Luanda socioeconomic classification

Source: Angola Ministry of employment and social security 2011, and Luanda Real State report from Abacus
Affordable Housing Finance in Africa

A more nuanced approach opens up opportunities

According to the World Bank, only 3% of the population in Africa has an income sufficient to support a mortgage.

1. Bring mortgages down-market (and make houses cheaper).

   - 18.8% earn above US$20 per day
   - 10.8% earn US$10 - $20 per day
   - 9% earn US$4 - $10 per day
   - 24% earn US$2 - $4 per day

2. Grow & develop housing microfinance.

3. Finance rental housing

   Target subsidies carefully

   - 36.5% of Africa’s population earn less than US$ 2,000 per day. This is the international poverty line.

Source: AfDB Report on the middle class, 2011
Luanda social inequalities
Social class classification for residential demand

A- Government Members, Diplomats, High military officers, Senior managers in business
B- Medium High Expatriates segment , National Entrepreneurs, High oil technicians
C- Expatriate staff in general, New Graduates (banking, oil, insurance), High Public Officials.
D- Employees of public sector, Informal entrepreneurs
E- Self-employment in informal sector that represents the vast majority of the urban poor
(in ligh blue circle - relocation of slums households, in purple circle - organized mono ethnic slum "Musseque Balanca")
<table>
<thead>
<tr>
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WBI E-Learning course: Sustainable Urban Land Use Planning
C- Expatriate staff in general, New Graduates (banking, oil, insurance), High Public Officials.

D- Employees of public sector, Informal entrepreneurs.
E- Self-employment in informal sector that represents the vast majority of the urban poor
(in light blue circle - relocation of slums households, in purple circle - organized mono ethnic slum "Palanka")

"Zango" - Low cost housing programme

Palanca Slum
Luanda urban upgrading Strategies

A- Low cost housing program for relocation of slums households
B- Self construction housing development
C- Cazenga Slum’s urban redevelopment in "Snowball effect"

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Luanda Peri-Urban Areas
"Necklace shape"

1- Self construction housing development
2- Housing cooperative "Lar do Patriota"
3- PPP Residencial District of "Camama"
4- University campus
5- Low cost housing programm

11- Waste disposal close to a water line
12- "Chinese" Township "Cacuaco"

A- Gentrification, relocation of slums households
B- Increase population and natural house demand
C- Rural migrants
Luanda Peri-Urban areas - View of the Ring Road “Necklace” corridor
1- Self construction housing development

2- Housing cooperative "Lar do Patriota"
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7. "Chinese" Township "Kilamba"

9. Midle / high cost housing blocks

12. "Chinese" Township "Cacuaco"
4- University campus

8- Remaining Green Belt, class 1 agric. land

10- Industrial Parks

11- Waste disposal close to a water line
Luanda Informal Markets

1- "Madeira" Informal market (construction materials)
2- "Correios" Informal market (automobile parts)
3- "Roque Santeiro" demolished Informal market
4- "Kwanza" Market Informal market (divers goods)
5- "Kicolo" Informal market (construction materials and others)

A- "Kifica" Semi formal market (construction materials)
B- "Asa Branca" Semi formal market (divers goods)

WBI E-Learning course: Sustainable Urban Land Use Planning
1. "Madeira" Informal market (construction materials)

2. "Correios" Informal market (automobile parts)

3. "Kwanza" Market Informal market (divers goods)

4. "Kicolo" Informal market (construction materials and others)
3. "Roque Santeiro" demolished Informal market

Was one of the biggest African informal market, built in 1987 in a prime zone close to the Luanda Port. It was transferred 20km away to North.

Before demolished

After demolished

A. "Kifica" Semi formal market (construction materials)

B. "Asa Branca" Semi formal market (divers goods)
Actors of the informal economy

“Zungueiras” Street vendors
Actors of the informal economy

“Roboteiros” Heavy load transporters
Actors of the informal economy

“Kingilas” Money changers
Akers of the informal economy

“Candongueiros” Informal transportation
Actors of the informal economy

“Candongueiros” Informal transportation
Comercial urban activities
Comercial urban activities
Comercial urban activities
Comercial urban activities
Some Proposals for Luanda

Luanda with almost one third of Angola's population and an increase of 8% a year and notes strong demographic pressure due to rural exodus, before the armed conflict today the opportunities it offers, resulting in faster and disordered urbanization process.

With the strong demographic pressure that urban centers will is subject to the decentralization strategy, creating new centers within the country or rehabilitating existing, relevant results as it enables the reduction of urban poverty, bringing back its roots thousands of families who
migrated from the interior to the coastal city in search of better opportunities. This process must be settled in what is called sustainable planning, following the trinomial aspects Environment - Socio / Cultural - Economics at different scales of intervention, from the macro scale to the micro scale, observing the principles enshrined in the Urban Laws and reforms others concerning Land Tenure.

Local governance and reinforcing local communities is extremely important for strong institutional framework. The three main concerns I have for my city:
- There is a wide dispersal and lack of coordination of peri-urban settlements growing without planning.
- The slums in suburbs area continue to become more chaotic and dense, it is necessary to find a medium term strategy to revert this scenario, with a creation of “Urban Cells” that gradually “contaminate” the slums.
- The rural migrants by armed conflict, will enlarging the informal settlements in the outlying areas of the city. We must create an urban transition area in periurban fringe, but with strong agricultural and rural component, with a new philosophy of urbanization - Kimbópolis, a middle term of rural and urban aspects, matching the African vernacular and traditional heritage with modern West conventional concepts of urbanism.