People and Places
The importance of the supply of land in delivering affordable housing in informal settlements
FIG Regional Conference, Accra
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Project Approach
- Alternative Technology for Building materials
- Background
- Country Visits & Workshops

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

Why - Land and Regulations
- Holistic Approach
- Economics of Housing
- Supply, Demand, Regulate

Actions for Options (Priority)
- Dual Land Ownership - Supply
- Forward Land Supply
- Unplanned settlements - Demand
- Security of Tenure - Demand
- Infrastructure and services - Regulate
- Building Regulations
1. Dual Land administration
- Customary and community title
- Boundary constraints
- Chiefs have a legitimate role
- Encroachments

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

Demand
- Collate
- Review
- Communicate

3/4. Unplanned Settlements
- UN Habitat, FIG; African continent
- Cities without slums:
  - Blantyre,
  - Maputo
- Security of Tenure - Foundation for worth
- Collate lessons learnt, practice
### Why
5. Infrastructure and Services
- Speed of current plot release
- Plot demarcation with or without?
- PPP, Cost Recovery mechanisms
- Detached, Semi and Terraced Houses

### Why
6. Building Standards
- Alternative Materials Technology codes
- Development control and Regulation,
- Standards & Testing
- Bureaux, recognition
- Malawi Forum

### Strategic Implementation
- What do YOU want from COMESA, and
- What does COMESA want from you:
  - Prioritise options for action
    - Capabilities
    - Timeframe

### Strategy Framework
- People
- Places
- Primary Materials
- Policy
- Perception

### Observations for Housing
- Socio Economic - People and Places
- Economic - Demand and Supply
- Environment - Sustainable Building Materials

### Supply of land
To meet the needs of the People

Thank you