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ECONOMIC COMMISSION FOR AFRICA

Seventh meeting of the Technical  
Preparatory Committee of the Whole

Yaounde, Republic of Cameroon,  
7 to 14 April 1986

Item 12 of the provisional agenda\*

ECONOMIC COMMISSION FOR AFRICA

Twenty-first session of the Commission/  
Twelfth meeting of the Conference  
of Ministers

Yaounde, Republic of Cameroon,  
17 to 21 April 1986

Item 6 of the provisional agenda\*

REPORT OF THE THIRD MEETING OF THE JOINT INTERGOVERNMENTAL  
REGIONAL COMMITTEE ON HUMAN SETTLEMENTS AND ENVIRONMENT

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\* E/ECA/TPCW.7/1.  
E/ECA/CM.12/1.

## A. ATTENDANCE AND ORGANIZATION OF WORK

1. The third meeting of the Joint Intergovernmental Regional Committee on Human Settlements and Environment (Joint Committee in short) was held at ECA, Addis Ababa, from 22 to 26 July 1985.
2. As a subsidiary body of the Commission, the Joint Committee meeting is held every eighteen months in response to General Assembly resolution 32/162 of December 1977 on human settlements policy and programme at the global, regional and national levels, ECA resolution 316(XII) of April 1977 on institutional arrangements in the field of human settlements and ECA resolution 408(XVI) of April 1981 dealing with the extension of the mandate of the subsidiary body to cover environmental matters as well as human settlements.
3. The meeting was attended by representatives of the following States Members of the Economic Commission for Africa: Algeria, Benin, Botswana, Burundi, Comoros, Congo, Ethiopia, Gabon, Ghana, Guinea, Ivory Coast, Kenya, Libya, Malawi, Mauritania, Nigeria, Senegal, Sierra Leone, Tanzania, Togo, Uganda, Zambia, Zaire and Zimbabwe.
4. The following countries were represented at the meeting by observers: China, Czechoslovakia, Italy, Spain, USSR, Vatican and Vietnam.
5. The following United Nations organs, organizations and bodies were represented at the meeting: Food and Agriculture Organization (FAO), International Labour Organization (ILO), United Nations Environment Programme (UNEP), World Health Organization (WHO), and World Meteorological Organization (WMO).
6. The following inter-governmental and non-governmental organizations attended as observers: European Economic Commission (EEC), Habitat International Council (HIC), International Union for Local Authorities (IULA), Shelter-Afrique.
7. The following officers were elected to the Bureau:
 

Chairman:	Hon. Mavis Muyunda, Minister of State, Ministry of Decentralization, Zambia
First Vice-Chairman:	Ms Berthe Ogouchi, Chief Division of Urban & Rural Planning, Cotonou, Benin
Second Vice-Chairman:	Mr. Maina Gibson Guandaru, Chief Housing Officer Minister of Works, Housing and Physical Planning Kenya
Third Vice-Chairman:	Mr. Ali Awidan, Member of Libyan People's Bureau Libya
Rapporteur:	Mr. Cyriaque Noayishimiye, Director-General of Urban Planning and Housing, Bujumbura, Burundi

B. AGENDA

8. The Joint Committee meeting adopted the following agenda as contained in document E/ECA/IGRC/HUS/ENV/85/III/Inf.1:

1. Opening of the meeting
2. Election of officers
3. Adoption of the agenda and organization of work
4. Human Settlements:
  - (a) Country reports from member States on Human Settlements projects for improving housing for low-income group and on preparations towards the International Year of Shelter for the Homeless (1987);
  - (b) Progress report;
  - (c) Consideration for establishment of Human Settlements policies in Africa, land problem in urban area and housing programme for the masses;
  - (d) Development of decentralized systems of building materials production in Africa;
  - (e) Indicators for revised building codes and regulations in Africa;
  - (f) Guidelines and indicators for the production of co-operative housing, self-help housing and other forms of public participation; and
  - (g) Report of ECA Experts Group Meeting on spatial planning.
5. Environment:
  - (a) Progress Report on Environmental Matters including long-term measures for combating drought and desertification;
  - (b) Report of ECA/UNEP Training Workshop for the incorporation of environmental components into the training programmes of ECA-sponsored institutions;
  - (c) Report of ECA/ARSO Experts Group Meeting on the Establishment and/or Improvement of National Standards for the Protection of the African Environment;
  - (d) Review of National Environmental Legislation and ECA/OAU Technical Co-operation for the Implementation of Conventions and Protocols on the Environment;
  - (e) Environment in Africa work programme for the 1986-1987 biennium (for information)
6. Any other business
7. Adoption of the report and closure of the session.

9. The Joint Committee then adopted the Programme of Work as contained in document E/ECA/IGRC/HUS/ENV/85/III/Inf.3. The Joint Committee agreed to carry out most of its work in plenary sessions. However, under the main agenda items (4 on Human Settlements and 5 on Environmental Matters), all the documents would be presented at plenary for some general comments, whilst the detailed technical discussions on each document will be done at the two sub-committees. A comprehensive report of the meeting would then be adopted at the closing plenary session.

## C. ACCOUNT OF PROCEEDINGS

Opening addresses

10. In opening the meeting, the representative of the Executive Secretary of the United Nations Economic Commission for Africa (ECA) stated that, since the last session of the Joint Intergovernmental Regional Committee on Human Settlements and Environment which was held in Addis Ababa from 16 to 19 January 1984, the situation in the African continent had continued to worsen due to prolonged unfavourable economic circumstances, among which the climatic factors. He added that, participants must consider ways and means for a full integration of national programmes into policies directed towards improving the situation, particularly in the area of human settlements and environment. The objectives of human settlements and environment programmes must aim at restoring ecological equilibrium where such balance has been ruined by a mismanagement of the national spaces, farmlands and sites for human settlements. Such policies should strive at rebuilding sound, physically appropriate rural areas with a view to facilitating the desired changes in the traditional methods and techniques of farming for the protection of the environment. He emphasized that, as top decision-makers in matters of human settlements and environment, it was necessary to emphasize to the effects of demographic growth on the problems of urbanization which have to be solved.

11. To this effect, he said, human settlements and environment policies, as elements of national policies on economic and social development, should also aim at elaborating and implementing an urban policy which will enable the management of the cities and important sub-urban areas, in order to get a better control of their expansion which was bound to happen as a result of increasing urban population. Efforts to master the spreading of the cities should be reinforced in order not to get an urban landscape made up of slums.

12. More specifically he said, human settlements policies, the implementation of physical planning policies within the context of regional development have been considered as a priority urban problems and the development of programmes to solve them. Governments considered the dramatic problem of housing for the majority of the population. In order to improve this situation, you have elaborated policies so as inter alia to reduce building materials costs in general and house building costs in particular to cope with demographic growth, extra effort should be made in this area for low-cost housing.

13. He continued that a joint ECA/ARSO Expert Group Meeting on the Establishment and/or Improvement of National Standards for the Protection of the African Environment which was held in Addis Ababa, 10-14 June 1985, had been jointly organized by the United Nations ECA and the African Regional Organization for Standardization (ARSO) whose headquarters is located in Nairobi, Kenya. The ECA/ARSO project had been initiated in response to ECA resolutions on the development of environmental protection legislation in the region and the other one on the need for industrial environmental impact assessment. Both of

these resolutions called upon ECA member States to develop precautionary measures and strategies to protect the African environment from pollution and degradation of natural resources.

14. As concerns, implementation of the environment programmes and due to the importance of the problems of drought and desertification, he recalled the Scientific Round Table on Climatic Situation and Drought in Africa which was held at Africa Hall in February 1984, was convened in compliance with ECA resolution 473(XVIII) of May 1984. The major outcomes of the Scientific Round Table, he added, were the adoption of a Regional Plan of Action to Combat the Impact of Drought in Africa and the call for a feasibility study to establish an advanced centre for the application of meteorology to the impacts of drought on development. He hoped that, at the national level, each of the participants had familiarized themselves with the relevant resolutions and had taken all necessary steps to implement the adopted Regional Plan of Action.

15. He stated that another area of environmental concern that required deliberations was the promotion of environmental manpower training for the incorporation of environmental dimensions into development activities as indicated by the Joint ECA/UNEP project on the matter. In this project, ECA was carrying out a project for incorporating environmental components into the on-going training programmes of 11 of its sponsored subregional and regional organizations so as to create a springball effect for the development of environmental consciousness in managers, bankers, decision-makers, social workers, technicians, and so on.

16. Finally, for the Environment Section, the Joint Committee will examine the ECA Environment in Africa Work Programme, its performance during the current biennium (1984-1985) and the harmonization of its work programme for the next biennium (1986-1987) with the regional activities proposed for the Africa region in the UNEP System-wide Medium-term Environment Programme for the same biennium 1986-1987. He emphasized that thirteen years after the United Nations Conference on the Human Environment held in Stockholm and ten years after the United Nations Conference on Human Settlements held in Vancouver, the deterioration of the regional capability to implement, and to carry out regional programmes.

17. He stated that the economic and social crisis now affecting a good many of the member States, demanded a re-examining of some of the decisions and priorities which have been taken already at the global level to take into account the development particularities of the region.

18. He concluded that the multisectoral nature of the measures to be undertaken at the short, medium and long-term calls for the strengthening of the structures and the working mechanisms of technical offices for better planning of strategies and implementation of sectoral and inter-sectoral programmes, and for improved co-ordination of the activities, as that decision-making bodies can be in a better position to face the challenge which is hampering the progress of our development.

19. In addressing the meeting, the representative of the Executive Director of the United Nations Environment Programme (UNEP) stated that during the past year, world and African attention was focused in particular on the critical economic and social situation in our continent, which, coupled with the severest drought in the history of the region, brought about starvation and human suffering on unprecedented scale. The drought need not have led inevitably to famine if the region's natural resources had been properly managed. He stated that the environment dimension to Africa's economic impoverishment has not received enough attention in the past. Deforestation, desertification, soil erosion, the spread of environmental diseases, destruction of wild genetic resources, damage to marine and coastal resources are only a few of the processes of environmental deterioration which are undermining the long-term recovery of the African economy.

20. He stated that UNEP, through its African Regional Office, has been a major catalyst of these positive developments. In this the Regional Office has worked closely with the ECA's Environment Co-ordination Unit which has been run since its inception with UNEP's full involvement.

21. He emphasized that, although UNEP has only a catalytic role, it has initiated important projects and programmes in Africa. The most visible being the Mediterranean and East and West Africa marine and coastal Action Plans which are but one part of our Worldwide Regional Seas Programme now serving 120 coastal states. In this respect, UNEP has also collaborated with UNSO in arid and semi-arid area programmes in many parts of Africa.

22. He highlighted one of UNEP's important activities in Africa this year as being the Conference of African Ministers responsible for the environment to be held in Cairo from 16 to 18 December 1985, to draw up an action-oriented programme supported by relevant project proposals and activities on the environment in Africa within the context of the Lagos Plan of Action.

23. In order to provide to regional co-operation and forge solidarity among African countries in tackling environmental problems, he concluded, UNEP's Regional Office for Africa conducted in 1983 and 1984 seven workshops for seven subregional environment groups covering the whole continent to identify national and common subregional environmental problems. These workshops were followed in 1984 by an expert group meeting of African Academics of Science and National Research Councils to involve them in the search for solutions to environmental problems in Africa. The representatives of the seven subregional environment groups and the scientists later met in a regional meeting in April 1984 in Lusaka to formulate their conclusions and recommendations. The conclusions of these meetings will be presented to the African Ministerial Conference on the Environment.

# I. Plenary Session

## Human Settlements (agenda item 4)

24. The ECA representative introduced document E/ECA/HUS/11 which gave an overview of the main activities undertaken by the secretariat of the Commission during the period February 1984 to June 1985 with regard to the resolutions on human settlements adopted by the Joint Committee at its second meeting and approved by the ECA Conference of Ministers at its tenth meeting. These activities were discussed under four sub-headings, namely physical planning, building materials and construction industries development, public participation in housing development and cooperation between ECA and other international organizations within or outside the United Nations system.
25. With regard to the physical planning, a series of activities have already been undertaken in the area of training. This was to complement activities already undertaken since the first meeting of the Joint Committee which emphasized the primary importance of training the necessary personnel in the formulation and implementation of human settlements policies and programmes throughout the region.
26. A study on appropriate measures for the development of land policy has been undertaken. This study is one of the priority activities contained in resolution 4(II) of the second meeting of the Joint Committee.
27. A meeting of experts on guidelines and indicators for developing country models on the application of a systematic spatial planning approach to national planning of human settlements and its integration into overall socio-economic planning was also covered by ECA. That meeting came within the context of efforts that ECA was making to assist African countries to tackle more effectively their development problems, particularly those relating to the settlement and distribution of people within national economic and geographic spaces.
28. With regard to the development of the building materials and construction industries a study had been undertaken on the development of decentralized systems of producing building materials in Africa. The objectives of this study is to propose ways of overcoming obstacles that influence the final costs of building materials and develop aspects of research in the construction industry. It is also to encourage and to assist African countries with a view to promoting indigenous growth in the construction and building material industry. In this purpose the ECA representative informed that the subregional building materials research centre at Cacavelli, Lome (Togo) for five West African countries is effective. The first meeting of the Board of Directors was held in Lome in June 1985.
29. The reformulation of building codes and regulations continued to be a major element of the ECA programme for developing building and construction materials industries. The objective is to secure the formulation and adoption of appropriate rules and regulations that can meet local needs for construction and encourage the local production and effective use of building materials.

30. A study had been undertaken to assess the current situation in cement production and consumption, the way cement factories were run and their problems. Proposals were to the effect that more cement needed to be produced. Production in existing factories had to be optimized and the steps to achieve that were spelled.
31. With regard to the public participation in housing development the Secretariat had undertaken a study on guidelines and indicators for the production of co-operative housing and self-help housing. The study proposes a dynamic approach to the problem by insisting on the need to promote such housing policies.
32. The document also elaborated on the efforts made by the Secretariat to strengthen co-operation with organizations of the United Nations System, notably the United Nations Centre for Human Settlements, UNCHS (HABITAT), the United Nations Educational, Scientific and Cultural Organization (UNESCO) and the International Labour Organization (ILO) and also with intergovernmental and non-governmental organizations.
33. In conclusion the document drew attention to the constraint posed by the lack of adequate extrabudgetary resources to the smooth implementation of the resolutions of the Joint Committee and called upon the Committee to give serious consideration to this problem during its deliberations.
34. In the discussion that followed the introduction of document E/ECA/HUS/11, questions were raised on the present status of some resolutions adopted at the previous meeting of the Joint Committee, action by the secretariat in preparation for the International Year of Shelter for the Homeless, the shortage of resources available to the Human Settlements Section at ECA for carrying out its assigned tasks, and co-operation among United Nations bodies to bring about the better development of human settlements. In connexion with the latter point, regret was expressed at the absence of a representative from the United Nations Centre for Human Settlements (HABITAT), which should have been represented at such an important meeting.
35. Replying, the representative of the secretariat said that no start had yet been made on putting any of the resolutions into effect, owing to the relatively short interval (18 months) between the Joint Committee's meetings. This was the reason for the secretariat's concentration on the priority aspects of the Committee's work.
36. On the subject of preparations for the International Year of Shelter for the Homeless, he said that arrangements had been made to mobilize member States for full participation. At its tenth session the ECA Conference of Ministers had adopted resolution 518, in which it called on member States to take the necessary steps for full African participation in the activities of the International Year. ECA was planning a series of combined activities with the United Nations Centre for Human Settlements (HABITAT) to put Africa in a better position to deal with the problems of housing for the masses.



37. The secretariat was very pleased that member States shared its concern with co-operation among the various bodies of the United Nations system. ECA was doing its best to develop such co-operation. It had begun research and development with UNIDO on building materials, an activity which ranked high in the programme for the Industrial Development Decade. Co-operation with the United Nations Centre for Human Settlements (HABITAT) had always been a two-way affair: the two organizations collaborated in the formulation of their respective work programmes, and two HABITAT staff members worked at ECA to implement HABITAT's regional programme. Co-operation between HABITAT and ECA could and should be improved, however. He regretted that no representative of HABITAT was in attendance, but thought one would be present, as there always had been before the present meetings ended.

38. In commenting on document E/ECA/HUS/11 the representative of Shelter-Afrique stated that paragraph 7 indicates one of the areas focused on by ECA was mechanisms for financing human settlements. He said that Shelter-Afrique was the Africa's answer to this problem especially financing for low-income groups. It had now been established to functional level with the skeleton staff at the Headquarters in Nairobi. Shelter-Afrique had recently held its Board and shareholders meeting in Bujumbura - Burundi during which general guidelines on lending, and other issues related to operational requirements of Shelter-Afrique were discussed.

39. He pointed out that those participants who were members and those who came to Bujumbura as observers knew that Shelter-Afrique had written to countries to send projects for financing. Such projects should be well prepared up to the level of appraisal and where no manpower existed Shelter-Afrique could discuss on such preparation with the intending borrower. This was where ECA could collaborate with Shelter-Afrique in carrying out the necessary preparatory and then approaching Shelter-Afrique for possible funding. We could also collaborate in the field of training. As reported in paragraph 46 of the document, Shelter-Afrique would appreciate exchanging information on financing housing construction for low-income housing in Africa as it had done with the German Foundation for International Development.

40. Now that Shelter-Afrique is operational after two years of preparatory work and hope to identify projects before this year ends, it is high time collaboration with ECA is strengthened. It would be appreciated that Shelter-Afrique was an African housing financing institution which needed support of all African organizations and individual member States. As the delegate of Senegal had said, when making contributions on this item about strengthening the Human Settlements Unit of ECA, same goes for Shelter-Afrique especially in respect of those member States of the African Development Bank (ADB) who had not yet taken up their share capital allotted them during the preparatory meetings in Lusaka or Arusha. Since Shelter-Afrique is not a charity organization which at the same time was not driven by profit motive, the share capital contributed was safe and yet would assist in this vital area of housing finance for low income in fulfilment of the founding fathers of Shelter-Afrique whose objectives are in line with the Lagos Plan of Action and with the Addis Ababa Declaration of Heads of State of last week.

## II. Plenary session (contd)

### Environmental matters

41. In presenting the documents on the Environment in Africa Work Programme, the representative of the secretariat stated that under Agenda item 5(a) on Progress Report on Environmental Matters including long-term measures for combating drought and desertification in Africa, there were two documents, namely E/ECA/ENV/17 on the same topic, and E/ECA/ENV/23 entitled Establishment of an African Centre for Meteorological Applications for Development (ACMAD project document).
42. He pointed out that the Progress Report document (E/ECA/ENV/17) was in three parts, the first was a short introduction to refresh the memory of participants on the deliberations that took place during the last Joint Committee meeting in January 1984 concerning the implementation of the Environment Work Programme for the 1982-1983 biennium. This was followed by the recommendations and resolutions arising from the same Joint Committee meeting for implementation during the 1984-1985 biennium. Finally, the third part in the Progress Report surveyed planned activities for the Environment in Africa Work Programme for the 1986-1987 biennium.
43. It is noted that during the past (1982-1983) and the current (1984-1985) biennia, the main emphasis on the Environment in Africa Work Programmes has been on activities to implement ECA resolution 446(XVII) on combating desertification in Africa, 473(XVIII) calling for a Scientific Round Table on the climatic situation and drought in Africa, 474(XVIII) on the development of environmental education and training programme for Africa, as well as the familiarization of member States with the UNEP Guidelines for industrial environmental impact assessment (EIA) and environmental criteria for the siting of industries, and follow-up action on the development of environmental protection legislation in the ECA region. Then he pointed out that as a result of the discussions on the reports of the various seminars and workshops held on the above topics, which took place at the second Joint Committee meeting, several recommendations and draft resolutions were presented to the tenth meeting of the ECA Conference of Ministers held in Addis Ababa, in May 1984, within the Report of the Second Meeting of the Joint Intergovernmental Regional Committee on Human Settlements and Environment (document E/ECA/CM.10/13).
44. The ECA representative further stated that three resolutions were adopted with the Report (E/ECA/CM.10/13) of the Second Joint Committee namely: ECA resolution 496(XIX) on Environment and Development in Africa in four sections: I - on technical co-operation for desertification control, II - on industrial environmental impact assessment, III - on environmental education and training and IV - on regional cooperation on environmental matters in Africa; ECA resolution 499(XIX) adopted a Regional Plan of Action to combat the impacts of drought in Africa and ECA resolution 528(XIX) dealing with meteorological services to combat drought in Africa. The follow-up action on the implementation of these three resolutions are reported in document E/ECA/ENV/23 before this meeting.

45. The ECA representative then explained that document E/ECA/ENV/23 gave in detail the implementation of ECA resolution 528(XIX) in particular. It reported on (i) the feasibility for establishing an advanced centre for meteorological application in Africa carried out jointly between ECA and WMO, (ii) the results of inter-agency consultations with the Government of the Republic of Kenya and (iii) a project document for comments by member States on the establishment of an African Centre of Meteorological Applications for Development (ACMAD), as approved at the eleventh meeting of the ECA Conference of Ministers in April 1985 by its resolution 540(XX) on the subject. He then pointed out the criteria for selection of the site location for the Centre (ACMAD) in the feasibility study report, as well as the facilities that the recommended site - Kenya Meteorological Department, Nairobi has to offer as indicated from the inter-agency consultations. Then he stressed that since the activities of the Centre ACMAD indicated in the project document would be of benefit to all 50 member States, Governments were required to study the document in order to provide technical as well as financial inputs towards the functioning of the Centre before it is established in 1986. The secretariat in collaboration with WMO would follow-up on Governments for their comments through the Directors of the National Meteorological Departments with the cooperation of the WMO.

46. Finally on the Progress Report, he pointed out that the environmental activities planned for the 1986-1987 biennium were the subject of a separate document before them. In addition to these, there were on-going activities on drought and desertification through the ACMAD project, on environmental training for manpower development, on environmental law, and on standardization for environmental protection.

47. On Agenda item 5(b) the ECA representative presented document E/ECA/ENV/19 on a Report of the ECA/UNEP project for the incorporation of environmental components into the training programmes of 11 ECA-sponsored institutions. He pointed out that the joint project was funded by UNEP as FP/3102-84-02(2367) in October 1984 and the 11 ECA-sponsored institutions involved are (i) the African Institute for Higher Technical Training and Research (AIHTTR), (ii) the Regional Centre for Services in Surveying, Mapping and Remote Sensing (RCSSMRS), (iii) the African Regional Organization for Standardization (ARSO), (iv) the African Regional Centre for Engineering Design and Manufacturing (ARCEDEM), (v) the Regional Centre for Training in Aerial Surveys (RECTAS), (vi) l'Institut pour la formation et de recherche demographie (IFORD), (vii) the African Development Bank (ADB), (viii) the Institute for Economic Development and Planning (IDEP), (ix) the African Regional Centre for Technology (ARCT), (x) the African Remote Sensing Centre (ARSC) and (xi) the African Centre for Applied Research and Training in Social Development (ACARTSOD).

48. He further stated that the implementation of the project started early this year in 1985 with a mission to the above named institutions in order to collect material on their various training courses, for developing a core curriculum with the assistance of consultants later on. This would be followed by a training of trainers workshop for participants from each ECA-sponsored institution, to enable them to adapt the core curriculum

for environmental management must take into account educational principles such as people's value and perceptions in planning and decision-making; the role of biological sciences in restoring the ecological balance of nature following on environmental degradation; the causes of environmental damage; the need for quantitative environmental indicators to improve decision- and policy-making, monitoring of environmental deterioration for better management and environmental impact assessment (EIA) studies to evaluate alternatives for development projects; the functional value of environmental legislation and administrative processes to control policies and strategies for the protection of the environment and finally, elements of the economies of externalities when considering the economic and technical implications, and social behaviour and trends in analysing environmental policies for development.

49. Under Agenda item 5(c), the ECA representative then introduced the Report of ECA/ARSO Expert Group Meeting on the Establishment and/or Improvement of National Standards for the Protection of the African Environment (document E/ECA/ENV/20). He said that the joint Expert Group meeting was held last month, 10-14 June 1985 at ECA during which six African experts and others from WHO, FAO, UNDP, HABITAT and OAU examined in detail the mission report of an ECA/ARSO consultant on Developing National Environmental Standards for Africa which is available in English only as document E/ECA/ENV/17 for information purposes. He stressed that the consultants report was very comprehensive and informative on the subject area, but the first section of the report is still incomplete because of inadequate response of National Standards Bodies in Africa to complete the ECA/ARSO questionnaires which were sent out for information on the State-of-the-Art on infrastructure for environmental standardization in Africa. As soon as 70-80 per cent of the completed questionnaires are received, an analysis will be made for incorporation into the document which can then be published in two languages for distribution to member States.

50. The ECA representative pointed out that the Report of the ECA/ARSO Expert Group Meeting gave a summary of each of the four chapters of the consultant's report as well as of the discussions which followed, including a summary of the recommendations and guidelines as drawn up by the experts. He said that Chapter 1 dealt with the State-of-the-Art on environmental standards in Africa and the attention of the Joint Committee has already been drawn to the urgent need for member States to file in the completed ECA/ARSO questionnaires for analysis. He pointed out that the consultant visited only four African countries - Ethiopia, Egypt, Zimbabwe and Malawi, for which he gave a general analysis of: (i) environmental standards for air, water and soil pollution; (ii) environmental degradation and (iii) the existing environmental standardization infrastructure and institutional setting. On these, the experts pointed out that more emphasis should be put on human waste disposal and its related water borne diseases problem, and the need for examining the issue of functional co-ordination between the National Standards Bodies (NSBs) and the national environmental machineries and government ministries involved.

51. The ECA representative pointed out that Chapter 2 of the consultant's report dealt with a Programme of Action for the development of African Regional Standards for environmental protection. He said that ARSO had already established a Technical Committee (TC.9) to develop a programme of action on standardization for environmental protection and pollution control in Africa. For effective implementation of the programmes, the Documentation and Information System of the African Regional Organization for Standardization (ARSO-DIS) required to be strengthened on environmental matters. Also, ECA and ARSO should continue their joint project to provide technical assistance to African countries for the establishment of National Standards Bodies (NSBs) or for strengthening existing ones. On this chapter, the experts raised questions on the need for low cost human waste disposal systems, the distribution of responsibilities on the development and enforcement of standards at the national level, and for Africa at this stage of its development, to emphasize social as well as technical standards for environmental protection.

52. On Chapter 3 dealing with International Cooperation on Environmental Standardization and Degradation in Africa, the ECA representative stated that the consultant gave summaries of activities of 18 regional and international organizations inside and outside Africa involved in some aspect of environmental protection and pollution control, as well as that of donor agencies providing technical assistance for those activities. The experts gave details on a few more such organizations to be added to this list, including the activities of the International Atomic Energy Agency (IAEA) on standards for radio-active materials, not mentioned in the consultants report. On Chapter 4 which deals with the recommendations and guidelines for strengthening national infrastructure for the assessment and management of environmental degradation in Africa, the ECA representative pointed out the steps to be undertaken at the national level for their implementation. Finally, the ECA representative highlighted the eight recommendations agreed upon at the Expert Group Meeting for developing national environmental standards in Africa.

53. On Agenda item 5(d) dealing with a Review of national environmental legislation and ECA/OAU technical cooperation for the implementation of conventions and protocols on the environment, the ECA representative introduced document E/ECA/ENV/21 on the matter. He stated that the document provided material for the formulation of a project proposal for the Promotion of Technical Cooperation Among and between African Governments for the implementation of conventions and protocols on the environment. He drew the attention of the Joint Committee meeting to the background and justification for the project, recalling the last project activity on developing environmental protection legislation in the ECA region carried out from 1979 to 1982. He noted that although African countries were still working on the improvement of their national environmental legislation as reported in the last Joint Committee meeting, yet in the field of international agreements on the environment, much remains to be done. He drew attention to the four tables annexed to document E/ECA/ENV/21 showing the results of a recent survey by UNEP (August 1984), indicating that only 20 to 60 per cent of African countries have ratified up to 30 per cent of the 27 global conventions and protocols surveyed for the protection of the environment.

54. The ECA secretariat drew the attention of the Joint Committee to the objectives of the project proposals, which in summary were to promote and reinforce national capabilities to ratify and implement international and regional agreements on the environment, taking into account the difficulties member States were experiencing in this area. The Joint Committee was requested to examine and comment on the proposed activities and work plan, the inputs and outputs, and to make recommendations for the ECA to undertake joint action with the OAU, UNEP and IUCN to carry out the study,

55. Finally, on Agenda item 5(e), the ECA representative presented document E/ECA/ENV/22 on ECA Environment in Africa Work Programme: Performance report on current work programme and harmonization of ECA and UNEP future work programmes for the 1986-1987 biennium. He pointed out that the current (1984-1985) and the future work programmes on the Environment in Africa were presented to inform the Joint Committee of the environmental activities of the Commission as carried out by the Environment Section of the Social Development, Environment and Human Settlements Division of the secretariat. He pointed out that the future work programme will be presented to the next session of the General Assembly as part of the ECA programme budget proposals for the 1986-1987 biennium for approval. However, with regard to the harmonization of the future ECA Environment in Africa Work Programme with the UNEP System-wide Medium-term Environment Programme (SWMTEP) Budget for the same 1986-1987 biennium, the attention of the Joint Committee was drawn to regional aspects of the SWMTEP programme so that member States can indicate their interests to participate in the implementation of the activities recommended to solve various environmental problems in Africa.

56. The representative of the World Meteorological Organization (WMO) said that his organization's attendance was justified by the recent inclusion, in the subjects to be discussed under drought and desertification problems, of the establishment of an African Centre of Meteorological Application for Development (ACMAD) for the whole region.

57. He continued that the creation of ACMAD which had now been decided on by the ECA Conference of Ministers, would help enormously to improve the use of meteorological data and information for applications to increase food production, water resources management and alternative energy sources.

58. He emphasized that WMO agreed to be a co-executing agency for the proposed project with ECA if each party was assigned specific responsibilities. WMO also supported the proposal to consult all the national meteorological services of the region before the finalization of the project document to be submitted to UNDP and other donors. Particular attention would be paid to avoiding duplication of facilities, activities and outputs.

59. Concerning the institutional framework of the project, WMO was of the view that the international nature of such an institution should be fully taken into consideration in deciding on its administrative and technical management structure. It was therefore suggested that some kind of board of governors be established to supervise the technical

activities of the Centre and provide appropriate guidance on technical programmes, staff requirements and equipment to undertake the programmes. He said that this board could be composed of about ten representatives of the participating countries, elected for a limited mandate, and would report through the Joint Committee to the ECA Conference of Ministers. It was important that either a representative of the national meteorological service should be included in the delegation of its country or the representatives attending the Committee should obtain substantial briefings from their respective national meteorological service. ECA would of course ensure the participation of the agencies concerned.

60. He suggested that after obtaining appropriate guidance from the meeting, ECA and WMO should reconsider some aspects of the project document before submission to national meteorological services for comments. The reactions of these services would be discussed during the Second Technical Conference on the Management of the Meteorological and Hydrological Services in Africa, to be held in November 1985 in Bujumbura, Burundi, and to be attended by the directors of all the meteorological services of African countries.

61. Before full implementation of this project started, he suggested preparing appropriate work programmes with detailed indications of the terms of reference of the staff to be recruited, the equipment to be procured and the activities to be carried out at the Centre and in the countries.

62. In concluding, he informed the meeting that WMO had been carrying out several activities in Africa to combat drought and desertification, among them the Agrhymet Programme being implemented in the Sahelian countries since 1975, the new programme of assistance to the drought-stricken countries in Eastern and Southern Africa, aiming at setting up drought centres in Nairobi and Harare, the hydrological forecasting system of the Niger River Basin, assistance to the Institute of Meteorological Training and Research in Nairobi, and national projects in most African countries. It was hoped that through these activities the meteorological and hydrological services of the African countries would be to participate fully in their economic and social development.

63. The representative of the International Labour Office, speaking during the general debate, mentioned the close collaboration there had been between the Programme (UNEP) and the Office (ILO) since 1977. He recalled the memorandum of co-operation between the Director-General of the International Labour Office and the Executive Director of UNEP signed on 5 July 1977, which set out the areas of mutual interest and collaboration for the two organizations. He went on to mention activities carried out by the Office with UNEP collaboration in recent years and offered brief descriptions of the following six projects:

- ILO/UNEP Meeting of Workers' Organization on Environment (1980);
- Urban Environment and Urban Employment in Developing Countries (1981);
- Information Dissemination on Environmentally Sound and Locally Appropriate Food Processing Technologies (1981-1985);

- Introduction of Environmental Training Components within ILO's Management Development Programmes (1981-1985);
- Introduction of Environmental Components in Training Programmes of the ILO, the International Institute of Labour Studies and the International Centre for Advanced Technical and Vocational Training, Turin, (1984-1985);
- Regional Meetings of Employers' Organization on Environmentally Sound: Asia, Africa and Latin America (1982-1986).

64. He also spoke of the Office's interest in human settlements problems, alluding to the "human settlements" clauses in the memorandum of co-operation with UNEP and the 1983 Memorandum of Co-operation between the Director-General of the Office and the Executive Director of UNCHS, which clearly spelt out the various areas of common interest and collaboration between the two organizations.

65. For the general debate on environmental matters, several participants stressed the need for the Secretariat to provide the report of the previous Joint Committee meeting plus the recommendations and resolutions adopted in future. Also the documents should be sent well in advance of the Joint Committee meeting to member States who will then have adequate time to consider policy issues. This was noted by the ECA secretariat for future action.

66. A few participants pointed out that some member States did not receive the ECA/ARSO questionnaire sent out on the state-of-the-art for the development of national environmental standards in Africa. Another participant remarked that in the location of new regional centres such as ACMAD, other countries must be considered to help share the burden of locating many centres in a few selected member States. In response, the ECA representative of the Secretariat explained that the ECA/ARSO questionnaires were sent to the Directors of the National Standards Bodies for completion, not to the national environmental secretariats. He requested participants to collect a copy of the questionnaire available at this Joint Committee and follow it up for completion by the national standards bodies to be returned to the ECA secretariat so that the analysis can be completed for inclusion in the consultant's report. On the criteria for the site location of the Centre ACMAD, he called the attention of the Joint Committee to the feasibility study report carried out by ECA/WMO and the complementary facilities the selected host government has to offer after the inter agency consultations, both of which reports are reflected in document E/ECA/ENV/23 before the meeting.

67. One participant pointed out that his country has never been invited to a UNEP workshop on environmental training. The UNEP representative explained that selection of participants to environmental training workshops was done on a geographical basis for equitable subregional representation. He also observed that requests for participation in environmental training workshops should not come from individuals but from the



governments to the UNEP Regional Office for Africa. Also, governments should respond promptly to UNEP when fellowships are rewarded so that the travel authorization can be sent to the local UNEP office in time for the participant to travel to the workshop.

68. At the end of the general debate, one participant suggested that the plenary session continued as a committee of the whole instead of as two sub-committees on human settlements and on environment as in previous practice. After comments by several participants on the pros and cons for the suggestion, the Chairman consulted the bureau and the Secretariat on the matter and ruled that the plenary session adjourned to the two sub-committees as approved in the annotated agenda and organization of work, and due to the technical nature of the subject areas to be considered, it was necessary for the sub-committees to make recommendations to the plenary session after a more detailed discussion of the documents.

#### Country reports on activities - International Year of Shelter for the Homeless (IYSH)

##### Zimbabwe

69. In contribution to this agenda item, the delegate from Zimbabwe said that in support of the International Year of Shelter for the Homeless (1987) the Government of Zimbabwe had established the Zimbabwe Co-ordinating Committee on Human Settlements (ZCCHS) which was charged with the responsibility of planning, implementing and co-ordinating the International Year of Shelter for the Homeless activities in Zimbabwe.

70. He said that the ZCCHS had conducted a Socio-economic Survey to determine the size of the target group, shelter demand, shelter affordability and the availability of resources for shelter improvements.

71. He said that the identification of IYSH demonstration programmes and projects had been done and 31 of these were being implemented. Also Planning and Programming of Information Campaign on IYSH had been done and preparation for implementing the campaign were at an advanced stage.

72. He further stated that the ZCCHS had prepared a Work Plan for 1984-1985 and that the Work Plan for 1985-1986 was being prepared.

73. He pointed out that the Ministry of Construction and National Housing (MCNH), in Zimbabwe had also undertaken feasibility studies on the National Housing Corporation, the Building Research Institute, the Long Term Development Plan for the construction and housing sectors of the Zimbabwean economy for the period 1985 to the year 2000 and on the Housing Co-operative was to commence in August 1985.

74. He concluded that the Government of Zimbabwe would continue to work hard towards the success of IYSH in 1987. The ZCCHS would take follow-up action and prepare a work plan for 1985/86 in accordance with the recommendation of this meeting.

Kenya

75. The delegate from Kenya reported that in preparation for the IYSH, his government was carrying out a survey on the demand for housing as well as an assessment of housing for the year 1985 to the year 2000.

76. This study would provide Kenya with the latest information on the current urban housing stock, its quality and the availability of related services such as water, sewerage, electricity and community facilities. It would also give an indication on the current housing market and factors contributing to the supply of and demand for housing and on the amount of upgrading of rural housing that was required. This will also make it possible to carry out population and household formation projections up to the year 2000 is under way. An estimate of the required investment to meet the estimated housing needs up to the year 2000 was also underway. He said that the results of these projects will also help his government to review of Building By-laws with special reference to low-cost housing has been completed, and that recommendations were under implementation. As concern the public sector, he said that a study on ways and means of reducing the designing and implementation of housing particularly for low income earners had already been completed, while in the private sector a study on the performance of the private sector in housing development, with particular reference to low cost housing, had been finalized and some of the recommendations were being implemented. Discussion on ways and means of strengthening the local primary housing mortgage market is under discussion. A low-cost housing programme for the private sector was being formulated.

77. As concerns research and development he said that the Ministry in conjunction with the Housing Research and Development Unit was finalizing a research programme on local building materials and construction techniques. This would be followed-up by demonstration projects to be implemented in urban and rural areas.

78. Added to these, there were other projects like the Dandora Housing Development; this project is intended to develop 6,000 low-cost housing units with related trunk services and community facilities was in final stages of completion. There was also the Major Urban Centres Project for new housing development and the up-grading of existing settlements through the provision of infrastructure and services to support 4,000 low cost housing units in Nairobi, Mombasa and Kisumu which was underway. The Secondary Towns Shelter Project was for the provision of low cost housing and community facilities with the addition of training and institution building components in Nakuru, Eldoret, Kitale, Nyeri and Thika was underway. The Small Towns Shelter Project was aimed at planning for the provision of low cost housing in 11 small towns (outside the above mentioned towns) and this had reached a tender stage. The study to determine the Homeless was in progress. Also, the Formulation of the Fourth Urban Project was underway.

79. As for future projects he said that a number of low-cost shelter projects were in the planning stage to test and assess the use of indigenous building materials, with on-site production and application, for skill development, self-help housing construction, sanitary and water systems and community facilities. This would mainly cover peri-urban and rural areas.

Zambia

80. The delegate from the Republic of Zambia reported on human settlements projects for improving housing for low-income groups and on preparations towards the International Year of Shelter for the Homeless (IYSH) - 1987. The delegate informed the Meeting that a focal point had already been established in the country and that a National Setting Committee had also been established and that Provincial and District Committees would be established in the near future. There were also plans for the formation of specialized sub-committees to deal with major issues of concern in housing the low-income groups.

81. The delegate further outlined a number of IYSH oriented activities which included on-going low-income self-help housing schemes, most of which were based in Lusaka. The Government of the Republic of Zambia was also receiving assistance from organizations such as Finnida, Danida and UNCHS, and that these remained within the context of the International Year of Shelter aims and objectives.

82. The following projects were identified by the Government within the framework of IYSH programmes:

1. The Lusaka Upgrading and Sites and Services Housing Project (World Bank and Government of the Republic of Zambia);
2. The Kalingalinga Integrated Upgrading Project (Federal Republic of Germany);
3. EDF supported sites and services project;
4. Danida/UNCHS Training Programme for Community Participation;
5. Building Materials and Environmental Research (FINNIDA);
6. Kamanga Upgrading project.

83. The delegate also informed the Meeting that a national long-term strategy was in the process of being formulated in the country. Through this strategy, it was envisaged that the objectives set for the IYSH to the year 2000 could be implemented.

Benin

84. The national human settlements policy in Benin is chiefly concerned with the water resources, health and housing sectors.

85. As far as water resources are concerned, the goal is to provide the public at large particularly in the rural areas, with a drinking water supply.

86. In the health sector, Benin has taken up the objective proclaimed by WHO of health for all by the year 2000 and placed the emphasis on the prevention of disease and the provision of guaranteed primary health care for every member of the population.

87. In the housing sector, the proclaimed objective is the provision of housing for the greatest possible number.

88. A description of some of the activities in these areas will give an idea of the kind of approach being taken, its effects on the situation and the lessons that can be drawn.

89. For the countryside, an emergency programme of 2,400 water points has been drawn up under the International Drinking Water Supply and Sanitation Decade as part of the country's efforts to combat drought. Other projects now under study or in progress are concerned with the replacement of equipment, the clearing and cleaning of existing wells and educating the public about keeping water points clean.

90. Also deserving of mention are the rural community infrastructure project, which is intended to provide the greatest possible number of amenities (classrooms, health centre etc.) of the highest quality and at the lowest possible cost for the rural masses; the special labour-intensive public-works programmes intended to put new life into farming production, protect the environment, open communications routes and carry out top-priority construction works for village communities. These programmes include segments on soil conservation, village feeder-road construction, irrigation and water piping, and public amenities.

91. In urban areas, the slowing in urban development noted a few years ago is now being offset by a variety of activities to provide urban development plans, activate plot development in occupied areas, pass urban legislation and set up urban management structures and housing finance bodies.

92. Cotonou, the capital, now has an urban layout scheme drawn up with World Bank support, and by February 1986 nine towns in the interior should have been provided with development plans under a project funded jointly by France and Benin.

93. As regards urban legislation, a national seminar on habitat and housing held in Cotonou in December 1982 led to the establishment of a technical committee to draft a bill on urban development and another on residence permits, both of which are now under consideration by the National Revolutionary Assembly. On the proposal of the technical committee, a ministerial commission has been set up to draft a bill on land ownership.

94. Finally, the technical committee's work led in May 1985 to the creation of a national habitat fund. The new fund's tasks are to finance the construction of public community housing, directly or indirectly; to handle transfers of interest payments and extend the lending periods on bank loans for undertakings of a social character; to provide funds, irrespective of repayment, for the installation of various kinds of infrastructure (principal roads, miscellaneous service networks, etc.); and to obtain the resources needed to carry out these operations.

95. Preparations for the International Year of Shelter for the Homeless have involved the creation of a national focal point comprising several ministerial departments, and action taken by the Government compelling local authorities to provide the National Property Management Company, at no charge, with land on which to build housing for the workers.
96. In the same vein, the National Public Works Testing and Research Centre has drawn up a programme of research into local materials. How the results of the programme are to be disseminated to the public has yet to be decided.
97. Activities in the environment sector are of two kinds, legislative and practical.
98. In the legislative area, a national tree day has been instituted, as has a national tree-planting campaign, and a white paper on the country's water resources has been drafted.
99. In the practical sphere, there have been village afforestation programmes; the promotion of improved stoves to reduce fuel-wood consumption; and a seminar on drought control and desertification which led to the formulation of a plan of action recommending steps to be taken in farming, forestry, stock-breeding, water management and research.
100. The country is seeking ECA assistance in finding funds to carry out the programmes within the plan of action.
101. Finally, a training programme including environmental features has been drawn up for primary schools, but its implementation is being delayed by a lack of finance.

#### Botswana

102. The delegate from Botswana reported that several projects and programmes were currently being carried out in the country as that country's efforts and contributions to the preparations for the International Year of Shelter for the Homeless, 1987. These projects and programmes included the following:

- (a) An assessment of National Housing Needs, Affordability and Potential Barriers to Successful Implementation of Shelter Programmes;
- (b) Evaluation of Self-help Housing Agencies with special emphasis on Training and Manpower Development, Building Materials, Community Development and Debt Management;
- (c) The Mahalapye Upgrading Feasibility Study which gave sufficient guidelines and rational for the implementation of an appropriate Low Income Housing Programme in rural areas;

(d) Major Urban Expansion Schemes such as Gaborone West, Francistown Phase IV and the Peleng Upgrading Projects. These schemes have provided a significant number of low income plots with secure land tenure and the necessary community facilities and services.

103. Furthermore, for the first time, a separate and comprehensive Housing Chapter had formed part of National Economic Development Plan 1985/86 to 1989/90. Involvement at regional level in the SADCC region was also taken very seriously by the Government of Botswana. This was demonstrated by the recent subregional seminar of IYSH held in Lusaka, Zambia in March 1985. Botswana as headquarters of SADCC and Chairman of the SADCC Council of Ministers played a very important role in the current preparation of a document proposing the creation of a shelter sector within SADCC.

104. Concerning environmental matters, the delegate reported that Botswana was a beneficiary of UNEP decision 12/4 -- 'Extension and Strengthening of the Clearing House Mechanism' which was adopted at the 12th Governing Council in 1984. Fifteen programmes and projects of environmental concern were recommended in the Report of UNEP Clearing House Technical Mission to Botswana in November/December 1983. Of these fifteen projects some were found to be already being tackled with local resources while others such as the preparation of a National Conservation Strategy, were approved and accorded the highest priority because of their seriousness. The delegate pointed out that Botswana was therefore, currently preparing her National Conservation Strategy with assistance from the International Union for the Conservation of Nature and Natural Resources (IUCN) and funding was provided by the Norwegian Government.

105. In the same way, the delegate continued, as ECA was encouraging member States to formulate a Plan of Action to overcome the devastating effects of drought, ECA should strengthen its support to member States in promoting the preparation of National Conservation Strategies in the whole African continent. Finally, with regard to desertification and drought problems, the delegate said that the country aligned herself with the General Assembly resolution 39/163 of 17 December 1984 that closer examination and assistance should be given to countries in the Kalahari desert region before the situation became uncontrollable.

#### Comoros

106. The representative of the Comoros took the floor to say that in order of economic importance, housing was man's third requirement. It is appropriate here to recall those requirements: food; clothing, housing, medical care and leisure.

107. Satisfying the need for housing implied choices, substantial resources and standardized building materials. Housing was an acute problem in the Comoros because the housing supply was low and ill-suited to the demand. Nevertheless, the Government was making great efforts involving the entire population, to provide housing. An urban development plan and code had been drawn up; town master plans would shortly be

established, and with assistance from UNCHS (Habitat) the creation of a building society was under study.

108. The building society's tasks would include the construction of 500 housing units in five years; there were, however, still funding problems to be solved. The local financial institutions (NDB) could not put all the money (three billion) for these houses, and funds would have to be sought from outside sources. Construction was also being hampered by problems with building materials: the main materials used (cement, sheet iron, etc.) were imported and, because of the distance from the supplying markets, too expensive, which forced housing costs up. There were, accordingly, plans to develop techniques for stabilizing local materials (pozzolan, quarry stone, quicklime) for more extensive use so as to cut the cost of housing production. Such an innovation, however, depended on qualified manpower, which implied training technicians either domestically or abroad.

109. Most of the houses now build, he added, were produced by the private sector and financed either by loans from the NDB or from individuals' savings.

110. For the International Year of Shelter for the Homeless the Government, in collaboration with Habitat, is busy constructing a public housing complex in a working-class section of Moroni. The scheme entailed the construction of nine evolutionary buildings to house low-income earners, grouped around a common courtyard, using improved methods and local materials. Work was scheduled to finish in 1985. The dwellings would be made available on a hire-purchase basis. The operation would be extended to other islands in the archipelago in 1986.

111. The major problem as regards the environment in the Comoros was deforestation due to wood-cutting for heating and cooking, distilling ylang-ylang flowers, and the construction of buildings and timber huts.

112. To tackle this problem the reforestation campaign that had begun some years ago had been stepped up. National Tree Day was celebrated in the Comoros on 5 June, International Environment Day.

### Ethiopia

113. The delegate from Ethiopia reported that environmental and settlement oriented activities in Ethiopia coincided very well with the country's 10 year Development Plan and the Party's Action Programme. Settlement matters concerning drought evicts was co-ordinated directly by the party's Polit Bureau and environmental matters by the Regional Development and Physical Planning Department. Currently the following are the major activities being undertaken. He highlighted the following areas of activity.

114. As concerns resettlement, he stated that there was a massive programme involving a resettlement of over a million and-a-half people from the drought-stricken areas to potentially rich parts of the country. In the process, pressure on the degraded lands was being reduced allowing it to recover its fertility and help arrest the degradation. From October 1984 to the beginning of July 1985 a total of 508,000 persons or 170,000 households had been resettled and 130,000 more households would be resettled within the coming three months. The settlements are provided with the necessary social and physical infrastructure and the settlers were provided with land to till, shelter, food, clothing, medical services, household utensils, farm hand tools, oxen, seeds and seedlings and in the case of virgin land tractors and machinery for clearing land. The realization of this vast programme was the outcome of joint efforts of the Party and Government of Ethiopia, the international community at large, the Ethiopian people, non-governmental organizations and bilateral and other friendly countries.

115. He pointed out that during 1980-83 reforestation, soil and water conservation and erosion control measures were undertaken by the State and Community Forest Department of the Ministry of Agriculture and the Soils and Water Conservation Department of the same Ministry. Thus 482,000 ha. of land had been reforested; 229,000 kms. length of hillsides and 81,000 ha. of hills had been terraced; 74,531 ha. of hillsides had been enclosed; 390,000 ha. of bunds, 780 ponds, 24 dams and 11.02 kms. long check dams have been constructed. Besides 780 million seedlings had been planted.

116. He stated that to combat the prevailing communicable diseases clinics and health centers were being built throughout the country.

117. During 1983/84, he said, a total of 202 wells had been dug or made operational and a total of 55 springs had been protected or made operational. The rural population who benefitted from these tasks were estimated to reach 484,304. In addition to the water supply system of 156 urban areas was being expanded and improved and minimal water supply would be given to 72 smaller urban communities.

118. The prevailing literacy campaign programme he added, was being intensified and environmental education was incorporated in school curricula.

119. He concluded that at present the rate of urban housing construction was roughly 6000 units per annum. Efforts would be exerted to raise this rate five-fold during the coming 10 years. Besides the following programmes were in the pipeline:

- (i) Town planning for 100 towns in 10 years time;
- (ii) Housing policy proposals;
- (iii) Building codes and regulations;
- (iv) Research on local building materials;
- (v) Water, electricity and telephone installation programmes for most urban areas during the 10 year Development Plan Period of 1985-1995;
- (vi) Setting up of a design institute;
- (vii) Setting up of specialized construction firms.



Guinea

120. The representative of Guinea introduced the report on his country's activities by saying that with the coming of the Second Republic in April 1984, the new Government had quickly become concerned with the costs and heavy indirect burdens on the State associated with housing construction through State machinery. Not only was the rate of housing construction quite out of line with requirements in urban areas, costs were excessive on account of problems with building material supplies and the complexity of the State's financial apparatus.

121. Consequently, the Government had shifted the emphasis towards the introduction of institutional machinery to permit the private promotion of buildings and property.

122. In the face of chaotic urban growth, especially in Conakry, the capital, it had been decided to restructure the spontaneous districts and set up a planning unit under the supervision of an interministerial committee, the better to be able to monitor the master plan for Conakry now being studied under the supervision of the World Bank. The same approach was being taken to the urban growth studies for the ten main towns in Guinea which had been undertaken with assistance from the European Development Fund.

123. A protocol on co-operation in the development of training, research into building materials and the organization of archives had just been signed with the Agence française de coopération et aménagement (ACA).

124. On the subject of assistance from United Nations bodies, HABITAT in particular, Guinea was seeking to reorient project GUI 79/006, which had previously been concerned with the execution of a housing construction programme, towards the creation of site-and-services schemes with provision for community participation.

125. Concluding, he said that Guinea had set up appropriate machinery to pursue the set objectives of the International Year of Shelter for the Homeless. An interministerial supervisory committee was overseeing the activities of the four technical subcommittees that had been created.

Mauritania

126. The Mauritanian delegation's presentation gave details of the country's achievements in the spheres of urban growth and HABITAT and the steps taken in preparation for the International Year of Shelter for the Homeless.

127. The objective set in terms of urban growth was to make it an instrument of general, integrated development. This, evidently, necessitated work on restoring the natural environment and on introducing institutional machinery to govern activities in urban

and rural areas. Nouakchott, the capital, and the main secondary towns had been provided with urban master plans, and an urban development code giving priority to the problems posed by squatters had also been introduced.

128. As far as HABITAT was concerned, the principal objective was to solve the problem of housing. The country's main concerns were to regulate the environment, control rents and develop the countryside. Institutional measures in these areas had led to the creation of building societies and the establishment of public institutions and co-operative organizations to mobilize private savings, produce and develop building materials, assisted self-build schemes, housing finance and community services such as V.R.D. in spite of the country's economic problems, significant results had been achieved

129. In ten years over 1,500 urban housing units and 1,400 self-built units using locally available materials had been completed. Two other projects were being carried out in collaboration with the United Nations Centre for Human Settlements. The first entailed assistance to the National Rural Development Company (SONADER) in setting 960 families in six villages in order to colonise the Gorgol Noir - a real integrated rural development project. The second involved experiments with the production of drinking water by distilling sea-water with solar energy from flat collectors, and the dehydration of gypsum into plaster by the same process to make building materials. The latter project was facing funding difficulties, and Mauritania was seeking ECA assistance to keep it going. The country had already designated the bodies to be responsible for preparing the programme for the International Year of Shelter for the Homeless. Concrete steps were being taken by those bodies to give substance to the Mauritanian Government's wish to resolve the thorny problem of housing in its entirety.

#### Togo

130. In response to the call at the 1976 Vancouver Conference and pursuant to ECA's resolutions on human settlements, the Government of Togo had taken steps leading to the creation of governmental institutions concerned with human settlements, the provision of infrastructure and facilities and the introduction of a new investment code encouraging both private and State-sector banking institutions to take an interest in housing problems and hence afford all sectors of the population access to housing credit. The entities involved in this particular sector were of two types.

131. In technical terms the Department of Public Works, in addition to its routine activities, looked after urban and inter-urban roads; a central department of urban development and housing had been set up. It was responsible for designing and following up on master plans, and for overseeing and following up on housing projects; a construction and housing centre had been established to conduct research and develop building materials, principally for affordable housing; establishment of land development agency for urban land intended chiefly for low-income housing; the building society (SITO) had been entirely reorganized to cope with the demand for affordable housing.

132. In financial terms, creation of financial institutions such as the Togolese Development Bank and the National Housing Fund which was responsible for funding and handling loans for the construction of housing for the lowest-paid.

133. In terms of public and community infrastructure and facilities; electrification and supply of water to the country's 21 prefectoral districts; construction of schools, dispensaries and regional hospitals, provision of land to religious orders of all kinds in order to ensure their spiritual prosperity.

134. As far as the International Year for the Homeless was concerned, the building society had been asked to approach funding institutions about the provision of drained plots on land graciously put at their disposal or acquired with State support at reasonable price.

135. Regarding the environment, the country had set up a central department of land development and the environment, whose main task was to make the general public in both the towns and the countryside aware of the evils of bush fires. An office had been assigned responsibility for the reafforestation of the entire country, in the political arena, the Government had instituted a Tree Day to encourage the general public to plant at least one tree every first of June.

#### Nigeria

136. The delegate from Nigeria reported that conscious of her shelter and environmental problems, the Federal Republic of Nigeria had taken a number of actions to implement the previous ECA resolutions and recommendations on the provision of shelter for her low-income and homeless citizens as well as the protection and improvement of the quality of the environment,

137. He said that in pursuance of the UN General Assembly Resolution 37/221 of December 1982, the Federal Government of Nigeria in 1984 had launched the National Committee for the International Year of Shelter for the Homeless (IYSH) with the Federal Ministry of Works and Housing as the Focal Point of the Committee's operation. Similar satellite committees were being launched at the state and local government level with the aim of reaching the grassroots. In this regard, relevant ministries, professional bodies and non-governmental organizations had been involved in the dissemination of information to increase people's awareness. Furthermore, a National Seminar on the Formulation of Shelter Strategies was organized with the co-operation of the United Nations Centre for Human Settlements (UNCHS), the Government of Finland and the World Bank. The Seminar which was held from December 3 to 7, 1984, was the first of its kind by a member country of ECA and the report of the seminar was well received at the 8th Session of UNCHS held in Kingston, Jamaica in April/May 1985. Consequently, Nigeria was requested at the meeting to host the ECOWAS chapter of the subregional seminars for IYSH. The aim of the seminar was to assist the Governments of member countries of ECOWAS to identify and

implement national IYSH activities through exchange of ideas and experiences at sub-regional level. The Seminar would be held at both ministerial and technical level from October to 2 November 1985 in Lagos.

138. In the area of building codes and regulations efforts were underway to revise and reformulate general and minimum guidelines for the entire country taking into account climatic and cultural differences within the country. As a quick follow-up action on this the Nigerian Government requested and obtained technical assistance from the UNCHS. Presently a UNCHS Identification Mission was visiting and working on this matter among others.

139. There were abundant local derivable building materials in the country. The government had therefore taken various steps in encouraging their use in housing construction its various institutes especially the Nigerian Building and Road Research Institute (NBRRI). There were also plans to encourage private sector investment in the production of local building materials.

140. He stated that Nigeria was taking other direct and indirect actions in the area of human settlements projects for improving housing for low-income groups:

- (i) Positive steps were being taken to re-organize and restructure the Federal Mortgage Bank of Nigeria (FMBN) as an apex lending institution by strengthening its financial and operational base;
- (ii) In order to make land available to more of the low-income groups, the sites and services scheme, a continuation of the World Bank assisted effort was envisaged. Also steps were being taken to strengthen the financial base of local governments. A Resource Mobilization Workshop on this had just been concluded;
- (iii) The Government had also taken steps to evolve a New National Policy on Housing. A report on this had just been submitted by a Special Committee and for reaching decisions on the matter are expected.

141. He pointed out that the Federal Government of Nigeria had established various agencies to protect and improve the quality of environment in Nigeria. Establishment of more agencies were in the pipeline. One of the agencies soon to be established was the National Environmental Protection Agency. This agency when created would be responsible among others for developing and enforcing national standards for environmental protection and improvement in the country. Conscious of the need to protect and improve the quality of environment in Nigeria, the Federal Government had set aside annually 1.00 per cent of the Federation account to take care of ecological problems that were caused by natural disasters or human activities. Apart from this financial provision, the Government had also reserved  $1\frac{1}{2}$  per cent of all federally collected revenue to the development of areas prone to ecological degradation due to mineral producing activities.

142. He said that the government had embarked on activities to combat the impacts of drought and desertification throughout the country. Apart from the action being taken to control drought and desertification, he concluded that the Government had started controlling measures to reduce the menace of coastal and soil erosion in Nigeria. The Government had also undertaken a number of studies on problems caused by domestic and industrial wastes. The studies were aimed at formulating a sound waste-management policy for the country.

#### Tanzania

143. The delegate from Tanzania reported that his country experienced problems of desertification and drought as much as other African countries. In 1978, the conservative estimate revealed that 45 per cent of the country was already affected by desertification while 35 per cent was under imminent threat. Programmes to combat the problem were:

- (a) Afforestation programmes which were launched in 1975 at the same time that the Government took the initiative to rehabilitate seriously degraded areas;
- (b) Through the initiative of His Excellency, the President, a seminar on tree planting was held last year involving leaders who were expected to spearhead tree planting campaign;
- (c) The Ministry of Agriculture and Livestock Development had issued two policy documents - the Tanzania National Agricultural Policy and the National Policy on Livestock development which stressed better land use management and soil conservation practices;
- (d) With technical support from UNEP, a National Plan of Action to combat desertification had been drawn up, the inclusion in UNSO by UN General Assembly resolution 39/168A will enable Tanzania receive assistance in the implementation of plan of action to combat desertification.
- (e) The formation of a National Environment Management Council which would ensure that environmental matters integrated in the overall framework of development process.

144. Regarding Human Settlements, he reported that a National Housing Policy had been launched which calls for active and constructive involvement of all sectors in provision of adequate shelter as it was evident that the public sector could not cope with housing demand. To contain problem of unplanned (squatter) development and improve living conditions in human settlements, programmes of sites, services and squatter upgrading had been initiated through an International Development Agency (IDA) credit of the World Bank.

145. He further reported that with regard to IYSH endeavours were being made to mobilize more force into designing and surveying more plots to match with demand, to look into ways of relaxing the building laws which demand higher standards than are affordable and to urge the Building Research Unit to look into the possibilities of using locally available building materials which are within reach of the poor. Efforts were equally being made to popularise housing construction through self-help programmes and housing cooperatives, to intensify sites and services projects and squatter upgrading and to examine possibilities of simplifying the procedure of credit facilities from public institutions.

#### Zaire

146. The representative of Zaire told the Committee that the question of human settlements and environmental problems, which had a decisive influence on the socio-economic development of Africa, had long been a matter of concern to his Government. Realising that sound human settlements planning depended on national control and management of its physical space, Zaire had in 1973 embarked on the establishment of legislation governing goods in general, land and property and securities; the law had been amended and extended in 1980. On the specific subject of land regulation, he stressed that the law clearly stated the land to be the exclusive, inalienable and imprescriptible property of the State. Under the terms of a signed contract, however, the State could accord to a community, an individual or a body corporate under private or public law a "concession" the right to enjoyment of a holding. The concession could be for a limited duration (long lease - area - usufruct) or in perpetuity. Concession in perpetuity could be made only to an individual person of Zairean nationality.

147. Lacking sufficient resources of its own, the State had devised various mechanisms including financial institutions (savings banks) and joint companies (LOGEC), to allow middle-income earners access to housing loans. A national higher institute of building and public works had been set up with international co-operation to increase national skills by training technicians in the building sector and conducting research in the field of building materials.

148. Zaire had accorded dynamic recognition to environmental questions in 1972 by setting up a National Environmental Service attached to the Presidential Office, whose first task had been to identify all sources of potential damage to the environment (effects of industry). In 1975, given the size to which its activities were growing, the Service was elevated to the rank of a ministry and renamed the Department of the Environment and Nature Conservation; it brought together all the administrative and technical services concerned with natural resources management (reafforestation, policy-making, evaluation of ecological criteria for the selection of natural sites). To carry out regular evaluations of its impact, the Department had created a scientific advisory committee which included representatives of the university, the industrial sector and the public authorities. In conclusion, he said that his country favoured development in a balanced ecosystem, and it was in that light that it had devised, proposed and secured adoption by OAU and the United Nations of the World Charter on Nature. The country had also included in the new seven-year "Septennat du Social" mandate conferred on President Mobutu a vigorous programme centring on the restoration of basic infrastructure such as housing, public health, jobs, communications and energy. Thus it was that, in association with HABITAT and in preparation for the International Year of Shelter for the Homeless, a project for the erection of houses at a reasonable, reimbursable cost had just been agreed with a French Company.

#### Contribution from specialized agencies

149. The representative of the International Labour Office gave a brief outline of the Office's activities relating to the environment and human settlements under its special public works programme.

150. Through the promotion of employment, the special programme and its specific purpose offshoot, the labour-intensive public works programme were involved in the questions of action to combat erosion of soil conservation, reafforestation and forest protection, irrigation, water conservation and drinking water supplies, and of human settlements.

151. He cited as illustration all the African countries where activities had been carried out under the special programme and the labour-intensive public works programme: Benin, Burkina Faso, Burundi, Cape Verde, Ethiopia, Mali, Rwanda, Sierra Leone, the Sudan, Uganda and the United Republic of Tanzania.

152. The representative of UNEP reported that his organization attached great importance to environmentally sound approach to human settlements. Planners and decision makers charged with responsibility for planning and managing human settlements had been facing daunting problems specially on providing basic services such as shelter, safe water supply and waste management. The balance to be struck between population, resources, environment and development was becoming increasingly elusive. Large numbers of people in Africa drifted to the cities as the prospects of survival in the rural areas became more and more dim, due to drought, loss of agricultural potential and heavy population pressure on land. Against this background UNEP had continued to collaborate with various United Nations agencies, notably HABITAT, in combating deteriorating environmental standards in urban and rural systems. A significant global initiative which UNEP was actively supporting was the International Year of Shelter for the Homeless (1987). As part of its efforts to fulfil the objectives of the year, UNEP approved a pilot demonstration project on environmentally sound planning and development of human settlements. The project would provide training in a comprehensive and environmentally sound approach to human settlements. An audiovisual record would be made of the project so that it could be used for training.

153. A joint UNEP/HABITAT project by which assistance was provided to the Government of Tanzania in planning of the new capital city of Dodoma had now been completed. The two agencies helped to establish an environmental management unit within the capital's Development Authority to oversee - on a continuous basis - the sound environmental management of Dodoma and the surrounding region. They also assisted the Government in drawing up a master plan for the development of the new capital city, and were now engaged in the preparation of documents and reports that would highlight those approaches tried out in Dodoma which had general applicability elsewhere in developing countries. UNEP was now in the process of preparing and finalizing three volumes of guidelines for environmental planning and management of human settlements for use by governments in field projects.

154. In 1984 UNEP and UNESCO organized an international conference on the ecological approach to urban planning in the USSR. The conference brought together leading scientists including African scientists from about 20 countries to discuss more than 60 papers on ecology and human settlements. The proceedings were being compiled for publication in 1985.

155. UNEP and WHO recently concluded preparations for a joint project which provided for the establishment of an international panel of experts to review and publish guidelines on specific aspects of health-related urban and rural planning. In the field of waste management in human settlements, a number of African specialists took part in training in waste management undertaken in the Federal Republic of Germany. African specialists from Algeria, Ethiopia, Ghana, Kenya, Nigeria and Sierra Leone also proposed monographs on the waste management problems facing their countries and the solutions applied. These monographs provided a useful profile of the waste management situation in selected African countries. UNEP was currently financing the publication of these monographs as well as manuals on solid and liquid waste management, for wider dissemination. These publications were particularly timely because the concern for sound waste management - especially when waste management was now recognized as a serious emerging environmental problem.

156. UNEP also supported activities conducted within the framework of the International Drinking Water Supply and Sanitation Decade. Emphasis had been given to Africa, in view of the serious drought it was experiencing. In 1984, UNEP supported three training courses. A four-week course on rural community water supply for 17 participants from English-speaking African countries was held in Arusha, Tanzania, in September/October 1984. Two four-week training courses on sanitation in urban areas were also organized, one for French-speaking and the second for English-speaking African countries with 18 and 16 participants respectively. The planning, operation and maintenance of water supply and sanitation schemes were discussed in these courses.

157. Concerning the co-operation between UNEP Regional Office for Africa and the ECA Environment Co-ordination Section, this has been mentioned already in the UNEP opening statement (paragraphs 20-23 of this report).

#### Human Settlements Sub-committee report

#### Thoughts on a human settlements policy in Africa: the land problem in urban areas and housing programmes for the masses (E/ECA/HUS/12)

158. The ECA representative, presenting the document E/ECA/HUS/12 mentioned that the majority of urban settlers in most African countries have low incomes and cannot afford the considerable capital outlays required to purchase a house. However, it seems that if they had the opportunity of purchasing land, low-income earners would be able to provide themselves with reasonably adequate accommodation. The ubiquity of squatters settlements in developing countries is proof of this. This fact brings into sharp focus the land factor in the complex of policies and strategies for housing low-income groups.

159. The policies and strategies applied by most African countries and plans for allocating land for low-income housing vary from country to country for various economic, social and political reasons. All African countries have introduced land policies, whether inherited from colonial law or elaborated after the countries become independent. Land problems are still issues in most African countries.

160. The ECA representative analyses the land problems in the urban areas and housing programmes for the masses. That review brings out all the efforts made by those countries to find appropriate solutions to the problems posed by the control of land in their human settlements policies.



161. Two types of recommendations have been made, one national and the other international. Nationally, the recommendations hinge on measures to build up public land reserves, fiscal policy, credit policy, the involvement of the private sector in the provision of land, security of tenure for illegal occupants of land (squatters), intervention by public authorities in land prices and increased involvement of the public authorities in land development. At the international level four recommendations have been made namely, the establishment of a data bank, the exchange of information and experiences, the training of manpower and the implementation of pilot projects.
162. The presentation was followed by interesting discussions, first on the presentation in general and then on the recommendations.
163. A number of delegations deplored the fact that the study did not cover all African countries, then went on to make individual contributions.
164. In Guinea, the State machinery for land management had operated clumsily under the First Republic. Efforts had been made to improve the situation by structuring districts and providing them with facilities, but the traditional, customary landowners were showing some signs of wishing to re-open the question of current land law. Guinea was looking into the introduction of land legislation to ensure the better use of the nation's land.
165. Land in Zaire belonged to the State, but the occupants of housing land had the possibility of becoming owners in perpetuity.
166. In Mauritania, land belonged to the State but recognition was accorded to traditional ownership in rural areas. The allocation of housing land in the towns was confirmed once its state of development had been registered. Problems with the policy of granting land free of charge to shanty-town dwellers had led the authorities to introduce a new policy of combining housing with employment.
167. Zambia had passed a legislation to ameliorate land ownership in 1975, and this had put a check on land speculation. As a result some holdings had lost their value and private landowners had to apply to the State for a valuation of their land. As part of the International Year of Shelter for the Homeless, steps had been taken to provide low-income earners with an opportunity to acquire land through the provision of security of tenure. Shanty-town dwellers could acquire land free of charge and were being given access to housing loans.
168. In Zimbabwe, land acquisition is still a matter of concern to the national authorities. However, credit facilities have been extended to the low-income people to give them access to land.
169. Discussions on the recommendations turned on the possibility of the public authorities' guaranteeing a house-purchaser's solvency for the purpose of obtaining housing loans; mortgage stipulations for housing built of traditional materials; and private-sector involvement in urban development.
170. It was concluded that public authorities should set up machinery to give low-income earners access to housing loans, rather than guarantee house-purchasers' solvency. Mortgage loans for housing built of traditional materials should be

should be permitted in order to encourage research on the use of such materials. Favourable comments were made on the development of building standards for use with traditional, local materials and the encouragement of research on building materials so as to persuade development banks to accept that the use of such materials was a safeguard. Private-sector involvement in urban development was desirable in order to prevent the spread of insalubrious housing around industrial plants and to support the efforts of the public authorities.

171. Some delegations put forward the idea of a recommendation on housing programmes for people without any means of support. The meeting's attention was also drawn to the need to define the conditions under which housing programmes were carried out, and to develop forms of community participation in housing construction.

The development of decentralized systems of building materials production in African countries (E/ECA/HUS/13 and 14)

172. The objective of the study "The Development of Decentralized Systems of Building Materials Production" (E/ECA/HUS/13 and 14) is to highlight some aspects of building materials industry in order to assist the governments of African countries in planning and implementation of building materials development programmes.

173. The products of building materials industry cover a wide range and find a variety of uses in new building and engineering construction as well as in the maintenance and renewal of existing constructions, so the goal in the creation of a viable local building materials industry derives from the awareness to achieve an increasing measure of self-reliance in all facets of national economic-life through the optimum utilization of the existing local resources.

174. A brief overview on conceptual framework and importance of the building materials industry to national socio-economic development is given. It is dealing mainly with the needs for decentralized systems of building materials production in the light of needs for local production as well as stimulus for diversification in range of available building materials. The term "Decentralization" used in this study has a limited meaning and refers to the process of establishing plants of varying sizes and employing of mix of large-scale, medium-scale and small-scale technologies based on the raw materials available in different locations within the African countries.

175. The study underlines, that properly planned decentralized systems of building materials production could make an important contribution towards improving the supply situation of some essential building materials, particularly towards the low cost construction. In connection with it an attention should be given to the development of an informal sector of the building materials industry. In many African countries, most of dwellings for urban and rural population are constructed using such building materials as sun-dried mud blocks, cement blocks, wooden doors and windows as well as clay tiles for roofing. For a majority of these materials, the production is usually organized in small-scale plants which can be termed "informal sector of the building materials industry" when related to conventional systems of production.

176. The ECA representative mentioned that to implement the decentralized systems of building materials production, it should be properly planned, so to the purpose, basic data for planning should be available and investigated. On the issue, priority should be given to studying natural resources, production and consumption of building materials and its perspectives. It is necessary to select the building materials for local production and to make a choice of production technology as well as to assess infrastructural facilities and manpower needs.

177. Practical recommendations on implementation of programmes and projects for the establishment of building materials production units are given. They are covering the following elements:

- Basic requirements
- Institutional support
- Small-scale industries development organizations
- Incentives for building materials production
- Financing of building materials projects
- Mobilization of funds from local sources
- Research and development activities
- Information, training and extension services
- Local fabrication of machines, equipment and tools
- General policy measures.

178. The representative of ECA introduced the documents E/ECA/HUS/13 and E/ECA/HUS/14 which have an overview on the development of decentralized systems of building materials production in African countries and planning of decentralized production systems. During the discussion on the issue, the participants of the meeting expressed their views on the matter. It was noted that presented materials have a significant importance for African countries and the relevant problems are under consideration by corresponding institutes in most member States. It was also noted that the development of a local building materials industry has assumed increasing importance in African countries because of a growing concern among governments of severe constraints to the implementation of construction programmes and because this would not only increase the supply of building materials, but also help to reduce the escalation of cost in construction as well as the dependence on foreign sources of supply.

179. The delegates pointed out on inadequate infrastructure existing in many African countries particularly roads, water supply and energy.

180. It was underlined necessity in providing training programmes in the field of building materials production. Summarizing the discussion on the problem of decentralization of building materials production representative of ECA replied on the questions of the delegates and highlighted some aspects on the issue. He stressed that the foregoing discussion has drawn attention to the important role of national institutes and state machinery in providing favourable conditions to the organized and co-ordinated development of the building materials industry, keeping in view the need to utilize all potential resources within the framework of a decentralized production system.

181. It was underlined, that ECA in co-operation with the other international organizations will continue support of the programmes designed to overcome difficulties faced by African countries in the field of Building Materials Production.

Indicators for revised building codes and regulations in Africa (E/ECA/HUS/15)

182. The ECA representative, presenting the document E/ECA/HUS/15 noted that there is a growing realization among construction experts in the African region that the scope of technical considerations in building codes needs to be reviewed and expanded beyond the traditional preoccupation with structural safety.

183. Building codes have implications not only for the construction sector but also for national economic and social development. Particularly for the latter, building codes could contribute to import substitution, domestic production of building materials, creation of employment avenues, reductions in construction costs as well as public safety. Most of the existing codes in the African region, however, contribute little to the realization of the above.

184. There is therefore the need to reformulate the codes in the context of who they are meant for and what they can achieve for the community. Interest should be shifted to the interface between the building and its users, the structure and its environment, the edifice and the land on which it stands. Building codes in the African region, public health legislation, community planning, and national economic development should be compatible. In order to achieve the above, there is the need for a reformulation methodology which incorporates the main interacting factors in the building process - building technology, national economic resources, requirements of the user and the goals of the society.

185. In addition to the reformulation methodology there is the need to develop national standards as well as establish standing review committees.

186. The paper briefly discusses all the above subjects and goes further by indicating the roles that should be played by national governments, research institutions, consultants and the UNECA in the reformulation exercise.

187. After the brief summary of the report, the representative of the secretariat indicated that the major cause of earlier attempts to reformulate the codes failed because of the constituted partial solutions. The proposed methodology in the report would offer an equilibrium solutions that considers all the major inter-acting factors in the construction process.

188. The representative then dwelt on some specific factors that should be carefully examined in the African context during any reformulation exercise. These factors include affordability, local materials, sanitation, drainage, fire protection, measurements, maintenance, standardization and administrative procedures.

189. The representative pointed out to the delegates that quite apart from technical factors, reluctance on the part of governments to accept change has contributed a major bottleneck to the reformulation of codes in the African region. He therefore recommended the formation of the following Committees at the national level to undertake the reformulation exercise instead of employing foreign consultants.

(a) Permanent Codes Review Committee

(b) Sub-committees to revise the following areas of the codes:

- Standard codes of practice for foundation, loading and the use of concrete;
- Safety aspects of codes including fire, sanitation, drainage, construction practices and safety;
- Alternative materials;
- Standardization of building materials and components;
- Administration and enforcement procedures

190. The representative of the secretariat concluded that the subject of building codes is a complex one; however, the reformulation exercise would be rendered simply by the formation of sub-committees as suggested.

191. After the presentation, delegates from Ethiopia, Nigeria, Ghana, Zimbabwe, Togo, Benin and Mauritania contributed to the topic and raised some questions. In particular the questions centred on:

- (a) Mortgage loans and requirements of codes;
- (b) Unsuitability of single codes for entire countries and relevant guidelines for decentralization;
- (c) Town planning regulations and building codes;
- (d) The incorporation of research findings into codes;
- (e) Building codes requirements and the use of alternative materials.

Both the representative of the secretariat and delegates contributed to answer the questions as well as make proposals for action.

Guidelines and indicators for the production of co-operative housing, self-help housing and other forms of public participation (E/ECA/HUS/16)

192. The ECA representative presenting the document E/ECA/HUS/16 mentioned that the African countries are gaining an increasing awareness of the scope of the housing crisis particularly in the urban and peripheral areas. The people most affected by the housing problem are obviously the low-income people that constitute the vast majority in African towns.

193. The urgency and seriousness of this crisis in Third World countries in general, and in Africa in particular, were behind the adoption by the United Nations General Assembly in 1981 of resolution 36/71 which called for making 1987, the International Year of Shelter for the Homeless.

194. The experiences of various African countries have shown that the production of conventional housing by the traditional sector has not contained the crisis because of the high cost of construction. Policies for co-operative housing, self-help housing and other forms of public participation however, seem to offer solutions appropriate to the housing situation in Africa.

195. The study proposes a dynamic approach to the problem by insisting on the need to promote such housing policies so that the African countries will go beyond the formal and usual framework of recommendations and find ways and means for effectively promoting co-operative housing, self-help housing and other forms of public participation.

196. In conclusion the ECA representative indicated that such promotion was to be made through administrative measures taken to create a generally favourable climate, the improvement of existing financing systems (as well as seek for other sources of financing), the production and use of local building material, the establishment of codes and technical rules for construction, the provision as a matter of preference, of services to housing co-operatives, staffing and training and popular participation.

197. After this introduction, a number of speakers stressed the complexity and importance of the problems dealt with in the document, which were due in part to the variations between one country and the next in the concepts of co-operative housing and popular participation according to individual countries' experiences.

198. Several participants called for information on Ethiopia's experience with housing co-operatives. This platform for discussion was chosen at one speaker's suggestion in order to permit a more fruitful exchange after the presentation of document E/ECA/HUS/16, by allowing the delegations taking part to learn by a particular set of experiences. The representative of Ethiopia underlined the growing importance attached to co-operative housing programmes in his country and the efforts being made by the national, regional and local authorities to promote legal, financial and other infrastructure to encourage the co-operative housing movement. He also mentioned that there were two types of co-operatives in Ethiopia: one that grouped members according to their place of work, and one that brought together people on moderate incomes.

199. Mention was also made during the discussions of the Scandinavian countries, which had a true housing co-operative movement with one of the most comprehensive ranges of facilities in the world and could serve as an example to Africa.

200. The ECA secretariat was asked to outline the scope of document E/ECA/HUS/16 in relation to the other documents on the subject which had been discussed at previous ECA meetings, notably the seminar held in Addis Ababa in November 1983 on the implications of personal initiative in housing co-operatives and other forms of popular participation on human settlements programmes.

201. Replying, the ECA secretariat representative said that, in contrast to earlier documents which covered much more general aspects, the present paper was more technical in orientation and dealt with types of co-operatives and assisted housing in relation to people on minimal individual incomes, where it was up to the public authorities to provide a generally favourable setting.

202. Although the paper on guidelines and indicators for the promotion of co-operative and self-help housing and other forms of public participation was generally well received, an approach starting upstream of housing problems, which were linked with population income and hence with employment problems, was also suggested.

#### Environment sub-committee report

203. The sub-committee on environmental matters discussed agenda item 5 (a), (b), (c), (d) and (e) under the Chairmanship of Mr. Maina Gibson Guandaru, Chief Housing Officer, Ministry of Works, Housing and Physical Planning, Kenya, Dr. A.I. Metuh, Deputy Secretary, Federal Ministry of Works and Housing, Nigeria was elected Rapporteur of the sub-committee's meeting.

(a) Progress report on environmental matters including long-term measures for combating drought and desertification (agenda item 5 (a))

204. The representative of the secretariat presented document E/ECA/ENV/19 stating that a presentation had earlier been made during the plenary. However, he called the attention of delegates to the request for guidelines for implementing the 1986-1987 work programme. These requests could be found at the end of the document.

205. In the discussion that followed the presentation of document E/ECA/ENV/18, one delegate pointed out that paragraph 2 (c) of the document under discussion which referred to the recommendation on the improvement of desertification control measures through the provision of alternatives for local sources of energy, was not clear. He stated that the background information leading to that recommendation should have been included.

206. The representative of the ECA secretariat explained that the full texts of the recommendations included in paragraph 2 of the document were contained in the report of the second meeting of the Joint Committee. He said that these recommendations had been conveyed to the ECA Conference of Ministers in April 1985. He further said that in the future the report of the previous meeting would be included as annexes as had earlier been suggested by one delegate.

Establishment of an African Centre of Meteorological Applications for DEVELOPMENT (ACMAD)

207. The sub-committee then considered the progress report on the establishment of ACMAD for the implementation of ECA resolution 528 (XIX) of May 1984 on meteorological services to combat drought in Africa. The sub-committee took note of the decision of the ECA Conference of Ministers to establish the Centre (ACMAD) by its resolution 540 (XX) of April 1985, following the reports of the joint ECA/WMO feasibility study which was carried out in 1984. The sub-committee also noted with satisfaction that the Government of Kenya has agreed in principle to host the ACMAD Centre in Nairobi, Kenya, and to provide the required infrastructure at the initial stage of the establishment of this Centre.

208. The sub-committee examined the draft project document reformulated after the holding of the interagency consultations between the ECA, WMO, UNEP and the Government of the Republic of Kenya on the establishment of the Centre ACMAD. The sub-committee having heard the views and remarks of the representative of WMO (see paragraphs 56-62 here) and of the secretariat on the proposed document, undertook discussions on the institutional framework to be established for the management of the ACMAD.

209. The sub-committee also recommended that the ACMAD governing body should be composed of representatives drawn from the five MULPOC subregions and that details for representation should be left to be worked out by the meeting of the Directors of Meteorological Services to be convened later in Burundi, (see Annex II for the recommendations).

(b) Report of ECA/UNEP Training Workshop for the incorporation of environmental components into the training programmes of ECA-sponsored institutions (agenda item 5 (b))

210. The representative of ECA presented document E/ECA/ENV/19 stating that it had earlier been presented during the plenary session. He stressed that delegates should bear in mind the fact that the project was still on-going but that suggestions could be made on how to better continue it.

211. During the discussions that followed after the presentation of document E/ECA/ENV/19, one delegate noted that the document as a whole was comprehensive, however, he felt that the most of the participating ECA-sponsored institutions had little to do with environmental matters, as an example he pointed out the African Regional Centre for Training in Aerial Surveys, one of the eleven participating institutions located in Ile Ife, Nigeria. The secretariat explained that the basic objective of the training project was to expose decision-makers and policy personnel to the basic concept of environmental management so that the exposed target groups would develop a sense of environmental awareness at their national level.

212. One delegate replied that he was of the opinion that the project was to train environmental technicians, but that the ECA explanation had cleared the matter.

213. Another delegate thanked ECA for the activities being undertaken in the area of environmental education and training in Africa. He pointed out that the project seems to be a follow-up of the 1984 meeting of experts from governments and the scientific community within the African region to develop a programme of action for environmental education and training. At this point the Tanzanian delegate asked that the UNEP representative should respond to some of the issues raised by the Nigerian delegate particularly the issue of the level at which environmental education and training should be emphasized.

214. In reply to the intervention of one of the delegates regarding the situation where Nigeria had not benefited from UNEP regional training programmes, the representative of UNEP said that the criteria UNEP Regional Office for Africa normally follows in supporting country participation was on the basis of geographical and linguistic distribution. This is done in order to maintain an equitable balance and distribution of fellowships. On the basis of the above criteria UNEP always responds positively to requests that come to it. This is normally the case unless there was a financial constraint or the request comes too late. He said that he did not have the statistics with him now but as far as he could remember, UNEP has been sponsoring some participants from Nigeria in the past and if the distinguished delegate will bear with him, he could send him a list of Nigerian names when he got back to Nairobi. But he assured the distinguished delegate that if and when such requests for training came from Nigeria, UNEP would take them into account. However, he would like to make two relevant observations. He said that many requests came to UNEP directly from individuals without being channeled through the appropriate government authorities responsible for the environment or through the UNDP country offices. UNEP requested governments to ensure that UNEP receives requests endorsed by governments. Secondly, UNEP experienced a problem of communication with governments in general. In most cases, UNEP has to send several reminders before it receives a final response which sometimes came in too late. UNEP has been putting great pressure on the UNDP country offices



which represent UNEP in the fields who had been experiencing difficulties in getting responses. He sincerely hoped that the distinguished delegate would bear this constraint in mind and take the necessary steps to resolve this problem when he went back home.

215. In response to the question from another delegate in connection with specialized environmental training in Africa, the representative of UNEP said that UNEP Governing Council Decision 13/20 on environmental education and training requested the Executive Director of UNEP to "accelerate the establishment of subregional African centres of excellence for environmental education". This decision came as a result of an earlier UNEP/GC decision requesting UNEP and ECA to look into the possibility of establishing an environmental institute. A joint mission which had been mounted by UNEP and ECA had recommended the strengthening of existing programmes on the environment in some existing institutions that had such programmes rather than create a new institution. In order to avoid the creation of new institutions, UNEP was now looking into the possibilities of identifying existing institutions which already had programmes for environmental studies. One such institution is the University of Khartoum with its well established programme on environmental studies. A staff member of UNEP, Environmental Education and Training Unit would be visiting Khartoum University sometime in August to ascertain the capability of the Khartoum University to become such a centre. The same kind of action was envisaged for the African Francophone countries. In addition to specialized training, UNEP had also accorded priority to training of trainers that was training of key professional personnel in order to achieve the multiplier effect. UNEP therefore incorporated environmental components into the training activities of United Nations agencies such as ILO, UNESCO and ECA. The areas of training UNEP would emphasize in its 1986-1987 biennium according to the GC decision mentioned above, were water management with particular reference to rural areas; domestic waste water management and recycling of waste water for agriculture; energy management with particular emphasis on increasing the efficiency of energy utilization. The sub-committee noted, with satisfaction, the progress report on the on-going ECA/UNEP project.

(c) Report of ECA/ARSO Experts Group Meeting on the Establishment and/or Improvement of National Standards for the Protection of the African Environment (agenda item 5 (c))

216. The representative of ECA presented a document E/ECA/ENV/20 stating that the document consisted of two main parts as follows: (a) that a large percentage of the country had not responded as yet to the questionnaires which were sent to them regarding environmental standards, and that each country which had not returned the questionnaire should kindly see to it that the questionnaires were completed and sent to ECA within the next two months. The secretariat stated that the questionnaire will be made available during this meeting so that each delegate could take them home, to the appropriate authority to be completed. He continued that the second issue raised by ECA secretariat regarding the document was the section dealing with recommendations on pages 12-13 of the document.

217. The sub-committee discussed the document and delegates suggested amendments to the recommendations contained in the report. The sub-committee then adopted the amended recommendations as contained in Annex II of this report.

(d) Review of National Environmental Legislation and ECA/OAU Technical Co-operation for the Implementation of Conventions and Protocols on the Environment (agenda item 5 (d))

218. The representative of the ECA secretariat introduced document E/ECA/ENV/21 and said that the document was in the form of a project document for implementing conventions and protocols on the environment. He referred the participants to the annexes I-III and drew their attention to the recommendations proposed in the document. Paragraph 10 was intended to underscore the importance UNEP and ECA attach to wildlife conservation and the possibilities of having fellowships for meetings on the matter.

219. In the discussion that followed, one delegate pointed out that the deadline of 31 July 1985 mentioned in paragraph 10 was too near for delegates to consult with their governments. They felt that this was not possible and proposed that ECA and UNEP should endeavour to have it extended.

220. The representative of the ECA secretariat explained that the recommendation was included at the request of the Legal Unit at UNEP and that deadline was set at the Bonn 1979 meeting, and that ECA or UNEP would find it difficult to have it extended.

221. The sub-committee noted the report and the overall low participation of the African Region in the implementation of international treaties in the field of environment. It then recommended that OAU/ECA should undertake a joint activity to provide technical co-operation to African countries in order to increase their participation in international convention.

222. The sub-committee noted that there was need for an extension of the deadline for ratification of Bonn convention which is 31 July 1985 as a number of interested African countries have not yet become party to the convention. It then recommended that the Secretariat should contact UNEP urgently on the matter. (See Annex II for the summary of recommendations.)

(e) ECA Environment in Africa Work Programme for the 1986-1987 biennium (for information) (agenda item 5 (e))

223. On agenda item 5 (e), the sub-committee noted that document E/ECA/ENV/22 was mainly for information purposes on the current (1984-1985) and the future (1986-1987) ECA Environment in Africa Work Programme. The representative of the Secretariat pointed out that participants can suggest strategies for the implementation of the proposed and on-going activities to satisfy the needs of the majority of the member States. A few participants requested clarification on the nature of the technical assistance ECA was offering to its member States, especially for combating drought and desertification. The Secretariat responded that it normally took the form of advisory services on request, to which one participant replied that his country would prefer the means and resources, not advice, as the solution to some environmental problems were already known. On the implementation of the Regional Plan of Action to combat the impacts of drought in Africa, the sub-committee noted that it was formulated at the Scientific Round Table on the Climatic Situation and Drought in Africa held in February 1984, adopted at the ECA Conference of Ministers by its resolution 499 (XIX) and it has since formed part of the recommendations to improve

the food situation and rehabilitate agriculture in Africa, adopted at the OAU Economic Summit of Heads of State and Governments in July 1985.

224. A few participants requested clarification on the role of ECA in the implementation of UNCOD Plan of Action to Combat Desertification and on the need for UNSO to extend its activities to the Southern Africa Development Co-ordinating Conference (SADCC) countries. The secretariat pointed out its participation in the work of the Interagency Working Group (IAWG) on Desertification which is now engaged in establishing regional networks for desertification control on NGO activities, deforestation, sand dune stabilization and training. The sub-committee took note of the document.

225. Then the secretariat informed the participants that the relevant questionnaires for the preparation of the Director of National Environmental Specialists and List of Institutions dealing with Environmental Matters in Africa was available at plenary. They should take as many home for completion and submission to ECA, by national environmental specialists in government departments, national environmental co-ordinating bodies, national standards bodies, universities and research institutes in the country for the timely production of output 1.4 (ii) in 1986. The publication would be useful for the selection of consultants and for promoting technical co-operation between and among African countries.

226. As far as the extension of UNSO's mandate to SADCC is concerned, the sub-committee decided to await on follow-up activities being undertaken by UNEP to implement General Assembly resolution 39/168 on the matter. Finally, on the regional environment activities in Africa proposed in the UNEP System-wide Medium-term Environment Programme Budget for 1986-1987, the sub-committee decided to call the attention of all participants at plenary to indicate to the secretariat their country's interest in being involved during the implementation of the specific programming activities mentioned.

Any other business (agenda item 6)

227. After the presentation of the country reports at plenary sessions, the Chairman called for matters to be discussed under any other business. One participant regretted the absence of Habitat, which had been pointed out several times earlier by others. He stressed the need for the promotion of co-operation between Habitat and African countries necessary for the effective implementation of country projects. Another delegation requested information on the implementation of resolution 1 (II) on a Regional programme for the protection and restoration of the environment after earthquakes, adopted at the second Joint Committee Meeting in January 1984. The representative of the Secretariat responded that an UNDR0/ECA/OAU Conference had been organized in February 1984 on the Prevention of Natural Disaster. The Secretariat will follow this up with UNDR0 and report at the next Joint Committee Meeting.

228. At this point, the representative of the USAID made a brief statement on the technical assistance his organization was rendering to developing countries by providing capital for financing low cost housing and for upgrading slums for the urban poor and in promoting training programmes in housing development schemes. Finally, a representative of the secretariat gave information on a Study Tour on Human Settlements Planning and Field Trip in the USSR being arranged in September 1985.

He requested participants to follow up the letter of invitation already sent to member States for official nominations to the study tour before the deadline on the third week of August 1985.

Adoption of the report and closure of the meeting (agenda item 7)

229. At a plenary session held while the final draft reports of the plenary sessions and of the two sub-committee sessions were being prepared, the Chairman considered the recommendations on human settlements and on environmental matters from each of the two sub-committees. After lengthy discussions and amendments, the Joint Committee adopted the recommendations as found in Annexes I and II of this report.

230. Finally, the completed draft report was considered paragraph by paragraph and then adopted with amendments by the Joint Committee.

Closing session

231. At the closing session in plenary, the Chairman, Madam Honourable Mavis L. Muyunda M.P. called upon the Deputy Executive Secretary, Mr. Tchouta Moussa to say a few words. On behalf of the Executive Secretary of ECA, he expressed his regret for not being able to participate in the deliberations of the Joint Committee Meeting because of very pressing matters. However, he stated that he was impressed with the seriousness and the acute awareness with which the Joint Committee had attacked the urgent problems in human settlements and the environment now facing the continent. To support the member States in achieving the goals set and the recommendations of this Joint Committee Meeting as well as the objectives of the Lagos Plan of Action, the ECA Secretariat will continue to mobilize adequate resources to strengthen the existing co-operative effort. He further noted the emphasis which the recommendations of the Joint Committee Meeting has rightly put on drought and desertification problems, on the demographic trends and the need for housing financing for low cost buildings, and for more training programmes to be developed in these areas. Finally he expressed thanks to the Government and People of Socialist Ethiopia, to Madam Chairman for her experience and firmness in bringing the Meeting to a successful conclusion and to the participants, interpreters and the rest of the secretariat for their respective roles.

232. In conclusion, the Chairman gave her closing remarks, highlighting the main achievements of the Joint Committee Meeting. She observed that comprehensive country statements were delivered by 13 member States on their preparations for the International Year of Shelter for the Homeless - 1987, supported by similar statements from same United Nations bodies and non-governmental organizations. However, she regretted the absence of Habitat and the OAU from the deliberations of such an important meeting. She noted the satisfactory work of the two sub-committees and the recommendations arrived at on the problems of policies for land use and low-cost housing and building materials programmes for the masses, and emphasis placed on desertification and drought control, environmental training for decision-makers, environmental legislation and standardization. She reminded the secretariat to follow up the recommendations which have been adopted at this Joint Committee Meeting through to the next ECA Conference of Ministers for the adoption of suitable resolutions in the relevant areas of concern. She also reminded participants not to fail to process the two questionnaires (one on developing national standards and the other for a Director of National Environmental Specialists) for submission to the ECA Secretariat as soon as possible.

233. Finally she expressed gratitude to the Government and People of Socialist Ethiopia for hosting this Joint Committee Meeting, to her colleagues - members of the bureau, the participants and the ECA Secretariat for their support and co-operation, and to the interpreters as well as those working behind the scenes for the heavy work of processing the documents for the meeting. Then the participant from Zaire delivered a vote of thanks to the Bureau and the Secretariat on behalf of the delegates. The Meeting was then declared closed by the Chairman.

Annex I

RECOMMENDATIONS ON HUMAN SETTLEMENTS

The third Joint Intergovernmental Regional Committee on Human Settlements and Environment, having considered the documents submitted (E/ECA/HUS/12, E/ECA/HUS/13, E/ECA/HUS/14, E/ECA/HUS/15 and E/ECA/HUS/16), made the following recommendations:

I. Action at the national level

Taking national measures to procure land for housing low-income groups is a delicate but essential operation. Any course of action involving land transactions must be preceded by appropriate and efficient administrative measures.

Seven main areas of action with respect to land for housing low-income groups call for national measures. They are:

- (a) The constitution of public land reserves;
- (b) Tax policy;
- (c) Credit policy;
- (d) Involvement of the private sector in housing construction;
- (e) Security of tenure for squatters;
- (f) Government intervention in land prices;
- (g) Increasing government involvement in land development.

A. The Constitution of Public Land Reserves

State or local community control over land (the extreme case being nationalization of land) is not a sufficient condition for the application of low-income housing programmes; it is, however, a necessary one and experience has shown that housing programmes in Africa have often come to grief over the land obstacle.

The state must have two objectives in mind when building up land reserves: offsetting the trend towards appropriation of building land by a small number of people and thus limiting land speculation; and giving the public authorities the wherewithal to carry out their housing programmes.

Many African countries have passed laws on the expropriation of land for public purposes but such laws are mostly applied to acquire land for building infrastructure or public facilities. They may be expanded to cover the acquisition of land for low-income housing programmes.

In some African countries the state has simply nationalized land without paying compensation. The land market proper has thus been scrapped. The land is now allocated according to land use plans. Others measures may also be taken:

- (a) Recording urban housing transactions;
- (b) Private acquisition of land by the community;
- (c) Permitting the pre-emption of urban housing transactions for the benefit of the community.

## B. Tax Policy

Tax policy with respect to land for urban development should have two main objectives:

(a) Limiting land speculation;

(b) Building up resources which will permit the financing of public land acquisition schemes and the development of land earmarked for housing low-income groups. Part of the funds required for development and building operations must be raised against the value of the land.

Tax policy may take several forms: rates, tax on increased land value, taxes on facilities etc. The imposition of such duties may permit the government not only to control private land but also to earn income for reinvestment in urban development.

## C. Credit Policy

In some African countries housing banks have been established with the main aim of enlarging on the policy of credit for social housing while promoting savings schemes for building. Experience has unfortunately shown that these banks have considerable difficulties in attaining that objective. Here, once again, the government has to intervene to ensure that loan terms are in keeping with the debt capacity of low-income groups.

The aim of offering credit for housing to low-income groups is to permit such groups to have access to housing loans. To do this, the government must be able to set up a structure which will enable the low-income groups to get housing loans. The government should also ensure that their national financial institutions reconsider their terms for granting mortgage loans to low-income earners (mortgages on unserviced land, unfinished houses or houses built with traditional or salvaged materials if they are acceptable).

Low-income earners can also set up building societies to pool their resources as a guarantee to credit agencies. It is this idea which is used in site-and-services programmes. The public authorities will intervene to assist the beneficiaries.

## D. Involvement of the Private Sector in Housing Construction

This has two objectives:

(a) To avoid the proliferation of unsavory houses around industrial plants or major enterprises that often occurs. The low-income earners of such enterprises often like to live close to their place of work. They are therefore at the mercy of all kinds of land speculation, which often takes place without the knowledge of the public authorities. Informal activities associated with the presence of an industrial plant also spring up. A slum results if things are not organized properly.

(b) The governments should adopt appropriate policies in order to enable the private sector to participate in the construction of houses.

The private sector can become involved when the industrial plant is being established. The promoter includes in his brief the provision of serviced sites or even houses for the staff. Once such houses have been built they can be made available on hire purchase, taking wage and salary levels into account. In the case of serviced sites, plots can be sold to the staff on easy terms. The promoter will also act as guarantor to credit agencies for housing loans to his staff. The government will make available to the promoter the land required for the industrial plant and the housing site and will assist in the implementation of his programme.

#### E. Security of Tenure for Squatters

The reason why a considerable portion of low-income earners settle on public land without prior authorization from the authorities is the difficulties they have in obtaining access to housing and developed plot programmes. In Africa such illegal occupancy of public land is often the result of illegal sales by former customary or traditional owners who refuse to abide by the constraints of the new land laws.

In some countries legal provisions on effective possession stipulate that occupation of a plot for a certain length of time confer rights to the plot on the occupant. In other countries such occupation is considered illegal and simply terminated in the event of public necessity. The occupants are transferred to resettlement zones which are hastily developed for that purpose. This type of operation often generates urban strife with the people concerned refusing to move.

Measures should be taken to limit the demolition of illegal houses. Should demolitions be inevitable, the original occupants should have priority in the acquisition of new houses. It is unfortunate to note that the prices of such housing are often beyond the means of low-income groups. It must be recognized that in spite of their poor quality, spontaneous settlements give the poor somewhere to live. When they are destroyed the overall number of housing units decreases, leaving people homeless. A regulation such as the one proposed could, on the other hand, oblige promoters to provide serviced land and guarantee access to housing loans for the people displaced at rates proportionate to their debt capacity. The resettlement zones should also offer conditions as attractive as in the former settlement if not more so. Another way of avoiding the destruction of illegal housing would be to refurbish the impromptu settlement. This would involve reorganizing the site by clearing the land required for roads, various amenities and community facilities. Such a scheme would make it possible to leave a considerable number of people where they were and preserve certain social habits. In such a case the people needing to be resettled are fewer. Growing political, social and economic pressure in African countries is making public authorities turn to this type of operation which in itself is an alternative way to legitimize certain types of occupancy.

The following measures provide a means of controlling land occupation:

- (a) Establishing a methodology for drawing up plans of urban areas in conjunction with the economic and social development of the towns concerned;
- (b) Promoting integrated projects for giving the chance to the unemployed to get work and improve their housing conditions;



- (c) Developing plans of urban areas and peripheral zones;
- (d) Involving the people heavily in the preparation and implementation of such plans;
- (e) Establishing the legal, technical and financial instruments for carrying out such plans.

#### F. Government Intervention in the Prices of Land

Throughout this document, we have seen that in most African countries the authorities have problems controlling the prices of land and preventing land speculation, especially in urban areas, despite the efforts they have made. The often high prices of land may jeopardize public town planning schemes. The authorities must therefore intervene in land prices through mechanisms and regulations to control their growth. The following measures could be adopted:

- (a) Establishing a mechanism for recording urban housing transactions;
- (b) Appropriate taxes on the value-added of urban land;
- (c) Right of pre-emption by the government with respect to urban housing transactions;
- (d) Appropriate pricing mechanisms in cases of expropriation for public purposes.

#### G. Increasing Government Involvement in Land Development

Such involvement has two main objectives:

- (a) To control the development of urban areas by ensuring compliance with land occupation plans;
- (b) To force down the cost of land development. The cost of land for low-income housing can be brought down using the principle of "crossed subsidies" in the development projects. Public authorities are making increasing use of "crossed subsidies" in land development projects for low-income groups. The serviced-site-scheme in Dakar where some plots were developed for high-income earners and sold at market prices to offset the initial cost of the land is a case in point. In other cases, rental charges on developed infrastructure can bring down the price of land in the original settlement.

Co-operation between the public and private sectors makes for efficiency in the execution of land development projects and decreases risks when such projects are implemented. Sometimes the overnment may not be in a position to develop land effectively either because of red tape or because it lacks the skill or experience required. Co-operation with the private sector may enable it to implement land development projects more rapidly and efficiently, strengthen its confidence in land development and thus lead to a greater supply of developed land.

## II. Action at the international level

Measures taken at the international level can only supplement national measures on housing policies for low-income groups. Action initiated at the international level cannot succeed unless it is carried out in close collaboration with the appropriate national services. Action at the international level could include:

- (a) The establishment of a data bank on this topic;
- (b) The pooling of information and experience;
- (c) The training of manpower;
- (d) The implementation of pilot projects.

### A. Establishment of a Data Bank

This involves establishing a network for collecting data on the various national land policies on housing for the poor. ECA will co-ordinate the preparation of national monographs and the collection of information on the agencies and persons responsible for matters relating to land for housing low-income groups. Such data will be periodically up-dated, processed and be available at ECA which will disseminate them to all States.

### B. Pooling of Information and Experience

This involves collecting data on world-wide experience in land policies for low-income housing particularly in the third World countries, developing contacts and communication among specialists, politicians and administrators dealing with the question, and helping the countries to identify and solve their problems in this area. Information can be collected and disseminated through publications and seminars. ECA could establish this network for exchanging information and experience in co-operation with UNCHS.

### C. Training of Manpower

A study published by ECA on developing and improving training in the area of human settlements (1985) showed the need to develop the training of human settlements personnel. To do this, it is recommended that existing training institutions should be used to encourage co-operation among institutions. African countries should co-operate regionally in developing training in this area. Similarly, training courses can be organized by holding seminars and publishing teaching manuals. Two types of training, long- and short-term could be developed simultaneously to train fresh manpower and retrain manpower already on the job. The seminars will enable specialists from different countries with similar economic systems and facing the same problems in varying degrees to pool their experiences.

### D. Implementation of Pilot Projects

Pilot projects on land policies for low-income housing can be carried out by ECA in collaboration with member States. They will cover various aspects of land policies: such as the re-allocation of urban land, land development, soil conservation and the promotion of low-cost housing. Member States will apply to international financial agencies for assistance in securing the funds for such pilot

project. ECA can provide the technical assistance necessary. ECA could convene a conference on the pilot projects in member States relating to land policies for low-income housing, to review States' experiences and enable each to benefit from the experiences of the others.

In the same order, the results of the research on local building materials should be popularized by ECA through demonstration projects. Countries should be informed of experiences gained from such projects by any country.

#### E. Building Codes and Regulations

The Committee is of the opinion that the existing codes of the region have failed to effectively address the housing problems of the homeless. Furthermore, the existing codes and regulations failed to encourage the use of the abundant natural building resource endowments of the region as a result of which the region has been spending its scarce foreign exchange earnings to import building materials, skills and equipment, most of which have close local substitutes.

In an era of economic crisis, Africa cannot but revise the codes to the advantage of both the construction sector and national economic development. The Committee therefore recommended as follows:

1. The existing building codes of the region should be reformulated to take a balanced account of safety, affordability, local building materials and skills endowments of the region;
2. Action should be taken to develop appropriate national standards and specifications for local building materials and components;
3. The existing administrative and enforcement procedures should be streamlined to make it easy for the majority of the population to obtain building permits;
4. Building codes review committees should be established by each country (utilizing local experts) to reformulate the existing codes.

Annex II

RECOMMENDATIONS OF THE COMMITTEE CONCERNING ENVIRONMENTAL MATTERS

The Committee, after discussing agenda items 5 (a) to (e) made the following recommendations:

I. Establishment of an African Centre for Meteorological Applications for Development (ACMAD) feasibility study and project

1. The ACMAD governing body be composed of representatives drawn from the five subregions (MULPOC) of Africa;

2. Details of the representation should be left to be worked out by the Directors of Meteorological Services who will meet later in Burundi.

II. Report of ECA/ARSO Experts Group Meeting on the Establishment and/or Improvement of National Standards for the Protection of the African Environment

1. The National Standard Bodies (NSBs) or any relevant bodies should have overall responsibility for the development of environmental and other standards in the country, and that all national environmental co-ordinating bodies should be responsible for implementing these standards as they relate to environmental management;

2. NSB or any relevant bodies should also collaborate with national environmental machineries that are responsible for overall environmental assessment and management in the country;

3. At the regional level, ARSO and ECA should liaise with other international organizations (UN, IGOs, NGOs) working on environmental standardization, to avoid duplication of efforts;

4. Priority areas in the work programme of ARSO/TC 9 on developing regional standards for the protection of the African environment should emphasize safe drinking water supply, human waste disposal, industrial waste disposal, drought and desertification problems;

5. At this stage of Africa's development there is an an urgent need for the development of "social standards" for environmental degradation such as, approved methodology for environmental impact assessment, codes of practice for low cost pit latrines, guidelines, codes of conduct, and so on;

6. African countries should also critically examine for adoption, taking into consideration the local conditions, the very precise "technological/scientific standards" indicating the limits of pollutants in the environment for health and safety, which have been developed by the industrialized countries;

7. Supporting measures to promote effective development of standardization for the protection of the African environment should include:

(a) Strengthening of national laboratories for monitoring pollutants and testing for contaminants, with a supply of scientific equipment and information;

(b) Establishment of national infrastructures such as standard bodies, environmental co-ordinating machinery, focal points on specific environmental problems, where none exist;

(c) Organizing of training workshop, seminars, refresher courses for scientists and technicians involved in environmental standards;

(d) Developing environmental legislation for enforcement of standards, and provide environmental information and education for raising environmental consciousness at the national level.

8. The questionnaires sent out under the ECA/ARSO project should be completed and returned by all member States as soon as possible for a more realistic assessment of the development of national environmental standards in Africa.

### III. Review of National Environmental Legislation and ECA/OAU Technical Co-operation for the Implementation of Conventions and Protocols on the Environment

The Committee noted the report and the overall low participation of the African Region in the implementation of international treaties in the field of environment. It then recommended that OAU/ECA should undertake a joint activity to provide technical co-operation to African countries in order to increase their participation in international convention.

The Committee noted that there was need for an extension of the deadline for ratification of Bonn Convention which is 31 July 1985 as a number of interested African countries have not yet become party to the Convention.

The Committee recommended that the secretariat should contact UNEP urgently on the matter.

Annex III

DRAFT RESOLUTIONS

COLLABORATION WITH AND SUPPORT TO NON-GOVERNMENTAL ORGANIZATIONS  
IN THE FIELD OF HUMAN SETTLEMENTS AND ENVIRONMENT

The Joint Intergovernmental Regional Committee on Human Settlements and  
Environment,

Recalling the recommendation E1 through E6 of the United Nations Conference on human settlements in Vancouver/Canada in 1976 dealing with public participation,

Recognizing the role and importance of NGOs in improving the housing and living conditions of a large number of the population and especially the poorer sections of it,

Convinced of the important role of the NGOs in achieving the objectives of the International Year of Shelter of the Homeless,

Requests the secretariat of the Economic Commission for Africa

1. To foster co-operation with NGOs in the field of human settlements and environment in the African region;

2. To strengthen the position of NGOs by giving them any support possible in particular in the following areas; information and communication in matters of human settlements and environment; technical assistance in the implementation of their programmes and projects; training.