

The State of African Cities 2010

Governance, Inequality and
Urban Land Markets

UN  HABITAT



All rights reserved

United Nations Human Settlements Programme (UN-HABITAT)
P.O. Box 30030, Nairobi, Kenya
Tel: +254 20 7621 234
Fax: +254 20 7623 904
Website: www.unhabitat.org

Front cover photo: Highways leading into Lagos, Nigeria. ©George Osodi/Panos Pictures.
Back cover photo: Cityscape of Cairo from Giza. ©BOSKO/Shutterstock.

DISCLAIMER

The designations employed and the presentation of the materials in this publication do not imply the expression of any opinion whatsoever on the part of the Secretariat of the United Nations concerning the legal status of any country, territory, city or area or of its authorities, or concerning the delimitation of its frontiers or boundaries.

References to names of firms and commercial products and processes do not imply any endorsement by the United Nations.

Excerpts of this publication, excluding photographs, may be reproduced without authorization, on condition that the source is indicated.

© United Nations Human Settlements Programme (UN-HABITAT) 2010

HS Number: HS/190/10E

ISBN Number: (Volume) 978-92-1-132291-0

Design and Layout by Michael Jones Software, Nairobi, Kenya.

Printing and Prepress: UNON/Publishing Services Section/Nairobi, ISO 14001:2004-certified.

The State of African Cities 2010

Governance, Inequality and Urban Land Markets

Nairobi, November 2010

UN  HABITAT



Foreword by UN-HABITAT



Events in the early years of the 21st century have all but done away with the widespread belief in linear development, the start of worldwide accumulative growth, and broad access to a global consumer society. The free-market ideology has facilitated a number of serious world-wide mistakes in governance, environmental management, banking practices and food and energy pricing which in recent years have rocked the world to its foundations. The message of these systemic shocks is that we can no longer afford to continue with 'business as usual'. There is need for a significantly higher level of global political determination to make deep changes, if humankind is to survive on this planet.

The world's wealthiest governments have shown that rapid adaptation and reform are possible. Despite the predominance of a free-market ideology opposed to government interference, when faced with a deep financial crisis that imperilled the world's global banking system the governments of the more advanced economies were capable of generating, almost overnight, the political will to put on the table the billions of dollars required to bail out the world's largest financial institutions. These funds did not seem available when they were requested for the global eradication of poverty.

It should be noted, however, that the African banking sector was not as severely hit by the financial crisis as its counterparts in more advanced economies. African banks had behaved with significantly more responsibility and therefore had little exposure to toxic assets and the inevitable consequences of dangerous financial derivatives. Nevertheless, Africa has become exposed to the impacts of the global recession through lower demand for commodities, declining income from tourism and subsequent loss of income and jobs.

However, on the whole, the news from Africa remains good. In 2007 and 2008, the continent's growth rates were on par with China's and India's, while forecasts for 2010 and 2011 suggested a 4.8 per cent pace. Much of this growth is driven by virtually unprecedented political stability and burgeoning domestic demand from Africa's rapidly emerging middle classes. African entrepreneurship has also increased, powered in part by a reversal of the 'brain drain' into a 'brain gain'.

Just as the Asian powerhouses, Africa stands to benefit from the rapid expansion of its cities. Urbanization is jump-starting industrialization and the 40 percent of Africa's population that now lives in cities produces 80 percent of its GDP. However, the continent remains hampered by the difficulties and costs of doing business there. Nevertheless, foreign direct investment is at an all-time high and global business is beginning to outsource manufacturing to Africa.

On the reverse side, as the urbanization of African poverty makes further progress, the prospect of a dignified and productive life continues to elude the poorest among Africans. More and more Africans are forced into informality, whether as a sheer survival strategy or because their living environments are defined by unregulated, non-serviced urban settlements and slums.

Whereas the number of urban slum dwellers has been significantly reduced in Northern Africa over the past two decades, much remains to be done in this respect in sub-Saharan nations. The key to success lies in closing widespread governance gaps by learning from the pragmatism of African civil society. However, the embarrassingly unequal share of the resources, opportunities and benefits of urban life that are reaped by politically and economically privileged elites, on the one hand, and the exclusion of millions upon millions of disenfranchised and deprived urban dwellers, on the other, *must* be addressed if African cities are to continue to play a meaningful role in achieving the targets of the Millennium Development Goals and in providing productive lives for the rapidly growing numbers of urban dwellers.

A handwritten signature in black ink, reading 'Joan Clos'.

Joan Clos
Under-Secretary General, United Nations
Executive Director
UN-HABITAT

Foreword by UNEP



Poor planning has remained the Achilles heel of many towns, impeding both sustainable growth and healthy living environments for an increasing population of urban dwellers across Africa.

As the world reviews its performance to date on the Millennium Development Goals, and with less than five years to run, evidence shows that effective urban planning and sustainable cities can make a critical contribution.

There is no doubt that decisions made now will have long-term consequences and can lock a city and its dwellers into patterns that may positively or negatively affect urban sustainability and quality of life for generations to come. Inappropriate location of residences and work can generate significant but unnecessary mobility demand, private car dependence, air pollution and traffic congestion. Any future reversal of erroneous spatial decisions in cities can be extremely expensive and difficult.

We know the issues and challenges. Burgeoning city populations with increasing consumption and production patterns overtax limited natural resources and the effects are usually first felt by the ill-equipped urban poor. Urban poverty, in turn, is often accompanied by health and environmental problems related to lack of access to clean water and adequate sanitation.

However, the converse is also true. Effective urban environmental management will provide for and benefit all city dwellers by promoting efficient use of energy in urban mobility options, creating less-polluting fuels, encouraging the uptake of more energy-efficient household appliances and producing less waste.

We cannot separate human lives and livelihoods from both our impact and reliance on the environment. Prudent planning will take this into account.

Climate change is expected to create short- to long-term impacts on urban areas, with increasing frequency and severity of extreme weather events such as hurricanes, storm surges and heat waves, as well as semi-permanent or permanent effects such as sea level rise, falling groundwater tables or increased desertification. Climate change will also likely

exacerbate urban problems through voluntary or involuntary eco-migration to Africa's large and intermediate cities away from flood-prone localities. Many African city assets such as ports, arterial railways, road infrastructure and industrial zones may also be under threat. In some cases, important agricultural zones supplying the urban food market may suffer a similar fate.

Around half the world's population is already living in cities and the number look set to rise. The economic and health imperative to plan for and generate sustainable cities is not a luxury, but a necessity of increasing urgency if the 21st century is to provide a secure and sustainable way of life for a world population that over the next four decades will increase in size by a third.

Cities are central in bringing about tomorrow's 'green' economic benefits and welfare, the provision of decent jobs and human well-being within an environment liberated from the risks and threats of climate change, pollution, resource depletion and ecosystem degradation. The quest for sustainability will be increasingly won or lost in our urban areas. With foresight, political will and intelligent planning, cities can be the blueprint and map to a sustainable future.

A handwritten signature in black ink, reading 'Achim Steiner'. The signature is fluid and cursive, with the first name 'Achim' and last name 'Steiner' clearly distinguishable.

Achim Steiner
Under-Secretary General, United Nations
Executive Director
UNEP

Acknowledgements

In an effort to review in detail the conditions and trends prevailing across the African continent, this report has drawn on the knowledge of a wide range of specialists. This included a peer review process of the consolidated draft by an editorial board meeting of experts, held from 5 to 7 July 2010 at the UN-HABITAT Headquarters in Nairobi.

The report was designed and coordinated by Jos Maseland and Lusungu Kayani, of UN-HABITAT's Regional Office for Africa and the Arab States (ROAAS).

Chapter One was drafted by David Simon and UN-HABITAT staff. The regional chapter on Northern Africa was prepared by Mona Serageldin. Cheikh Gueye, Ousmane Thiam, Babatunde Agbola and Alain Durant-Lasserve drafted the Western Africa chapter. The Eastern Africa chapter was prepared by Alfred Omenya, Paul Syagga and ROAAS staff. The Central Africa chapter was written by Guillaume Iyenda, Alain Durant-Lasserve and ROAAS staff, while Beacon Mbiba and Resetselemang Leduka provided the draft for the Southern Africa chapter. The regional sections on urban land markets were realized through a partnership between Urban LandMark, UN-HABITAT and the Global Land Tool Network and we are grateful to Caroline Wanjiku Kihato and Mark Napier of Urban LandMark. Jay Moor contributed substantive feedback throughout the outline formulation and interim drafting process of the report. The report's Statistical Annex is based on that of the *State of the World's Cities 2010* report, updated with data from *World Urbanization Prospects: The 2009 Revision*, by UN-HABITAT's Global Urban Observatory.

The following also contributed to the report: Johanna Drach, Lisa Junghans and Katharina Rochell.

Thierry Naudin edited the English version of the report and, together with Martin Ebele-Tobbo, translated it into French. UN-HABITAT is grateful for the generous financial support provided by the Government of Norway and the United Nations Environment Programme (UNEP).

Contents

Foreword by UN-HABITAT.....	ii
Foreword by UNEP	iii
Acknowledgements	iv
Introduction	viii
Executive summary and policy recommendations.....	1
 1. THE STATE OF AFRICAN CITIES	
1.1 Urban geography, economic growth and human development	18
1.2 Urban inequality	25
1.3 Government or governance?.....	30
1.4 Public and private financing for urban housing and infrastructure	41
1.5 Local authority finance	44
1.6 Ten years of the Millennium Development Goals	49
1.7 Africa's largest cities - 2005-2020	52
 2. THE STATE OF NORTHERN AFRICAN CITIES	
2.1 The social geography of urbanization.....	60
2.2 The economic geography of cities	67
2.3 The geography of urban land markets	75
2.4 The geography of climate change.....	83
2.5 Emerging issues.....	87
 3. THE STATE OF WESTERN AFRICAN CITIES	
3.1 The social geography of urbanization.....	98
3.2 The economic geography of cities	110
3.3 The geography of urban land markets	117
3.4 The geography of climate change.....	126
3.5 Emerging issues.....	129
 4. THE STATE OF EASTERN AFRICAN CITIES	
4.1 The social geography of urbanization.....	136
4.2 The economic geography of cities	142
4.3 The geography of urban land markets	147
4.4 The geography of climate change.....	160
4.5 Emerging issues.....	166
 5. THE STATE OF CENTRAL AFRICAN CITIES	
5.1 The social geography of urbanization.....	172
5.2 The economic geography of cities	180
5.3 The geography of urban land markets	184
5.4 The geography of climate change.....	193
5.5 Emerging issues.....	196
 6. THE STATE OF SOUTHERN AFRICAN CITIES	
6.1 The social geography of urbanization.....	204
6.2 The economic geography of cities	214
6.3 The geography of urban land markets	218
6.4 The geography of climate change.....	227
6.5 Emerging issues.....	232
 Statistical Annex	238

“ We shall work to expand the supply of affordable housing by enabling markets to perform efficiently and in a socially and environmentally responsible manner, enhancing access to land and credit and assisting those who are unable to participate in housing markets. ”

PARAGRAPH 9,
**THE ISTANBUL DECLARATION ON HUMAN
SETTLEMENTS**, ENDORSED ON 14 JUNE 1996
BY ALL UNITED NATIONS MEMBER STATES AT
THE HABITAT II CONFERENCE, ISTANBUL



预览已结束，完整报告链接和二维码如下：

https://www.yunbaogao.cn/report/index/report?reportId=5_19033

