

ZAMBIA

URBAN HOUSING SECTOR PROFILE



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FOREWORD

In November 2011, I had the pleasure to present a guide for conducting one of the most successful and practical tools UN-Habitat has helped produce in recent years: the national housing profiles. As I stated then, a national Housing Profile can be the first step to inform and engage policy and decision-makers, and provide them with the evidence needed to design their choices and support critical decisions.

Indeed, developing a Housing Profile needs to be seen as the basis for a broad housing sector reform that aims to improve its overall performance. Clearly, the performance of a nation's housing sector, its impact on cities and towns, and the living conditions of poor households is a key concern not only of national public policy, but it is also central to the agenda and international mandate of UN-Habitat.

It is a reality that providing adequate housing to millions of low income households globally and particularly in urban centres is one of the greatest challenges facing society. The scale of the housing challenge is immense, with a new dwelling required every two minutes of the working day

until 2030 to meet urban housing demand. In addition to new housing provision, the profile highlights the need to upgrading existing informal settlements; improve access to serviced land, as well as to develop a new national housing policy that reflects the need for housing provision which is affordable to the majority.

To address these challenges, UN-Habitat has welcomed the initiative of the Government of Zambia to join other countries such as Uganda, Ghana, Tanzania, Malawi or Tunisia on the review of the housing sector using the UN-Habitat's housing profiling tool.

I am confident that the Zambia Housing Profile will be a useful tool for all housing sector stakeholders striving towards improving access to adequate housing for the Zambian population. In view of the pivotal importance of the housing sector to the wider economy, I am confident that the profile will serve as an important tool for sustainable urban development and poverty reduction efforts in Zambia.

I wish to express my appreciation and gratitude to all those who have contributed to this report, and my recognition for the commitment of the Government of Zambia to improving access to adequate housing for its citizens.

UN-Habitat welcomes
the commitment of
the Government of
Zambia to facilitating
the improvement of
the housing conditions
of its citizens.

Dr. Joan Clos



Under-Secretary General of the United Nations,
UN-Habitat Executive Director

MINISTER'S MESSAGE

The vision of the Government of the Republic of Zambia in the housing sector is, “to have planned settlements with adequate, affordable and quality housing by 2030”. The government recognizes that affordable housing is a basic human need which can lead to improvements in society’s welfare and consequently contribute to wider social and economic development. This is clearly articulated in the Sixth National Development Plan (SNDP 2011 – 2015). Government is fully aware of the fundamental role that the housing sector can play when taken as an economic investment and not only viewed as a social service. It is common knowledge that housing inadequacy can have adverse impacts on the health, and general well being of society as well as on the environment.

It is therefore important to remember that the availability of decent, affordable and adequate housing is an important pre-requisite to national economic development. Any shortfall in the housing sector could trigger severe negative impacts on social welfare, the environment and on the general performance of the national economy.

As identified in the SNDP, the inadequate availability of affordable and decent housing in Zambia is one of the major challenges that the Government is facing in its quest to provide municipal services to all its people. This is exacerbated by the fact that the actual shortfall remains unclear and government has to rely on very rough estimates in order to plan the necessary interventions. It is therefore gratifying to note that, with the support of UN-Habitat the first Zambia Urban Sector Housing Profile has been completed.

This profile has put together a comprehensive understanding of the functioning of the urban housing sector that will serve as a reliable reference tool for all actors in the sector.

The profile will therefore be utilized as an analytical tool to support a comprehensive assessment of housing delivery systems, the challenges of access to land, housing finance, basic infrastructure/services, building materials and technology options, amongst other issues hindering the housing sector from functioning efficiently. The Profile will contribute to the creation of a framework that will support government and its partner’s efforts in the provision of adequate and affordable housing for all income levels.

It is anticipated that the profile will assist government in reviewing and improving the various laws and policies, key among them, the National Housing Policy of 1996, to set the stage for achieving the 2030 vision in this sector.

It is also anticipated that this profile will be the first step towards the development of the first Urban Policy that will strengthen Central and Local government efforts in incorporating informal and unplanned settlements into comprehensive country-wide urban development strategies.

Finally, I wish to urge all readers to send comments to the Ministry in order that we may continue to improve on our products and services.



Professor Nkandu Luo, MP
Minister of Local Government and Housing
February 2012

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