introduced a new standard of housing development in Malawi which is "Intermediate" between the existing high standard permanent housing and the low standard Traditional Housing Areas (THA) development. The project was launched in 1987 and to date the Malawi Housing Corporation has developed 2,896 serviced plots in the major urban centres i.e. Blantyre (1080 plots), Lilongwe (1100 plots), Zomba (583 plots), and Mzuzu (133 plots), out of which 2,348 were for building materials loans and the balance of 548 were built upon with core/shell houses.

In addition the project provided building materials loans to 281 plot beneficiaries that were developed under the British Overseas Development Aid i.e. Blantyre (191 plots), Lilongwe (36 plots), and Mzuzu (54 plots).

To ensure sustainable development, the project was designed based on full cost recovery pricing which is the basis for continuing mobilization of funds to ensure project replicability.

Its impact on the community has been considerable to the effect that over 2,800 people benefitted from the programme. In addition, the project generated jobs to men and women within and outside the project areas.

CHAPTER 3GOVERNANCE3.0 PREAMBLE

The administrative system consists of Central and Local Government, and Traditional Authorities. Though the administrative system is well structured, its effective performance has been hindered by lack of decentralisation and devolution in terms of decision making and financial logistic problems and limited interaction with villagers to promote their participation.

Since independence, the Malawi Government has only managed to produce a statement, as portrayed in the Statement of Development Policy. The statement indicated that the "policy will be to stimulate the finance, construction, and maintenance of appropriate stock of urban housing by the Malawi Housing Corporation, local authorities and the private sector." DEVPOL P120.

A quick assessment shows that there has been lack of commitment by the government towards the policy stated above. This is manifested in the allocation of inadequate human and financial resources, lack of support, adoption of ad hoc housing programmes and non-involvement of other private sectors. Key players in housing included Ministry of Housing, Ministry of Physical Planning and Surveys, Ministry of Lands and Valuation, Ministry of Statutory Bodies/Parastatals, Non-governmental organisations and individuals. The roles of these key players include policy formulation, financing, technical support and implementation.

On community participation, for the past thirty years emphasis was on a top - down approach in the housing delivery system. With democratic changes in the country the emphasis is now on community development participation through decentralization and community participation and bringing decision making closer to local communities. To achieve this "the Government intends to enhance the performance of local authorities in the country by strengthening their technical, manpower and financial capabilities. Ministry of Local Government will pursue a policy of decentralisation in order to equip local communities with effective skills for planning and implementing there own programme. This would include the delivery of basic infrastructure, the provision of basic social services, land use management and consideration of the environment; including the development of a responsible and responsive regulatory framework, with the public interest taken into account.

The government should work towards decentralisation, accountability, openness, capacity building, and incorporating

gender issues in housing delivery systems.

3.1 CONSTRAINTS AND OPPORTUNITIES

3.1.1 OPPORTUNITIES

- (a) The creation of a Ministry of Housing will be of great use.
- (b) The drawing up of a National Housing Plan of Action.
- (c) The delivery of housing services has been enhanced by the increase in the number of organisations involved in house delivery.
- (d) The number of individuals aiming at house ownership has recently been on the rise.

3.1.2 CONSTRAINTS

- (a) The main constraint has been lack of a comprehensive housing policy by central government, which has consequently led to loose relationship between or amongst the various key players involved in human settlement management. There has been lack of coordination between or amongst key players involved in shelter provision leading to duplication of efforts and conflicting approaches.
- (b) Lack of or inadequate human and financial resources has been a stumbling block to the fulfillment of efficient human settlement management.
- (c) While there has existed statements and ad hoc policies on housing, commitment to these by politicians and government officials has been minimal.
- (d) Accessibility to developable land has also been a major constraint. While there could be land available in urban areas, most of it is not serviced. In addition, various organisations and individuals hold land for speculative reasons.

3.2 GOALS AND OBJECTIVES

3.2.1 GOALS

To institutionalise efficient, responsive, open and accountable systems for human settlement management.

<p>2. Improve housing delivery system</p>	<ul style="list-style-type: none"> - Coordination of housing Programmes between/ amongst all agencies involved in shelter provision 	<ul style="list-style-type: none"> -Ministry of Housing 	<ul style="list-style-type: none"> -continuous
	<ul style="list-style-type: none"> - Involvement of the target group and extension services in the planning and implementation of housing programme 	<ul style="list-style-type: none"> -Ministry of Housing -Local Authorities -NGOs -Private Sector -Individuals - Other Key Players 	<ul style="list-style-type: none"> -continuous
	<ul style="list-style-type: none"> - Reviewing, streamlining and strengthening building standards procedures and housing delivery system 	<ul style="list-style-type: none"> -Ministry of Housing -Local Authorities -NGOs -Ministry of Lands and Valuation -Ministry of Local Govt; and Rural Development 	<ul style="list-style-type: none"> -continuous
	<ul style="list-style-type: none"> - Introduction of civic education on human settlement issues 	<ul style="list-style-type: none"> -Ministry of Housing -Local Authority -Ministry of Broadcasting 	<ul style="list-style-type: none"> -continuous

		-Non-Governmental Organisation	
3. Introduce Community Initiative to ensure sustainable development	<ul style="list-style-type: none"> -review legislation to incorporate Community Based Programmes -Activate Local participatory Approaches 	<ul style="list-style-type: none"> -Ministry of Justice -Ministry of Local Govt; -Ministry of Women and Children Affairs, Community Services and Social Welfare -NGOs -Pressure Groups 	<ul style="list-style-type: none"> - one year -continuous

<p>4. Increase Budgetary Allocation</p>	<ul style="list-style-type: none"> - Housing and services need higher public sector commitment as productive investment - 2% of G.D.P. to be for housing (1) All housing implementing agencies should be allocated proportionate to their responsibility (2) Emphasis to be on low income programmes (3) Remove tax burden on agencies on low income housing projects on related components to ensure affordability 	<ul style="list-style-type: none"> -Ministry of Justice -Ministry of Local Govt; -Ministry of Finance -Ministry of Economic Planning and Development 	<p>-April 1996</p>
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<p>5. Promotion of low-cost construction technologies and building materials targeted to the poor</p>	<ul style="list-style-type: none"> -Draft National Minimum Building Standards Regulations -Programme between/amongst all agencies involved in shelter provision -involvement of the target group and extension services in the planning and implementation of housing programme -reviewing, streamlining and strengthening building standards, procedures and housing delivery system -Education on human settlement issues 	<ul style="list-style-type: none"> -Ministry of Housing -Ministry of Justice -Ministry of Housing -Local Authorities -NGOs -Private sector -Individuals -Other Key Players -Local Authorities -NGOs -Private sector -Ministry of Lands and Valuation -Ministry of Local Govt; -Local Authorities -Ministry of Information and Broadcasting 	<ul style="list-style-type: none"> -Document should be passed by Parliament by October, 1995
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<p>6. Increase Housing supply through development various housing option</p>	<p>-Identification and establishment of a semi-autonomous financial institution to manage housing finances</p> <p>-Development of Rental Housing, squatter upgrading THA and development of owner occupation</p>	<p>-NGOs</p> <p>-Ministry of Housing</p> <p>-Ministry of Finance (Treasury)</p> <p>-Ministry of Economic Planning & Development</p> <p>-Local Authorities</p> <p>-Ministry of Local Govt;</p> <p>-Department of Income Tax</p> <p>-Ministry of Economic Planning and Development</p> <p>-Housing Institution MHC, Local Authorities Private Sector</p>	<p>-1995 - 2000</p>
<p>7. Provide Employment and remove barriers to low-income employment opportunities both at National and Local Government levels</p>	<p>-Government should give incentives to informal sector</p> <p>-Encourage labour intensive shelter and services provision</p>	<p>-Ministry of Labour</p> <p>-Ministry of Commerce and Industry</p> <p>-NGOs, Local Authorities Labour Union and Private sector</p>	<p>-1995 - 2000</p>

<p>8. Introduction of lending institutions to provide credit facilities to low-income people</p>	<ul style="list-style-type: none"> -Encourage community based credit systems and should be linked to the formal financial sector -Creation of a National Housing Financial Institution for Low-income Housing 	<ul style="list-style-type: none"> -Ministry of Finance -Ministry of Housing -Ministry of Economic Planning and Development -National Association of Business Women 	<p>-1995 - 2000</p>
<p>9. Promote Entrepreneurship and diversification</p>	<ul style="list-style-type: none"> -Create conducive environment so that people can open business activities -Provide tax incentives 	<ul style="list-style-type: none"> -Ministry of Commerce and Industry -Ministry of Women, Children and Community Services -NGOs 	<p>-By the year 2000</p>
<p>10. Formation of Task Force</p>	<p>-To draft summary of strategies for discussion and submission to the Ministries</p>	<p>-Line Ministries and NGOs</p>	<p>-July 1994 to Dec, 1995</p>
<p>11. Adoption of Social Fund</p>	<p>-Access Funds to Urban people</p>	<p>-Ministry of Economic Planning and Development</p>	<p>-February, 1995 to the year 2000</p>

CHAPTER 4ENVIRONMENT MANAGEMENT3.1 INTRODUCTION

The National Environment Action Plan report has identified nine environmental issues. These issues have affected some settlement development in both rural and urban centres. The key environmental issues are:

- (a) soil erosion
- (b) deforestation
- (c) water resources degradation and depletion
- (d) threat to fish resources
- (d) threat to bio-diversity
- (e) human habitat degradation
- (g) high population growth
- (h) air pollution
- (i) climatic change

Other factors common to all environmental issues constitute the nexus of population growth, poverty, illiteracy and lack of environmental information and awareness.

Malawi is among the poorest countries in the world whose per capita GDP was MK 991 (US \$ 225) in 1993 and about 60% of its population was below the poverty line of US \$40 per capita per year. Its population growth of 3.2% is high and so is the the illiteracy rate of 50%, the latter contributes to the lack of environmental awareness. The land resource is threatened by the demand placed on it by the very poor who, because of low literacy, have little access to information on sustainable agricultural practices. This nexus of population growth, poverty and illiteracy has led to a sub-optimal and sustainable resource utilisation. The poor, being the most affected, have heavily discounted future income and pursue sub-optimal social consumption decisions, leading to environmental degradation.

The essential environmental components of human habitat are

shelter, safe drinking water, and appropriate management of domestic and industrial wastes and effluent.

Housing conditions in Malawi are generally poor. According to the 1987 Census about 84% of all houses were grass thatched, 53% had mud or wattle walls and 89% had mud floors. It is estimated that 50% of existing housing structures in rural areas are in unhabitable state, calling for an urgent attention. An important reason for this is the temporary nature of the building materials used.

The demand for shelter and housing in urban areas are even more acute than in rural areas as a consequence of a high rate of rural-urban migration. this is further exacerbated by the low income for the majority of urban dwellers, which is too low for the to afford renting, building or buyin adequate housing. As a result there is considerable overcrowding in existing traditional housing areas. Secondly, there is also an increasing number of unauthorised construction of dwelling structures using unsuitable materials, such dwelling units lack basic infrastructures and services such as roads, water supply and sewerage disposal. The great housing shortage has resulted in the growth of unplanned squatter settlements, especially in the four majopr urban areas, where it is estimated that 60 to 70 % of the total population live in traditional housing areas and in unplanned squatter settlements.

Source: NEAP pp. 35-36

5.1 CONSTRAINTS AND OPPORTUNITIES /5.1.1 OPPORTUNITIES

- (a) free education ,
- (b) review of school curriculum on environmental matters;
- (c) diversification of economy;
- (d) tree planting exercises;
- (e) practice of good farming methods by using sustainable agriculture policies;
- (f) public participation in decision making and implementation.

5.1.2 CONSTRAINTS /

- (a) poverty
- (b) ignorance
- (c) inadequate alternative to fuel energy;
- (d) high population growth;
- (e) lack of institutional mechanism to enforce regulations;
- (f) natural disaster.

5.2 GOAL AND OBJECTIVE /

5.2.1 Goal : to achieve sustainable environmental management system and to improve the living condition of the poor.

5.2.2 Objectives

- (a) to document and analyse all major environmental issues and measures to alleviate them
- (b) to promote sustainable use of natural resources in Malawi
- (c) to develop an environmental protection and management plan.

STRATEGIES	ACTION REQUIRED	IMPLEMENTING AGENCY	TIME FRAME
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1. To reduce human habitat degradation	(a) Expand the low cost housing schemes and Traditional Housing Areas in Urban Areas	- Ministry of Housing - Ministry of Local Govt. - Local Authorities - NGOs	1994-2000
	(b) Strengthen the planning capacity of Local Authorities by training more planners	- Ministry of Housing - Ministry of Physical Planning - Dept of Human Resource Management - Local Authorities	1994-2000
	(c) Review the development charges to create incentives for plot development and provide basic services to facilitate speedy development to minimise squatting	- Ministry of Lands and Valuation	On-going
	(d) Review ground and property rates to make housing affordable to different plot seekers	- Ministry of Lands and Valuation and Local Authorities	1994-2000
	(e) Identify potential water	- Ministry of Irrigation	On-going

	<p>(f) To train local communities on proper maintenance of water kiosks</p> <p>(g) Involve and train local communities in refuse disposal</p> <p>(h) Introduce refuse collection and disposal systems in Urban areas</p> <p>(i) Improve Sanitation by expanding the use of VIP latrines to all Traditional Housing Areas and squatter areas</p>	<p>- Local Authorities</p> <p>- Ministry of Local Govt</p> <p>- Local Authorities</p> <p>- NGOs</p> <p>- Local Authorities</p> <p>- Non-governmental organisations</p>	<p>On-going</p> <p>1994-200</p> <p>1994-2000</p>
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<p>2. Reduce Population growth</p>	<ul style="list-style-type: none"> - Introduce population and family life education - Raise public awareness of women's rights in decisions affecting the size of the family 	<ul style="list-style-type: none"> - Ministry of Women, Children, Community Services and Social Welfare - Ministry of Education - Ministry of Health and Population Services - NGOs 	
<p>3. Research in Building materials</p>			<p>1995 -2000</p>

CHAPTER 56.0 SHELTER6.1 BACKGROUND

Minimal success has been achieved in the shelter provision area since independence. The state owned Malawi Housing Corporation (MHC) has managed to build 9,690 houses and 25,636 serviced plots by 1987 for sale and rental purposes.

In 1968, a special corporation, the Capital City Development Corporation (CCDC) was established to develop the New City of Lilongwe and by the time it was dissolved in 1983, it had built 870 houses and over 10,000 serviced plots. The government's own housing stock was 18,609 units belonging to a wide variety of departments and institutions.

Almost all this urban housing was constructed between 1964 and 1979. However, during this period, the supply failed to fully accommodate the demand which was estimated at above 8,000 in 1987. By 1980, squatter settlements had developed in all the four main urban centres, an estimated 30,685 in Zomba, 100,000 in Mzuzu. During this decade the situation has rapidly grown worse as not only had demand continued to rise while the rate of supply has fallen off very sharply. The main problems associated with this are discussed below:-

6.2 CONSTRAINTS AND OPPORTUNITIES6.2.1 OPPORTUNITIES

- (a) these include all the key players involved in the provision of shelter;
- (b) the existence of donor agencies, local authorities, private sector, government and individual involvement;
- (c) the availability of land, existence of organisations to assist in servicing land for house development.

6.2.2 CONSTRAINTS

- (a) lack of access to land, security of tenure credit facilities;
- (b) limited financial institutions;
- (c) lack of comprehensive policy on shelter which could properly provided a link between the policy making and operational levels;
- (d) lack of financial and human resources for research and development of cheaper and affordable building materials;
- (e) lack of awareness of existing low-cost technologies;
- (f) lack of community participation in the provision and maintenance of infrastructure, such as clinics, schools, ect.
- (g) lack of public sector recognition of housing sector as a production investment.

6.3 GOALS AND OBJECTIVES

- 6.3.1 To provide adequate shelter for all.
- 6.3.2 To increase the Housing Supply (and increase) options.

6.4 SOCIO-CULTURAL CONTEXT

6.4.1 GENDER ISSUES

Malawi Government will strive to create an enabling environment for women to obtain affordable housing and access to land by, among other things, removing all obstacles to access, with special emphasis on meeting the needs of women, especially those living in poverty and female heads of households. This will be achieved by, inter alia, undertaking legislative and administrative

reforms to give women full and equal access to economic resources, including the right to inheritance and to ownership of land and other property, credit, natural resources and appropriate technology.

STRATEGIES	RECOMMENDED ACTION	ORGANISATION	TIME FRAME
1. Enhance Accessibility to land for Residential Development	Streamlining, reforming and strengthening procedures, regulations and systems e.g. holders of freehold land should be encouraged to provide infrastructure necessary to develop land. If they fail, government should acquire such land under (Cap 58:04) of Land Act	<ul style="list-style-type: none"> - Ministry of Housing - Ministry of Local Govt - Ministry of Justice. - MHC - Local Authorities - NGOs 	18 months
2 Enhance Accessibility to credit for Low Income Earners	- Establish of a Financial Institution Low Income Earners	As above plus: <ul style="list-style-type: none"> - Ministry of Finance - Ministry of Econ Plan. & Develop. 	3 years

<p>3. Development of Appropriate Technology</p>	<ul style="list-style-type: none"> - Research for cheaper building materials - Civic Education/ Public awareness on new and appropriate building technologies 	<ul style="list-style-type: none"> - Ministry of Housing - Local Authorities - University of Malawi (Polytechnic) - Centre for Social Research - NGOs - Ministry of Housing - Ministry of Information and Broadcast - Ministry of Works - Ministry of Physical Planning and Surveys - M. H. C. - NGOs Institutions e.g. Malawi Housing Corporation, Local Authorities, Private sector 	<p>continou s</p>
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<p>4. Empowerment of Local Authorities</p>	<p>Involve private sector, NGOs community based organisations in the formulation and implementation of Housing delivery service.</p>	<ul style="list-style-type: none"> - Ministry of Housing - Ministry of Physical Planning and Surveys - Ministry of Local Govt. - Ministry of Lands & Valuation - Malawi Bureau of Standards - Chamber of Commerce - Local Authorities - NGOs - Malawi Housing Corporation - Private Sector 	<p>continuous</p>
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<p>5. Provision of Social Infrastructure</p>	<ul style="list-style-type: none"> - Encourage formation of building and other cooperatives to assist in financing and maintaining of basic services and infrastructure - Increase public awareness on the preservation of the environment - Encourage NGOs in provision of social services - Creation of Community Development Committees 	<p>As in 4 above</p>	<p>continou s</p>
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CHAPTER 6POVERTY REDUCTION AND EMPLOYMENT GENERATION

6.0 POVERTY IN MALAWI

The condition of poverty in Malawi is characterised by lack of productive means to fulfil basic needs such as food, water, shelter, education and health. The poor tend to have limited access to productive resources and basic services. More than half the population live below the poverty line.

Rural poverty is estimated at 60% while urban poverty is a growing phenomenon affecting about 65% of the city dwellers.

6.1 CONSTRAINTS AND OPPORTUNITIES6.1.1 OPPORTUNITIES

- (a) Launching of Poverty Alleviation Programme
- (b) Introduction of family planning programmes
- (c) Creation of Social Action Fund and Malawi Rural Finance Company
- (d) Self-help programmes

6.1.2 CONSTRAINTS

- (a) Lack of empowerment of the community in decision making.
- (b) The rapid increasing population is exerting pressure on land and natural resources, on the nation's food self-sufficiency and food security, the labour markets, and the provision of essential social services.
- (c) Some traditional beliefs, customs, ceremonies and other social and cultural factors have a powerful negative influence on community life. e.g. the acceptability of new ideas and modern practices in the areas of education, health, family planning, sanitation, agriculture, borrowing and debt

<p>2. Promotion of low-cost construction technologies and building materials targeted to the poor</p>	<ul style="list-style-type: none"> - Amend building regulations to accommodate low-cost construction technologies. - need to research - need to set up standards and adapt them into the National building regulations - Ministry of Housing and Line Ministries and NGOs. Housing Institutions 		<p>Minimum building standard should be approved by October 1995</p>
<p>3. Encourage development of rental sector to help housing the poor and shelter shortages e.g. Local Authorities could build houses for rent</p>	<ul style="list-style-type: none"> - Housing institutions Private sector etc, should be encouraged to build more houses 	<ul style="list-style-type: none"> - Housing Institutions e.g. Malawi Housing Corporation, - Local Authorities - Private sector 	<p>1995-2000</p>

<p>4. Provide Employment and remove regulatory barriers to low-income employment opportunities both at National and Local Government levels.</p>	<ul style="list-style-type: none"> - Government should give incentives to informal sector - Encourage labour intensive shelter and service provision 	<ul style="list-style-type: none"> - Ministry of Labour - Ministry of Commerce and Industry - Ministry of Labour - Line Ministries - Private Sector 	<p>1995-2000</p>
<p>5. Introduction of lending institutions to provide credit facilities to low income people.</p>	<ul style="list-style-type: none"> - Encourage community based credit system and should be linked to the formal financial sector 	<ul style="list-style-type: none"> - Ministry of Finance - Ministry of Economic Planning & Development - Ministry of Housing - National Association of Business Women 	<p>1995-2000</p>
<p>6. Promote entrepreneurship and diversification</p>	<ul style="list-style-type: none"> - Create conducive environment so that people can open business activities and provide tax incentives 	<ul style="list-style-type: none"> - Ministry of Commerce and Industry, - Ministry of Women and Children and Community Services - NGOs 	<p>By the year 2000</p>

7. Formation of Task Force	- To draft summary of strategies for discussion and submission to the Ministries	- Line Ministries and NGOs	July 1994 to Dec.95
8. Adoption of social fund	- Access funds to the urban people	- Ministry of Economic Planning and Development	Feb 1995 to the year 2000

CHAPTER 7

LOCAL HOUSING ACTION PLANS7.0 INTRODUCTION

Shelter is one of the most important components of human settlements. Barriers to access to shelter imposed through existing legal and regulatory systems need to be assessed and modified. The most ubiquitous barriers to the provision of adequate shelter are lack of access to land, lack of secure tenure and lack of access to credit.

Outlined below are Plans of Action of some Government Organisations, Non-Governmental Organisations and Local Authorities in trying to redress the problem of shelter by providing housing units and serviced plots in urban centres of Malawi.

7.1 MALAWI HOUSING CORPORATION

Malawi Housing Corporation was established in 1964 as a government agency for the provision of shelter in district and urban centres. As at December 1994 the corporation had built 9,983 houses and developed 27,062 serviced plots. The last housing programme was carried out in 1978. Since the to date very little has been done in the provision of housing. Consequently, a backlog of housing has been created to the tune of 253,000 units. This backlog needs to be wiped out in the next five years. However, the Corporation can only manage to deal with only 20% of this backlog provided funding is made available. The rest of the backlog of 80% has to be taken care of by the local authorities, private sector and individuals. Below is a proposed Malawi Housing Corporation programme to provide 50,000 houses in the next five years that is to the year 2000.

NUMBER OF UNITS

<u>Type of Housing</u>	<u>1995/96</u>	<u>1996/97</u>	<u>1997/98</u>	<u>1998/99</u>	<u>1999/2000</u>
ITHA plot	5,000	5,000	5,000	5,000	5,000
THA plots	2,500	2,500	2,500	2,500	2,500
PHA plots & house	1,300	1,300	1,300	1,300	1,300
PHA plots & flats	600	600	600	600	600
PHA plots only	600	600	600	600	600
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	10,000	10,000	10,000	10,000	10,000
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ESTIMATED COST

<u>Type of Housing</u>	1995/96	1996/97	1997/98	1998/99	1999/200
	<u>K mil</u>	<u>K mil</u>	<u>K mil</u>	<u>K mil</u>	<u>K mil</u>
ITHA plots	75	75	75	75	75
THA	10	10	10	10	10
PHA plots & house	176	176	176	176	176
PHA plots and flats	129	129	129	129	129
PHA plots only	15	15	15	15	15
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	409	409	409	409	409
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ITHA = Intermediate Traditional Housing Area

THA = Traditional Housing Area

PHA = Permanent Housing Area

7.2 HABITAT FOR HUMANITY (MALAWI)

Habitat for Humanity (Malawi), a non-governmental organisation, building low-cost housing for low-income groups, commenced operations in Malawi in 1986 and by the end of 1994 will have built about 1,700 houses.

Habitat for Humanity (M)'s programme for the next two year period is as follows:-

		<u>Projected Budget</u>
1995	- 1,500 houses	US \$1,250,000
1996	- 1,800 houses	US \$1,500,500

For the following four years, plans are to construct:

		<u>Projected Budget</u>
1997	- 2,000 houses	US \$1,700,000
1998	- 2,000 houses	US \$1,750,500
1999	- 2,300 houses	US \$1,900,000

2000 - 2,500 houses US \$2,100,000

HFH(M) is currently operating in twelve districts in all three regions of Malawi and plans to expand every district by the year 2000.

7.3 CHRISTIAN SERVICE COMMITTEE

The Christian Service Committee realises that the provision of better houses to the urban and rural poor is a big and challenging task but yet very important. Hence, the organisation continues to solicit funds from its partners for such projects. Presently, two new project sites for Rural Low-Cost Housing have been identified; namely Enukwenu in the Northern Region and Nambuma in the Central Region where about 50 to 75 houses will be financed under the building material loan revolving fund programme. In addition to the above, it is also planned that new 50 houses be financed in Chikwawa.

Besides the housing component, the project will also encourage the beneficiaries to construct pit latrines. This is the sanitation component of the project. Water glass plants will also be constructed at the new sites.

For the purpose of planning we estimated that over 4,155 houses will be provided to the rural poor by the year 2000, broken down as follows:-

Year	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>Total</u>
No of Houses:	200	300	450	675	1,012	1,518	4,155

As for the urban, we have not yet identified project sites. However, we envisage to be involved in urban areas because the housing situation in the urban areas is becoming worse every year.

Regarding the traditional projects in the rural areas such as teacher's houses, medical staff houses, school blocks, health centres and water supply, these will continue up to the year 2000 but we cannot quantify at the moment.

In conclusion, we would like to say that the Christian Service Committee would appreciate to work in close cooperation with the Government of Malawi and other organisations involved in providing housing to the rural poor.

Major constraints are financial resources, hence we are restricted to provide fewer houses at a time at each project site.

7.4 LOCAL AUTHORITIES

For Local Authorities, their Action Plans are outlined in the appendices 1 to 4.

Appendix 1

HOUSING NEED AND SUPPLY - BLANTYRE 1987 - 2003

HOUSING NEED GENERATED BY ANNUAL POPULATION GROWTH OF 6% AND PLOT REQUIREMENTS FOR UPDATED STRATEGY: BLANTYRE

Year	1987 Census 42,861	Assumed at 1991	1992-93 55,717	1994-95 62,806	1995-96 66,363	1996-97 70,344	1997-98 74,363	1998-99 79,039	2000-01 83,781	2001-02 94,137	2002-03 99,785
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Plot occupancy	%	pop	plots	plots	PLOTS NEEDS BASED ON EXISTING PLOT TYPES										TOTAL
LDP (DLV) 8000	4.9	16,288	2,034	122	129	137	145	154	163	173	184	195	206	219	1,827
HDP (RHC) 8000	5.1	16,932	2,117	127	135	143	151	160	170	180	191	202	215	227	1,902
HDP (RHC) 8000	8.0	26,500	3,312	319	338	358	380	402	427	452	479	508	538	571	4,772
THA (BCC) 1000	25.0	83,000	8,300	796	1,956	1,419	1,186	1,237	1,533	1,413	1,496	1,587	1,683	1,784	14,912
THA (BCC) 7000	57.0	189,240	21,026	1,262	1,337	1,417	1,508	1,593	1,688	1,790	1,897	2,011	2,131	2,239	18,688

Plot Dev: charges Plot locations Strategy Plot REQUIREMENT WITH DISCREPANCY I.M.H SUPPLY. Updated STRATEGY, SE 1992

Plot Dev: charges	Plot locations	Strategy	Plot	REQUIREMENT	WITH DISCREPANCY	I.M.H SUPPLY.	Updated	STRATEGY, SE	1992	
LDP (DLV) 8000	-	4.2	0	163	163	163	163	163	163	
HDP (RHC) 8000	-	4.3	0	190	190	190	190	190	190	
HDP (RHC) 8000	-	4.3	0	477	477	477	477	477	477	
THAN (BCC) 2000	Chilimbo/Wisese	5.3	0	331	331	331	331	331	331	
THAI (RHC) 1000	Chilimbo W.	5.4	0	166	166	166	166	166	166	
THAB (BCC) 4,5AP	Yacwete/LUNZU	5.5	0	497	497	497	497	497	497	
THAI (BCC) 1,0AP	-	-	0	0	0	0	0	0	0	
THA-SBU 2,7AP	Mdirange and Chilimbo	5.6	0	2,999	2,999	2,999	2,999	2,999	2,999	
TOTAL										18,888

THA (B.C.) % of P.R	Suggested Locations	Strategy SUPPLY SHORTFALL	LL	+ num	OR SURPLUS	-number	TARGET = 0	for	total	colou
LDP (DLV) 8000		122	-54	-46	-29	-10	1	12	23	39
HDP (DLV) 8000		127	-55	-47	-30	-10	1	12	25	35
HDP (RHC) 8000		319	-159	-119	-75	-25	2	31	61	94
THAN (BCC) 2000		199	211	-107	-60	-48	-31	-14	6	28
THAI (RHC) 1000		166	166	-54	-40	-23	-16	-7	2	12
THAB (BCC) 3000		299	317	-181	-120	-73	-48	-21	8	38
THAI (BCC) 4000		398	422	-215	-160	-98	-64	-28	10	50
THA-SBU (BCC)		1,262	1,337	-652	-506	-411	-202	-88	32	163
TOTAL										42,300

N/B A flat rate of vision helps account of the accu adjusted a xlog in the early years 0

Appendix 2

HOUSING NEED AND SUPPLY - LILONGWE 1987 - 2003
HOUSING NEED GENERATED BY ANNUAL POPULATION GROWTH OF 7% AND PLOT REQUIREMENTS FOR UPDATED STRATEGY: LILONGWE

Year	1987 Census 245,756	Assumed at 1991 343,202	1993-94 367,226	1994-95 392,952	1995-96 420,437	1996-97 449,866	1997-98 481,359	1998-99 515,954	1999-00 551,107	2000-01 589,665	2001-02 630,963	2002-03 675,130
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Plot occupancy % Food Plots Needs based on existing plot types

	%	Food	Plots	Needs	Based on	Existing	Plot	Types	TOTALS						
LDP (DLV) 5000	4.7	12,037	1,504	195	112	120	129	138	147	158	169	180	193	207	1,857
HDP (DLV) 8000	5.1	12,530	1,500	110	118	125	135	144	154	165	177	189	202	216	1,736
HDP (HMC) 5000	9.7	23,832	4,767	334	357	382	409	438	468	501	536	574	614	657	5,272
THA (LCC) 10000	44.2	198,399	10,857	1,520	1,826	1,740	1,862	1,992	2,132	2,281	2,441	2,612	2,794	2,990	23,991
Southern-rural 900	34.1	83,538	9,282	630	586	544	516	482	452	425	404	387	371	359	10,259
Other	2.1	5,157	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Plot Dev: emerges Proposed locations Strategy Plot Requirements, Less Commitments, for updated Strategy, October, 1992

	Area	45/4	5/10	0	1/0	2/00	101	101	101	101	101	101	101	101	101	101	101	101	101	TOTALS
LDP (DLV) @ 2000	Area 45/4	5.10	0	0	120	200	101	101	101	101	101	101	101	101	101	101	101	101	101	1,857
HDP (DLV) @ 10000	Area 47/4	5.10	0	0	90	130	101	101	101	101	101	101	101	101	101	101	101	101	101	1,736
HDP (HMC) @ 7,0000	-	-	0	0	527	527	527	527	527	527	527	527	527	527	527	527	527	527	527	5,273
THA (LCC) @ 7,000 Areas 25/3,4, & 5	7.12	0	0	600	1,150	1,150	381	381	381	381	381	381	381	381	381	381	381	381	381	4,798
THA (HMC) @ 5,000 Areas 47/1 & 5	7.13	0	0	0	0	267	267	267	267	267	267	267	267	267	267	267	267	267	267	2,359
THA (LCC) @ 4,500 Area 36/1	7.14	0	0	1,000	2,000	2,000	525	525	525	525	525	525	525	525	525	525	525	525	525	7,197
THA (LCC) @ 1,000 Area 22	7.15	0	0	0	0	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	9,396
SBU (LCC) @ 1,500 Area 36/1	7.16	0	0	300	300	300	700	1,251	1,251	1,251	1,251	1,251	1,251	1,251	1,251	1,251	1,251	1,251	1,251	10,259

THA (n.i.d.) Suggested Strategy Supply Shortfall (+ numbers) or Surplus (-numbers), Target = 0 for totals column

% of P.R	Locations	Strategy	Supply	Shortfall	(+ numbers)	or	Surplus	(-numbers)	Target	= 0	for	totals	column	TOTALS
LDP (DLV) n/a			105	-50	-52	-23	-14	-3	0	0	0	0	0	0
HDP (DLV) n/a			110	26	-58	-49	-39	-28	-4	9	21	0	0	0
HDP (HMC) n/a			334	-170	-145	-89	-59	-26	9	47	87	127	-1	-1
THA (LCC) 20%			304	-275	-802	-9	17	73	107	141	178	217	0	0
THA (HMC) 10%			152	163	-93	-81	-54	-39	-23	-9	12	36	0	0
THA (LCC) 30%	Areas 47/2,3,4 & 7	7.14	456	-512	-1,478	34	115	159	207	268	313	375	0	0
THA (LCC) 40%	Areas 25/2, & 24		608	531	-570	-321	-269	-154	-90	-21	52	128	0	0
SBU (LCC) n/a	Area 47	7.16	650	376	-244	-399	-339	-276	-207	-134	-56	26	0	0

Appendix 3

HOUSING NEED AND SUPPLY - NZUZU 1987 - 2003
HOUSING NEED GENERATED BY ANNUAL POPULATION GROWTH OF 7% AND PLOT REQUIREMENTS FOR UPDATED STRATEGY: NZUZU

Year	1987 Census	Assumed at 1991	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	TOTALS	
Projections	44,738	57,721	83,902	98,373	113,161	128,282	143,782	159,826	175,899	192,612	209,795	227,481		
Plot occupancy	%	%	PLOT NEEDS BASED ON EXISTING PLOT TYPES											
LDP (DLV) 5000	4.6	2.034	18	20	22	23	27	27	29	31	33	35	381	
HDP (DLV) 8000	5.0	1.527	12	13	14	16	17	19	19	20	21	23	183	
HDP (HMC) 5000	5.3	2.345	35	38	40	46	49	53	53	56	60	65	518	
THA (MCC) 1000	12.6	5.574	83	89	96	109	117	125	134	143	143	153	1,231	
UB THA (MCC) 1000	21.0	9.290	155	165	177	203	217	232	248	266	284	284	2,280	
Squatter-rural 700	53.5	23.667	177	211	226	258	276	296	316	338	362	362	2,906	
Plot Dev: charges Proposed locations Strategy: CURRENT PROPOSALS, WITH DISAGGREGATED I.R.H. SUPPLY; Development Strategy, APRIL, 1992														
LDP (DLV) @ 20x30	Lumyangwa & Na Ro	4.2	0	0	0	0	0	0	0	0	0	0	0	540
HDP (DLV) @ 10x20	Katoto & Sr Ma Rd	4.3	0	0	0	0	0	0	0	0	0	0	0	400
HDP (HMC) @ 7,0x20	-	4.4	0	0	0	0	0	0	0	0	0	0	0	0
THA (MCC) @ 5,0x20	L. Iolozolo/Katoto	5.3	111	111	111	111	111	111	111	111	112	0	1,000	
THA (HMC) @ 5,0x20	McNengethuma	5.4	0	0	0	0	0	0	0	0	0	0	86	
THA (MCC) @ 4,5x20	Lumyangwa/L. Iolozolo	5.5	0	250	250	250	250	250	250	250	250	0	2,000	
THA (MCC) @ 1,0x20	-	-	0	0	0	0	0	0	0	0	0	0	0	
SBU (MCC) @ 1,5x20	Lumyangwa/Chibanja	5.7	0	287	287	287	287	287	287	287	291	0	2,300	
THA (n.i.p.) Suggested Strategy SUPPLY SHORTFALL (+ numbers) or SURPLUS (-numbers). Target = 0 for totals column														
% of P.R	Locations												6,320	
LDP (DLV) n/a	Katoto	4.2	18	-40	-38	-37	-35	-33	-31	-29	-27	35	-239	
HDP (DLV) n/a	Mabale	-	12	-37	-36	-34	-33	-31	-31	-30	-29	23	-217	
HDP (HMC) n/a	Katoto	-	35	38	40	43	49	53	53	56	60	65	518	
THA (MCC) 20%	Lumyangwa/Chibanja	5.3	44	-60	-56	-49	-44	-40	-40	-35	-30	88	-298	
THA (MCC) 10%	Lumyangwa/Chibanja	-	22	-15	27	31	33	36	36	41	44	44	271	
THA (MCC) 30%	Lumyangwa/Chibanja	-	67	-174	-168	-156	-150	-143	-135	-127	131	131	-947	
THA (MCC) 40%	Lower Iolozolo	-	89	102	109	125	134	143	143	153	164	175	1,404	
SBU (MCC) n/a	Mabasa	5.7	184	-26	-61	-29	-11	9	29	47	362	362	606	
TOTALS														

1,075

Appendix 4

HOUSING NEED AND SUPPLY - ZAMBIA 1987 - 2003

HOUSING NEED GENERATED BY ANNUAL POPULATION GROWTH OF 6% AND PLOT REQUIREMENTS FOR UPDATED STRATEGY: ZAMBIA

Year	1987 Census	Assumed at 1991	1991-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03
Projections	42,861	57,717	57,002	62,666	68,344	74,565	79,037	83,781	86,808	94,137	99,785		

Plot Occupancy % Pop Plots PLOT NEEDS BASED ON EXISTING PLOT TYPES

Plot Type	1987	1991	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	TOTALS
LDP (DLV) @ 8000 + 3	10.0	4,170	521	55	55	57	59	42	44	47	50	53	56	468
MDF (DLV) @ 8000 + 3	4.0	1,671	209	13	14	15	16	17	18	19	20	21	22	168
HDP (HMC) @ 5000 + 8%	26.0	10,784	2,197	140	148	157	166	175	187	198	210	223	236	1,974
THA (ZMC) @ 19000	5.0	2,142	234	28	29	31	32	34	36	39	41	43	46	384
Squatter 7000	55.0	23,573	2,619	167	177	187	198	210	223	236	250	265	281	2,353
Institution 7000	16.0	6,858	11,072	0	0	0	0	0	0	0	0	0	0	0

Plot Dev: charges Proposed Locations/Strategy CURRENT PROJECTIONS, WITH DISAGGREGATED T.H.A. SUPPLY: Development Strategy, 31 March, 1992

Plot Type	1987	1991	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	TOTALS
LDP (DLV) @ 22,000	4.2	1,714	15	4.2	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	430
MDF (DLV) @ 16,000	4.3	1,714	15	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	400
HDP (HMC) @ 7,000	4.4	1,714	15	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	620
THA (ZMC) @ 7,000	5.3	1,714	15	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	900
THA (HMC) @ 5,000	5.4	1,714	15	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	574
THA (ZMC) @ 4,500	5.5	1,714	15	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	2,000
THA (ZMC) @ 1,000	5.7	1,714	15	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	0
SOUU (ZMC) @ 1,500 Chinawaji/Chikanda	5.7	1,714	15	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	1,620

THA (n.i.b.l) Suggested Strategy SUPPLY SHORTFALL (+ numbers) or SURPLUS (-numbers), Target = 0 for totals column % of P.R. LOCATIONS

Plot Type	1987	1991	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	TOTALS
LDP (DLV) @ 5%	4.2	31	-10	-8	-8	-8	-4	-1	1	4	7	10	13	25
MDF (DLV) @ 3%	4.3	13	-27	-26	-26	-24	-24	-23	-22	-21	-20	-19	-18	-195
HDP (HMC) @ 8%	4.4	132	78	86	86	104	114	125	125	136	146	161	174	1,179
THA (ZMC) 50%	5.3	8	8	-91	-91	-90	-89	-88	-88	-88	-88	-87	-86	-098
THA (HMC) 10%	5.4	9	8	-57	-57	-56	-56	-55	-55	-54	-54	-53	-52	-426
THA (ZMC) 35%	5.5	0	0	-222	-222	-222	-222	-222	-222	-222	-222	-222	-224	-1,776
THA (ZMC) 25%	5.7	0	7	7	7	8	8	9	9	10	10	11	11	65
SOUU (ZMC) n/a	5.7	157	167	-5	-5	7	16	30	43	56	70	85	101	631

Appendix 5

TRADITIONAL HOUSING AREA (THA) PROGRAMMES FOR MALAWI

Having taken over Traditional Housing Area (THA) (site and services) stock and property, City Councils embarked on proposals that would expand plot provision capacity for low-income housing. The potential plot development programmes that are being considered by Councils are:-

(i) THA NORMAL

Plots not exceeding 400 square metres in size, are fully serviced and include the existing planned THA plots which need to be upgraded. These plots are provided by making available following infrastructure:

- paved circular roads with line storm drains;
- gravel surface secondary roads;
- full water reticulation;
- full electrical service;
- infrastructure for water borne sanitation
- solid waste management;
- land tenure.

It is envisaged that the private sector will finance such projects including a profit mark-up to stimulate plot development in other programmes.

(ii) THA BASIC

These are slightly smaller plots (225 - 350 m²) provided on basis of site and service scheme.

The services that will be provided in this project will include:

- circular roads with storm drains;
- gravel surface secondary roads;

(v) COST RECOVERY

The basic assumption of the proposed programmes is cost recovery. One of the reasons for failure to supply more plots was the lack of funds to develop new plots which MHC and CCDC developed with donor funds and provided to allottees free of charge subject to payment of nominal ground rent annually (K 5.00 and increased to K 20.00 over a period - 1966 - 86). With the changing economic conditions throughout the world, sources of grant money dried up and government stopped development of new plots.

The principle of cost recovery brings the concept of assessing demand for various plot programmes. The question of affordability determines the number of plots that can be supplied in each programme.

Source: Implementation Constraints of Low Income Housing Programmes in Malawi: 1995 - A.J.C. Kawonga

Dakar	Senegal	3.0	6	3.4	-	8.10	84	67	1.7	4.0	-
Dar es Salaam	Tanzania	3.0	24	3.4	-	8.10	84	67	1.7	4.0	-
Dhaka	Bangladesh	6.3	17	8.0	6.1	3.72	55	78	3.0	2.0	12
Harare	Zimbabwe	2.8	12	7.7	1.5	7.00	83	18	9.5	15.0	16
Helsinki	Finland	3.7	14	13.3	7.2	30.40	100	0	23.2	-	2201
Hong Kong	Hong Kong	7.4	17	14.2	4.5	7.10	90	5	16.9	1.2	305
Ibadan	Nigeria	3.6	8	2.1	2.3	9.00	100	75	-	2.0	-
Istanbul	Turkey	5.0	7	6.6	7.7	17.00	95	51	2.5	10.0	-
Jakarta	Indonesia	3.3	23	7.1	4.3	10.17	67	70	3.32	2.2	8
Johannesburg	South Africa	1.7	5	7.0	0.9	11.10	66	34	39.0	6.2	62
Karachi	Pakistan	1.9	17	-	-	7.10	97	51	8.5	3.8	77
Kingston	Jamaica	4.9	16	11.3	7.0	15.30	80	50	22.0	1.3	27
Kuala Lumpur	Malaysia	5.0	26	8.6	5.2	18.58	86	12	22.0	4.3	48
London	United Kingdom	7.2	25	2.6	5.5	31.93	100	0	37.4	2.4	-
Madrid	Spain	3.7	10	4.9	2.3	24.40	100	0	25.0	12.0	184
Manila	Philippines	2.6	14	5.7	4.4	12.00	80	76	7.0	6.7	36
Melbourne	Australia	3.9	16	8.2	4.1	50.70	100	0	23.9	2.2	437
Monterrey	Mexico	3.7	36	6.0	7.4	8.62	93	16	8.0	6.0	14
Munich	Germany	7.6	18	5.0	1.0	35.00	100	1	36.0	1.1	268