Urban Environment and Research in Reducing Poverty in Post-Conflict Angola

DEVELOPMENT WORKSHOP

Presented to
International Development Research Centre
Luanda – January 2010
Poverty Reduction Research & Policy Advocacy Programme

Purpose

Development Workshop aims to engage with other Angolan civil society actors in ongoing advocacy with Government policy makers on land tenure, the informal market that employs more than half of the population, economic justice issues, civil society space and post-conflict peace and reconciliation.
Objectives

1. Expand research and policy development activities
2. Improve knowledge management services, documentation and dissemination
3. Strengthen monitoring and communication capacity
4. Enhance skills of staff and partners through training and capacity building on research and monitoring techniques, livelihoods, social enterprise and in participatory planning and budgeting
5. Improve networking and the creation space for consultation and negotiation between communities, government and non-governmental institutions
Post-War Angola

- In 27 years of civil war, millions of Angolans fled the countryside for the relative safety of the big cities and their crowded shantytowns.
- With their meager resources, they built dwellings on land obtained by mostly informal mechanisms, often with
# Informal Economy & Livelihoods

## Research Framework

<table>
<thead>
<tr>
<th>2. Cross-Sectoral Studies</th>
<th>1. Sub-Sectoral Studies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Vendors</td>
<td>Informal Water Marketing</td>
</tr>
<tr>
<td>Home Based Enterprises</td>
<td>Informal Agriculture Commodity Marketing</td>
</tr>
<tr>
<td>Peri-Urban Marketplaces</td>
<td>Informal Housing Rental Market</td>
</tr>
<tr>
<td>Reconstruction of Rural-Urban Informal Trade Linkages</td>
<td></td>
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<tr>
<td>Informality and Governance</td>
<td>Fostering Public Policy, and Social Advocacy</td>
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</table>
Context for Research

• Opportunities with the new Land Law and the new Territorial Planning Law, public consultation invited.

• Massive shifts of population and land occupation patterns.

• Lack of clarity regarding land rights and land titles.

• The reality of occupation in good-faith during the war.

• Problem of developing Law without explicit urban policies

• Need to gain experience from practice through the implementation of pilot projects and programmes.

• Need for Institutional capacity building.
Research Methodologies

Qualitative research & household surveys with semi-structured interviews in peri-urban areas in Luanda and Huambo, with the objective to study the attitudes and practices of access to land in the Angolan peri-urban areas. The topics were:

- Poverty assessment on the bases of access to resources/services and household assets
- Migration histories tendencies
- Land access mechanisms
- Tenure security
- Attitudes in relation to land
- Land conflict assessment
Geographic Information Systems

Participatory and spatial mapping

Remote sensing
Findings

- The poor occupy much of the valuable inner-city land that is rapidly increasing in value.
- Most of poor families accumulated savings are tied up in the land they occupy and the house they built or purchase.
- More conflicts about land in peri-urban areas are to be expected in the future unless occupancy rights are secured.
- Recognising the poor’s tenure is a strategy for poverty reduction.
Findings: Demography and Migration

Low expectations of future emigration out of peri-urban areas. Migration from rural areas is not the main factor for urban expansion.

The population of the peripheral bairros of Luanda is growing mainly due to natural population increases and city-internal migration.
Findings: Access to Land

Rapid development of informal markets for the purchase and renting of land and property

Formal titling is very rare, but levels of perceived tenure security is high (based on informal documents in Luanda and testimonies in Huambo)

The majority of peri-urban residents acquired their and houses through informal mechanisms and don't have access to mechanisms to regularize their land.
Dissemination of Lessons

Publication of Results in book “TERRA”
Research Programme on Post-Conflict Transformation(s) in Angola’s Informal Economy 2006 - 2009
Gender & Informal Economy

Market, Street & Bairro Research

• The most notable feature of the informal market is its female gender composition, 63.9% of working women were employed in the informal sector.
• The informal economy in Luanda employs about 52% of the province’s work force.
• Over half of those are women micro-entrepreneurs.
• Research focuses on three forms of informal sector entrepreneurship:
  • Home/Bairro Based Enterprises in the (Gendered) Urban Informal Economy
  • Urban Marketplace Networks in Transformation
  • Hawkers (Street Vendors) in Angolan Informal Economy
## Informal Sellers and Home Ownership

<table>
<thead>
<tr>
<th></th>
<th>Ambulant Street Sellers</th>
<th>Household Businesses</th>
<th>Market Vendors</th>
<th>% Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Home Owner</strong></td>
<td>32%</td>
<td>62%</td>
<td>62%</td>
<td>55.8%</td>
</tr>
<tr>
<td><strong>Live with Relatives</strong></td>
<td>13%</td>
<td>13%</td>
<td>15%</td>
<td>13.8%</td>
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<tr>
<td><strong>Renter</strong></td>
<td>54%</td>
<td>24%</td>
<td>22%</td>
<td>29.5%</td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td>1%</td>
<td>1%</td>
<td>1%</td>
<td>0.8%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>600</td>
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# Informal Business Start-up Capital

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<th>Household Businesses</th>
<th>Market Vendors</th>
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<tr>
<td>USD 50 - 100</td>
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<td>20.4%</td>
<td>21.4%</td>
<td>20.1%</td>
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<td>37</td>
<td>34</td>
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<td>7.7%</td>
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<td>% within category</td>
<td>0.0%</td>
<td>0.8%</td>
<td>0.6%</td>
<td>0.6%</td>
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<tr>
<td>Total</td>
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<td>250</td>
<td>168</td>
<td>532</td>
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<td></td>
<td>% within category</td>
<td>100.0%</td>
<td>100.0%</td>
<td>100.0%</td>
<td>100.0%</td>
</tr>
</tbody>
</table>
Findings on the Informal market

- Small scale or micro units of production or distribution of goods or services
- Family owned
- Self employed, often incorporating family labour
- Jobs created normally short term, unsecure, paid in cash
- Very little start-up capital needed to enter the market
- Entry open to those with low levels of formal education or literacy
- Low levels of productivity and small profit margins
- Often business and household finances not-separated
- High levels of risk and market vulnerability
Informal Water Market

- The formal para-statal water company can only deliver piped water to less than 50% of Luanda’s population.

- An informal water market has emerged that has a value of more than $250 million per year (2008).
Research on Informal Water Market

Community water resource management – an enterprise or livelihoods approach

- How is the informal water economy changing in the post-conflict period?
- How does the informal water economy work?
- Who are the key actors and what are their relationships?
- What is the relationship with formal institutions?
- Relationship between community and the private sector suppliers?
- Where is value-added? Where are profits made?
- How does the price for water vary across the city? Factors that affect water prices?
Informal Water Market

A complex multi-actor water market has emerged in Luanda as a response to the failure of the state and formal sector to meet basic water supply needs.

Actors include:
- River water pump owners
- Treated water bulk suppliers (girafas)
- Tanker truck bulk suppliers
- Private bairro-level cistern owner resellers
- Community water enterprise associations
- Ambulant water street sellers
Water Price Mapping

- The commercial retail price of water varies by bairro from $0.15 to $0.60 per 20 litre bucket
- The bulk wholesale price of water when sold by tanker truck varies between $6 to $18 per cubic meter
- Price to the retailer and consumer depends on:
  - distance from the source
  - quality (untreated river water or treated water from the treatment plant)
  - Current demand / shortage / season
Informal Water Market

Consumer Spatial Price Coefficients
Kz/Km/1m³ from Cacuaco

Water Trucks [Kz/1,000L]

- 200 to 500 (19)
- 500 to 700 (89)
- 700 to 900 (85)
- 900 to 1,100 (67)
- 1,100 to 1,300 (28)
- More than 1,300 (5)
- No truck water supply (31)

Average Price of Water

- 200 to 500
- 500 to 700
- 700 to 900
- 900 to 1,100
- 1,100 to 1,300
- More than 1,300
- No truck water supply
Informal Water Markets

Findings

• The informal sector will supply important services to the poor in Luanda until the major state infrastructure projects can come on-line and begin to demonstrate results.

• Informal delivery of water by tanker trucks is very costly and difficult to control quality and should be replaced by piped distribution systems.

• The poor have demonstrated a willingness to pay for services if good quality and regular supply can be guaranteed.

• There is a potential for incorporating small scale operators and community based enterprises into the formal water delivery plans in the future.

• US$250 million is transacted in Luanda annually for water.
Informal Housing Rental Market
Housing vs Livelihoods

Choices and investment options for internally displaced persons trying to settle in peri-urban Luanda.
Findings

Results of the Informal Rental Study

• The market is dominated by small-scale renting rather than large absentee landlords.
• The demand for rental housing is increasing rapidly in Luanda.
• 54% of the market are first-time renters.
• Renters generally occupy annexes built on to existing houses (61%) and 52% of rentals are one room only.
Poverty and Environmental Vulnerability in Angola’s Growing Slums
Research Objectives

- Use action research to better understand the relationships between poverty and environmental vulnerability in a first, second and third tier city in Angola, through five specific indicator areas:
  1. land tenure and land markets
  2. environmental burdens
  3. access to basic services (water and sanitation)
  4. settlement density, demography and overcrowding
  5. housing quality and location
Five domains of urban poverty & environmental indicators

a) Land Tenure & land markets
b) Environmental Burdens
c) Water & Basic Services
d) Settlement Density, dem. & Overcrowding
e) Housing Quality & Location

Urban poverty types/profiles (defined in terms of specific vulnerabilities)

Cross-cutting Dimensions:

GENDER

LEGAL & POLICY FRAMEWORKS

Luanda
Huambo
Katchiungo
# Analytical Framework

<table>
<thead>
<tr>
<th>Research Matrix</th>
<th>Level of Urbanisation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Typology</td>
<td>1st Tier Capital City</td>
</tr>
<tr>
<td>Focus Urban Settlements</td>
<td>Luanda</td>
</tr>
<tr>
<td>Vulnerability Indicators (MDGs)</td>
<td></td>
</tr>
<tr>
<td>a) Land Tenure</td>
<td></td>
</tr>
<tr>
<td>b) Environmental Burdens</td>
<td></td>
</tr>
<tr>
<td>c) Water &amp; Service Access</td>
<td></td>
</tr>
<tr>
<td>d) Housing Quality</td>
<td></td>
</tr>
<tr>
<td>e) Density &amp; Overcrowding</td>
<td></td>
</tr>
</tbody>
</table>
Secure Land Tenure

Indicator of land tenure security is the percentage of families holding title documents.
Environmental Burdens

Legend:
- Lagoas
- Buracos
- Desabamento
- Desabamento/Areas inundadas
- Areas inundadas
- Areas em volta de lagoas
- Areas em volta de rios

Declivos:
- Menos que 15 m
- 15 - 30 m
- 30 - 45 m
- 45 - 60 m
- Maior de 60 metros

Limits de comunas
Environmental Burdens

Are there waste removal services in the neighbourhood?

- Peripheral Musseques
- Old Musseques
- Organized Musseques
- Transitional Musseques
- Owner-Built On Planned Sites
- Social Housing Zones
- Bairro Popular
- New Suburbs (condominiums)
- Old Urban Centre

- Regular (daily)
- Irregular (weekly or less)
- Non existent
What is the main source of potable water used by the household?

- Peripheral Musseques
- Old Musseques
- Organized Musseques
- Transitional Musseques
- Owner-Built On Planned Sites
- Social Housing Zones
- Bairro Popular
- New Suburbs (condominiums)
- Old Urban Centre

- Domestic connection to public water pipes
- Public water tap
- Unsustainable access to water
How much time does it take to get water at home?

- Peripheral Musseques
- Old Musseques
- Organized Musseques
- Transitional Musseques
- Owner-Built On Planned Sites
- Social Housing Zones
- Bairro Popular
- New Suburbs (condominiums)
- Old Urban Centre

<table>
<thead>
<tr>
<th>Time</th>
<th>Old Urban Centre</th>
<th>New Suburbs (condominiums)</th>
<th>Bairro Popular</th>
<th>Social Housing Zones</th>
<th>Owner-Built On Planned Sites</th>
<th>Transitional Musseques</th>
<th>Organized Musseques</th>
<th>Old Musseques</th>
<th>Peripheral Musseques</th>
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</thead>
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<tr>
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<td>0%</td>
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<td>15-30 minutes</td>
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<td>30-60 minutes</td>
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<tr>
<td>More than 60 minutes</td>
<td>50%</td>
<td>10%</td>
<td>15%</td>
<td>5%</td>
<td>10%</td>
<td>10%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
</tr>
</tbody>
</table>
Housing Quality – Road Access

In what condition are the roads in the bairro after it rains?

- Peripheral Musseques
- Old Musseques
- Organized Musseques
- Transitional Musseques
- Owner-Built On Planned Sites
- Social Housing Zones
- Bairro Popular
- New Suburbs (condominiums)
- Old Urban Centre

Good
Bad
Unacceptable
Housing Quality - Materials

Building material

- Peripheral Musseques
- Old Musseques
- Organized Musseques
- Transitional Musseques
- Owner-Built On Planned Sites
- Social Housing Zones
- Bairro Popular
- New Suburbs (condominiums)
- Old Urban Centre

Ceramic Bricks
Cement Blocks
Un-burnt clay bricks (adobe) or wood
Corrugated iron or pau-a-pique
Density & Overcrowding
Overcrowding

No. of people per room

- Peripheral Musseques
- Old Musseques
- Organized Musseques
- Transitional Musseques
- Owner-Built On Planned Sites
- Social Housing Zones
- Bairro Popular
- New Suburbs (condominiums)
- Old Urban Centre
Densification & growth in urban periphery

2006
34,200 population
38% Annual Growth

2008
65,136 population
28% Annual Growth

2010
106,566 population
## Luanda poverty & environment matrix

<table>
<thead>
<tr>
<th>Settlement Typology</th>
<th>INDICATOR 1 Ranking</th>
<th>INDICATOR 2 Ranking</th>
<th>INDICATOR 3 Ranking</th>
<th>INDICATOR 4 Ranking</th>
<th>INDICATOR 5 Ranking</th>
<th>MDG URBAN INDICATOR</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Overcrowding (People per km²)</td>
<td>Secure tenure</td>
<td>Durable structures (Building and roof material)</td>
<td>Access to safe water (Source of water)</td>
<td>Access to improved sanitation</td>
<td>Overall ranking</td>
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<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
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<td>Bairro Popular</td>
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<td>Owner-built</td>
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<td>2</td>
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<td>Transitional mussequeus</td>
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<td>2</td>
<td>2</td>
<td>3</td>
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<td>Organized mussequeus</td>
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<td>1.9</td>
<td>2.8</td>
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Luanda Poverty Map

PROVINCE OF LUANDA
Ranking of All Indicators
Revision 2011

LEGEND
- Rural Settlements
- Adequate
- Intermediate
- Inadequate or Nonexistent

Comuna Boundaries

Dw
Participatory Poverty Mapping of MDGs
Implementation of pilot projects
Pilot Projects

Objective:
• To test models for participatory management of urban land with simple and decentralized methods

Interventions:
• Huambo, Benguela, Cabinda, Lunda Norte
• Recognition of rights
• Demarcation and Titling
Results of Pilot Projects

• There is wide acceptance from the local population for the land readjustment and demarcation process as this respects prior land rights

• The Local Administration is very supportive of the project and wishes to extend this in other appropriate areas

• The Provincial Government is very appreciative of the pilot project so far and has been actively engaged in this – at management and technical levels – and is strongly supportive of institutionalising the partnership as the basis for a wider programme

• DW has played a key role to date in bringing in technical assistance and leading the various phases of the project. It needs to widen its capacity for delivery and is examining ways to do this through the not-for-profit organisation it has recently formed

• It is expected that this organisation can be the basis for the Public-Private Partnership for urban development not only in Huambo but elsewhere in Angola, and this requires support from the Ministry for Urbanism and Environment
Challenges – Moving to Scale

• Ensure that process of action research and the results of pilot projects influence Government policy and development planning.

• There is a need for DW’s Monitoring and Research Unit to make the vast amount of documentary and other resources that DW has, available to a wider public.

• DW needs to ensure that its work and that of civil-society partners influence and adapt to the changing donor environment and remain sustainable and thus able to continue to play a role within Angolan civil society in the future.
Feeding the Public Domain
CEDOC monthly Media Scan

Fevereiro 2007

Extractos da imprensa Angolana sobre questões sociais e de desenvolvimento

CEDOC CEDOC’s Thematic CDs
Centro de Documentação e Informação
Development Workshop
Luanda - Angola

CEDOC’s Thematic CDs
Media compilation since 2001
Outcomes on Influencing Legislation

DECREE FOR LAND TENURE LEGALISATION IN PERI-URBAN AREAS

The aim is to bring Angolan land legislation into closer alignment with international good practice and to improve the land tenure rights of citizens living in peri-urban districts who risk losing their assets under the existing law.
Obrigado