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The most common energy sources in Zomba are electricity, charcoal, firewood, and petroleum fuels. At a very small-scale some households rely on solar power, gel oil, crop residue, and gas for heating and lighting. The Electricity Supply Commission of Malawi is the only supplier of hydroelectric power to the city, generated and transmitted from the Shire River. Connection to the electricity supply network is by application and the major determinant is affordability. However, electricity supply in the city is inconsistent and characterized by frequent black outs. About 49 percent of Zomba residents use electricity for lighting<sup>2</sup>. Electricity supply to the informal settlements is poor and most residents rely on firewood and charcoal for their energy needs. The Malawi Government has installed solar power in some newly constructed public facilities such as hospitals. The energy policy of 2003 is promoting the use of alternative energy sources such as solar power in order to increase access to electricity.

## INSTITUTIONAL SET-UP

- The Ministry of Natural Resources, Energy and the Environment oversees electricity provision in the country.
- The Malawi Energy Regulatory Authority (MERA) controls electricity pricing.
- The Electricity Supply Commission of Malawi is the sole supplier of hydroelectric power in the city.

## REGULATORY FRAMEWORK

- The Electricity Act guides the supply of electricity.
- The Malawi Energy Regulatory Act controls electricity tariffs.
- Electricity by-laws developed by the Malawi Electricity Regulatory Authority are yet to be adopted.

## PERFORMANCE AND ACCOUNTABILITY

- The Electricity Supply Commission of Malawi, which is a parastatal, operates on a commercial basis and depends on revenue collected from payment of electricity supply bills to continue carrying out its operations and pay its staff members.

- There is need to liberalize the electricity sector and allow private players to take part in electricity generation and supply in order to create competition and improve service delivery. Currently, the Electricity Supply Commission of Malawi operates as a monopoly.
- Application for electricity connection is expensive as connection costs include capital investments such as transformers and levies.
- Electricity supply is characterized by frequent power outages. Vandalism of electricity infrastructure such as transformers is one of the reasons for frequent power disconnections.

## AGREED PRIORITIES

- Mobilize resources to upgrade and expand the existing electricity supply system.
- Sensitize communities on the availability of alternative and cheaper energy sources, such as solar power.

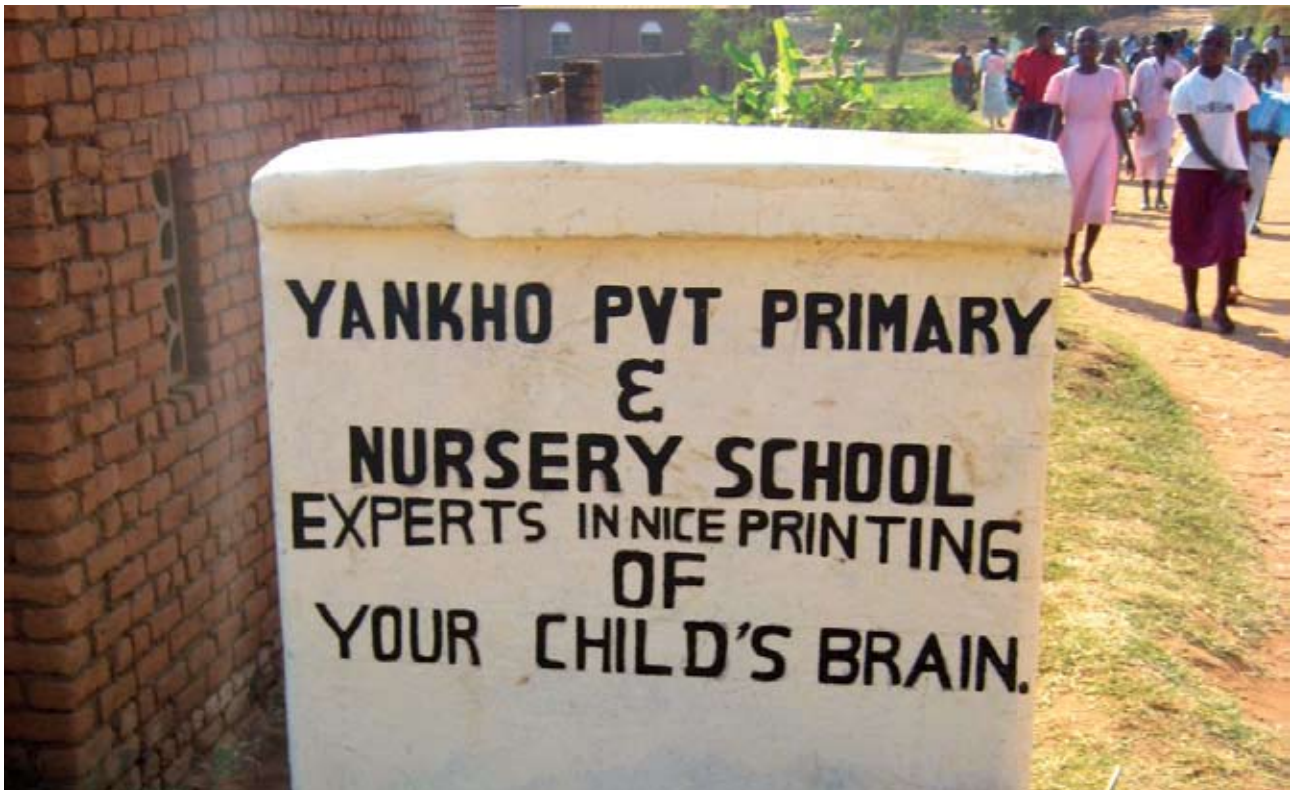
## RESOURCE MOBILISATION

- The Electricity Supply Commission of Malawi depends on revenue collected from payment of monthly electricity bills by its clients, to fund its operations.

## URBAN SAFETY

Zomba City Council is charged with the responsibility of protecting its residents from physical danger or harm, and ensuring a secure environment for living and doing business. The city council ensures that physical infrastructure such as public buildings and other private properties are safe and that proper building codes are followed in building construction. The police are responsible for ensuring that people and property are secure at all times and that people can go about their day-to-day businesses without fear. Police Listening Units are located around the city and are manned by police officers. There are several police stations and substations including the Eastern Region Police Headquarters in the city. The main safety/security issues facing the city include robbery, theft, rape, assault, and gender-based violence. Frequent fire outbreaks also compromise urban safety.

<sup>2</sup> National Statistical Office, September 2009, Population and Housing Census 2008 Main Report.



Urban safety and security can be improved further through increased coordination between the community and the police, increasing funds set aside for urban safety initiatives, improving police capacity, and establishment of more police units.

#### INSTITUTIONAL SET-UP

- The Ministry of Internal Affairs is the overall overseer of law and order and public safety through the Malawi Police Service.
- Zomba City Council oversees urban safety through the Engineering Department and the Planning and Development Department.
- Private security firms provide security services to private companies and residential areas at a fee.
- Community policing and neighbourhood watch groups help in maintaining safety and security in the residential areas.
- Other institutions participating in urban safety initiatives include the National Road Safety Council (NRSC) and the National Roads Authority. The National Road Safety Council concentrates on road accident reduction measures by carrying out sensitization programmes for school children and teaching them how to be careful when walking along the road.

#### REGULATORY FRAMEWORK

- The Police Act; the Local Government Act; the Occupational Health, Safety and Welfare Act; the Crime Prevention Policy; and the Malawi Constitution forms the basis for the provision of safety and security services in the city.
- Community neighbourhood watch groups have been established with the help of the police, based on the Police Act.

#### PERFORMANCE AND ACCOUNTABILITY

- The Malawi Police depends on Government funding in order to carry out its operations.
- Zomba City Council does not have adequate resources to invest in urban safety infrastructure.
- Community policing and neighbourhood watch groups assist in maintaining safety and security in the residential areas.
- Recent reviews of the police law that mandate the police to arrest without a court warrant are retrogressive and violate human rights.

## RESOURCE MOBILISATION

- Illegal developments in the city are not effectively dealt with.
- There is need to create public awareness on road safety rules and accident prevention measures.
- Road signs and traffic rights need to be placed at more strategic locations on the major and busy streets.
- Community policing groups and neighbourhood watch groups have been formed in informal settlements in order to improve security in these settlements.

### AGREED PRIORITIES

- Increase police presence in the city's residential areas.
- Provide street lighting in all parts of the city, and especially in the informal settlements.
- Increase public awareness on urban safety.

## WASTE MANAGEMENT

Waste management is a shared responsibility between Zomba City Council, Malawi Housing Corporation, and the private sector. Zomba City Council is responsible for maintaining the sewerage system, refuse collection and disposal, and maintaining good sanitation in the city. The formal, middle and high income areas receive regular waste management services. However the informal settlements are neglected, with little or no access to waste management services. In the informal settlements, majority of residents rely on communal rubbish pits for refuse disposal. Some refuse also ends up on roads, opens spaces and in water bodies. These have negative effects on the environment. The gravity-fed sewer system treatment plant serves about 20,000 people from formal areas and commercial and public institutions such as the army barracks, hospitals, Zomba Central Prison, and Chancellor College. Traditional pit latrines are the main means of disposal of human excreta in the informal settlements<sup>3</sup>. Zomba City Council lacks adequate capacity to provide waste management services in all parts of Zomba, including the informal areas, and this has led to increased environmental degradation.

## INSTITUTIONAL SET-UP

- The Engineering Department, the Health Department and the Agriculture and Public Health Department of Zomba City Council are responsible for waste management, pollution control, sanitation services, and environmental health.
- The Malawi Housing Corporation operates septic tank emptying services at a fee.
- Several non-governmental and community based organizations are assisting in waste management in the informal settlements.
- There are several private companies that offer septic tank emptying services at a fee.

## REGULATORY FRAMEWORK

- The Local Government Act (1998), the Environmental Management Act, the Public Health Act, and the Town and Country Planning Act.
- Zomba Municipal Assembly by-laws of 2006 and Zomba Municipal Urban Development Plan of 2007.

## PERFORMANCE AND ACCOUNTABILITY

- Zomba City Council concentrates the provision of basic urban services such as waste management in the formal areas while the slums are neglected.
- There is lack of coordination between the city council and private waste management companies in waste management services provision.
- There is no Service Charter that obligates the city council to provide basic urban services and infrastructure to the city residents, or empowers the residents to demand for services and infrastructure.
- Zomba City Council lacks the financial, technical and human resource capacity to meet the demand for waste management and sanitation.
- The entrance of private companies in waste management calls for a review of the existing legal frameworks to take into consideration the new developments.
- Community awareness needs to be created on the importance of proper waste disposal.

<sup>3</sup> National Statistical Office, September 2009, Population and Housing Census 2008 Main Report.

## AGREED PRIORITIES

- Upgrade the sewerage system in the city.
- Review existing waste management legal frameworks.
- Establish community-based waste collection services.
- Promote the establishment of private public partnerships in waste management.
- Enhance community participation and involvement in waste management.

<b>BASIC URBAN SERVICES</b> N°1	<b>Project proposal</b>	<b>Page 46</b>
	Provision of communal water supply in the informal settlements	

<b>BASIC URBAN SERVICES</b> N°2	<b>Project proposal</b>	<b>Page 46</b>
	Zomba urban safety improvement project	

<b>BASIC URBAN SERVICES</b> N°3	<b>Project proposal</b>	<b>Page 47</b>
	Participatory waste management project	

## RESOURCE MOBILISATION

- Donor funds exist for waste management.
- Zomba City Council sets aside funds from its annual budget for waste management but these funds are not adequate to provide waste management services in the entire city.



## LAND



Zomba City Council is responsible for all urban planning functions in the city and major land owners include; The Ministry of Lands, Housing and Urban Development; Malawi Housing Corporation and Zomba City Council. Local chiefs also claim to own some land. 15 percent of the city is covered by forests and agricultural farms and 85 percent is covered by residential areas<sup>1</sup>. In terms of land tenure, private land accounts for 56 percent of all land and public land accounts for 44 percent. However, UN-HABITAT<sup>2</sup> (2010) indicates that private land accounts for only 0.5 percent, public accounts for 9 percent and 90.5 percent of land is under customary practices. Land is administered through the Plot Allocation Committee and Town Planning Committee. Challenges include the high number of illegal developments, lack of an up-to-date urban structure plan and multiple players in land administration.

### INSTITUTIONAL SET-UP

- Major land owners include the Ministry of Lands, Housing and Urban Development, Malawi Housing Corporation and Zomba City Council.
- Zomba City Council is responsible for provision of high density plots.
- Habitat for Humanity Malawi, a development organization operating in Malawi, supports low-income housing through material loans.
- Chiefs allocate land without following any layout plans leading to haphazard developments.

<sup>1</sup> Zomba Municipal Assembly, 2007. Zomba Municipal Urban Development Plan, 2007, Zomba Malawi, and National Statistical Office, 2008, Statistical Yearbook.

<sup>2</sup> UN-HABITAT - United Nations Human Settlements Programme

### REGULATORY FRAMEWORK

- The Land Acquisition Act, the Land Act, the Land Survey Act, and the Town and Country Planning Act are some of the land policies and regulations applied by the city council in land management.
- Zomba City relies on the Town and Country Planning Act, the Procedures Management and Administration of Traditional Housing Areas, the Local Government Act, the Decentralization Policy, and the Zomba Municipal Urban Development Plan (2007) for land administration.

### PERFORMANCE AND ACCOUNTABILITY

- The Land Allocation Committees are not functioning well due to the interference of traditional leaders and they claim that 30 percent of land in the city is under customary tenure.
- The process of registration of Land Rights is lengthy and costly.
- There is corruption in land allocation and registration.
- The land register is yet to be updated as the Department of Lands is modernizing the land registration system.
- The Town Planning Guidelines and Standards are being reviewed to include current issues.

- Zomba City Council relies on the Department of Physical Planning to prepare land use plans and process planning applications.
- Land administration and governance in the city council is weak due to a shortage of skilled labour.
- Zomba City Council lacks the financial, technical and physical capacity to implement land use plans and urban structure plans.
- A coordination platform is lacking among the stakeholders.

**LAND**  
N°1

**Project proposal** **Page 49**

Land servicing and regularization project

#### AGREED PRIORITIES

- Conduct intensive public awareness campaigns on land administration.
- All public land to be transferred to the city council as per the National Land Policy.
- Prepare, review and revise land use plans.
- Provide security of tenure for the residents of the informal settlements.

#### RESOURCE MOBILISATION

- Zomba City Council gets its revenue mainly from property rates and taxes collected from city residents.
- Resources meant for upgrading the informal settlements are inefficient to carry out any meaningful housing upgrading exercise. This forces the city council to rely heavily on donor funds.

## GOVERNANCE

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>Legal frameworks are in place.</p> <p>Grass-root institutions have been set-up and are ready to participate in planning and decision-making.</p> <p>The city council has a Development Plan which if implemented will deal with some of the challenges that the city is currently facing.</p>	<p>Absence of qualified senior management level staff in the city council.</p> <p>Absence of ward councilors to strengthen popular governance.</p> <p>Lack of a Service Charter to guide the city council in service delivery.</p> <p>Poor allocation of budgetary resources.</p> <p>Political interference in decision making negatively affects governance in the city.</p>	<p>The devolution of functions from central government to the city council will help increase the amount of resources available to the city council.</p>	<p>Inadequate transparency and accountability in the city council.</p> <p>Corrupt practices and fraud.</p> <p>Lack of qualified staff.</p>	<p>Strengthen community development committees.</p> <p>Establish an urban coordination body such as the Zomba Urban Network.</p> <p>Improve financial management systems in the city council and expand revenue base.</p> <p>Review the legal frameworks and the city council organogram and service conditions with a view to improving governance and service delivery by the city council.</p> <p>Establish a monitoring and evaluation system as a learning tool.</p> <p>Introduce civic education for members of parliament, councilors and other civil servants.</p>



<b>GOVERNANCE</b> N°1	<b>Project proposal</b>
	Zomba City Council capacity building project

<b>GOVERNANCE</b> N°2	<b>Project proposal</b>
	Zomba City Council public awareness campaign

**LOCATION:** Zomba City Council.

**DURATION:** 24 months.

**BENEFICIARIES:** Councillors, city council staff, community development committees, development organizations, civil society organizations.

**IMPLEMENTING PARTNERS:** German Technical Cooperation, the Local Government Finance Committee, private organizations, and Zomba City Council.

**ESTIMATED COST:** USD 300,000.

**BACKGROUND:** Zomba City Council provides basic urban services and infrastructure to the residents of Zomba. However, the adequate provision of these services is only possible if there is adequate financial, technical and human resource capacity in the city council. This is not the case. Therefore, improving the capacity of the city council is vital for ensuring that all residents of Zomba have access to the basic urban services and social infrastructure.

**OBJECTIVES:** To improve the capacity of Zomba City Council.

**ACTIVITIES:** (1) Conduct a needs assessment. (2) Reviewing existing legal frameworks. (3) Identify qualified consultants to carry out the capacity building exercise. (4) Develop the capacity building programme. (5) Conduct capacity building exercise, and (6) Monitoring and evaluation.

**OUTPUTS:** Improved city council capacity (and legal frameworks in all sectors), leading to improved basic urban services delivery and provision of social infrastructure.

**LOCATION:** Zomba.

**DURATION:** 12 months.

**BENEFICIARIES:** Zomba City Council, Zomba residents, tax payers.

**IMPLEMENTING PARTNER:** Zomba City Council; the Ministry of Local Government and Rural Development; tax payers; the business sector; Malawi Revenue Authority; development partners; the Local Development Fund; the Ministry of Lands, Housing and Urban Development; Local Development Fund; civil society organizations; and development and humanitarian organizations working in Zomba.

**ESTIMATED COST:** USD 200,000.

**BACKGROUND:** Most city residents are not aware of their duties and responsibilities in caring for the city's public facilities and infrastructure. This can be seen in the high cases of vandalism of public facilities experienced in the city. Sensitizing city residents on the importance of taking care of public infrastructure and facilities will help create a sense of ownership and reduce incidences of vandalism of public property.

**OBJECTIVES:** To empower city residents on their roles and responsibilities.

**ACTIVITIES:** (1) Conduct preparatory institutional meetings. (2) Conduct needs and information assessments. (3) Conduct awareness meetings. (4) Monitoring and evaluation.

**OUTPUTS:** Improved understanding and knowledge of roles and responsibilities by city residents.

**STAFF REQUIRED:** Community workers.

**GOVERNANCE**

N°3

**Project proposal**

Local urban observatory (LUO)

**LOCATION:** Zomba City Council.

**DURATION:** 12 months.

**BENEFICIARIES:** The public and private sector, city residents and Zomba City Council.

**IMPLEMENTING PARTNERS:** Zomba City Council; the Ministry of Local Government and Rural Development; the Ministry of Lands, Housing and Urban Development; Mzuzu University, the National Statistical Office; civil society organizations; UN-HABITAT<sup>1</sup>; and development partners.

**ESTIMATED COST:** USD 300,000.

**BACKGROUND:** Zomba City Council is currently facing enormous economic, social and political challenges as it tries to improve its economic performance and reduce poverty rates in the city. Decision making is difficult with inadequate data on key urban sectors and development trends. Data and information flow is skewed. A local urban observatory could greatly improve the performance of the city council by making available the necessary data and information on key urban sectors and development trends.

**OBJECTIVES:** To promote good urban governance.

**ACTIVITIES:** (1) Mobilize stakeholders to participate in the establishment of the local urban observatory. (2) Conduct a needs assessment on data and information management. (3) Develop effective strategies of data management. (4) Establish a Local Urban Observatory. (5) Institutionalize the Local Urban Observatory processes in the city council.

**OUTPUTS:** Local Urban Observatory established and operational.

**STAFF REQUIRED:** (1) Research team with experience in urban development issues. (2) Team coordinator.

<sup>1</sup> UN-HABITAT - United Nations Human Settlements Programme

## SLUMS AND SHELTER

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>Legal frameworks in place.</p> <p>Availability of institutions to provide guidance on development of shelter programs.</p> <p>Availability of cheap building materials for low-income housing.</p> <p>Availability of land within the city which can be used for pro-poor housing construction.</p>	<p>Outdated legal frameworks for slums and shelter.</p> <p>Building codes and regulations are not adhered to in some cases.</p> <p>Lack of land use plans to guide residential developments in the city.</p> <p>Inadequate capacity to implement shelter programmes.</p> <p>Interference by traditional leaders in land and housing.</p> <p>Lack of access to adequate housing loans/finance by the poor.</p> <p>Tedious, costly and lengthy process for accessing public land for housing.</p> <p>Lack of serviced land for low income housing.</p> <p>Delays in reviewing and upgrading legal frameworks by government.</p>	<p>New land bill and housing bill awaiting parliament passing.</p> <p>Availability of development organizations that are involved in provision of pro-poor housing.</p> <p>Availability of locally available building materials.</p> <p>Opportunities to deliver pro-poor housing through private public partnerships.</p> <p>High demand for low-income housing.</p>	<p>Absence of functioning policies for upgrading of informal settlements.</p> <p>Rising cost of housing construction.</p> <p>Lack of security of tenure for informal settlement residents making slum upgrading difficult.</p>	<p>Development of new pro-poor housing estates and resettlement schemes for the informal settlement residents.</p> <p>Upgrade and expand the existing social infrastructure in the informal settlements, and improve the provision of basic urban services.</p>

**SLUMS AND  
SHELTER  
N°1**

**Project proposal**

Zomba City Council informal settlements upgrading project

**LOCATION:** Zomba.

**BENEFICIARIES:** Zomba City Council and residents of informal settlements.

**IMPLEMENTING PARTNERS:** Ministry of Lands, Housing and Urban Development; Southern Region Water Board; Electricity Supply Commission of Malawi; Local Development Fund; Cities Alliance; and UN-HABITAT<sup>1</sup>.

**ESTIMATED COST:** USD 3,000,000.

**BACKGROUND:** Zomba is experiencing rapid urbanization rates coupled with high unemployment rates and poor urban planning. This has resulted in the rapid growth of informal settlements. These settlements are characterized by lack of basic urban services and infrastructure and overcrowded conditions. There is an urgent need to upgrade these areas to improve the living conditions of the residents.

**OBJECTIVES:** To improve the living conditions of residents living in the informal settlements.

**ACTIVITIES:** (1) Community sensitization and mobilization. (2) Needs assessment. (3) Provision of basic infrastructure and services. (4) Land regularization. (5) Monitoring and evaluation.

**OUTPUTS:** Housing upgrade conducted in the informal settlements.

**STAFF REQUIRED:** (1) Town planners. (2) Engineers. (3) Community workers.

<sup>1</sup> UN-HABITAT - United Nations Human Settlements Programme

## GENDER AND HIV/AIDS

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>HIV/AIDS structures are in place, for example the City AIDS Coordinating Committee.</p> <p>Legal gender and HIV/AIDS frameworks are in place.</p> <p>Existence of National AIDS Commission.</p> <p>Existence of voluntary counselling and testing centres and anti-retroviral drugs.</p> <p>Free primary education enabling more girls to attend primary school.</p>	<p>Marginalization of women in social and economic activities.</p> <p>Stigmatization of HIV/AIDS victims.</p> <p>Absence of a local authority level gender policy.</p> <p>Gender activities are biased towards women.</p> <p>Low information dissemination on gender issues such as gender-based violence.</p> <p>The city council lacks adequate financial resources and capacity to support gender and HIV/AIDS programmes.</p> <p>Lack of a local gender policy.</p>	<p>Existence of social groups for women addressing gender and HIV/AIDS issues.</p> <p>Increasing the participation of women in economic development.</p> <p>Support from government, non-governmental and community based organizations and civil society organizations.</p> <p>Donors are willing to provide funds to support gender and HIV/AIDS initiatives.</p> <p>High accessibility of anti-retroviral drugs and voluntary counselling and testing centres.</p> <p>Promotion of free primary education for boys and girls.</p>	<p>Women do not have equal access to property.</p> <p>Cultural and religious beliefs are retrogressive and hinder the advancement of women.</p> <p>High unemployment and low access to capital for Income Generating Activities.</p> <p>High incidences of gender-based violence, especially against women.</p> <p>Absence of elected councilors to promote gender and HIV/AIDS issues.</p> <p>Inadequate resources to support gender and HIV/AIDS programmes.</p> <p>High incidences of early marriages for girls and sexual exploitation of vulnerable women.</p>	<p>Development of a gender policy for the city council.</p> <p>Rehabilitation and counselling of victims of gender-based violence.</p> <p>Supporting income-generating activities of vulnerable groups.</p> <p>Putting in place policies that outlaw property grabbing and wife inheritance.</p> <p>Establishing recreational facilities to keep people occupied during their free time.</p>

<b>GENDER HIV/AIDS N°1</b>	<b>Project proposal</b>
	Formulation a city council gender policy

**LOCATION:** Zomba.

**DURATION:** 12 months.

**BENEFICIARIES:** Zomba City Council and the general public.

**IMPLEMENTING PARTNERS:** Zomba City Council, the Ministry of Gender and Child Development, Chancellor College, development and humanitarian organizations, and civil society organizations.

**ESTIMATED COST:** USD 20,000.

**BACKGROUND:** The National Gender Action Plan requires all local authorities to have local gender policies. Having a gender policy in the city council will help in minimizing gender discrimination.

**OBJECTIVES:** To mainstream gender within Zomba City Council.

**ACTIVITIES:** (1) Conducting a gender situational analysis within Zomba City Council. (2) Conduct consultation workshops. (3) Draft Zomba City Council Gender Policy.

**OUTPUTS:** Zomba City Council Gender Policy in place.

**STAFF REQUIRED:** (1) Gender expert. (2) Social worker.

<b>GENDER HIV/AIDS N°2</b>	<b>Project proposal</b>
	Zomba City Council social support programme

**LOCATION:** Zomba.

**DURATION:** 24 months.

**BENEFICIARIES:** Street children, victims of gender-based violence and vulnerable groups.

**IMPLEMENTING PARTNERS:** Zomba City Council, Chancellor College, the police, the judiciary, social welfare, development and humanitarian organizations, and development partners.

**ESTIMATED COST:** USD 200,000.

**BACKGROUND:** There are children in Zomba who have been orphaned by HIV/AIDS and do not have anyone to take care of them. Many of these children end up living on the streets.

**OBJECTIVES:** To provide support to vulnerable groups.

**ACTIVITIES:** (1) To conduct awareness campaigns on property grabbing and inheritance issues. (2) Rehabilitation of street children. (3) Provide psycho-social support to victims of gender based violence. (4) Provide support to vulnerable groups on suitable income generating activities that they can get involved in.

**OUTPUTS:** Vulnerable groups provided with socio-economic and psychological support.

**STAFF REQUIRED:** Social workers.

<b>GENDER HIV/AIDS N°3</b>	<b>Project proposal</b>
	Establishment of recreational facilities for the youth

**LOCATION:** Zomba.

**DURATION:** 36 months.

**BENEFICIARIES:** City youth.

**IMPLEMENTING PARTNERS:** Zomba City Council; the Ministry of Sports, Youth and Culture; humanitarian and development partners; and the Local Development Fund.

**ESTIMATED COST:** USD 1,000,000.

**BACKGROUND:** Zomba lacks recreational facilities that can be utilized by the youth during their free time. Provision of recreational facilities will provide the youth will constructive activities to keep them busy and prevent them from destructive activities such as drugs use and crime which in some cases is as a result of idleness.

**OBJECTIVES:** To provide adequate recreation facilities for the youth.

**ACTIVITIES:** (1) Conduct needs assessment. (2) Plan and design recreational facilities. (3) Construct recreational facilities. (4) Provide the necessary equipment.

**OUTPUTS:** Recreational facilities in place and operational.

**STAFF REQUIRED:** (1) Engineers. (2) Urban planners. (3) Architects.

## ENVIRONMENT AND URBAN DISASTER RISKS

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<b>ENVIRONMENT</b>				
<p>National regulatory frameworks exist.</p> <p>Existence of research and academic institutions to provide knowledge and information on good environmental practices and disaster risk reduction.</p> <p>Existence of Zomba City Environmental Stakeholders Committee.</p> <p>Established departments within the Zomba City Council to manage environmental issues.</p> <p>Participation of other stakeholders including the Department of Forestry and Environmental Affairs.</p>	<p>Lack of city by-laws and regulations on environmental issues.</p> <p>The city's urban structure plan is outdated.</p> <p>There is weak enforcement of environmental by-laws and regulations coupled with lack of awareness of environmental issues by the public.</p> <p>Inadequate resources to address environmental issues.</p> <p>Lack of a city environmental management plan.</p> <p>High dependence on charcoal and firewood resulting in high rates of illegal logging.</p>	<p>Available sites for development of forest reserves.</p> <p>Entrance of the private sector into waste management services provision which has helped to improve service provision.</p> <p>Willingness of the community to participate in environmental management programmes.</p> <p>Existence of the annual national tree planting week.</p>	<p>Limited access to electricity and the high cost of electricity supply.</p> <p>Rapid population growth.</p> <p>Encroachment of informal settlements into fragile and marginal areas.</p> <p>Increasing hazards and risks such as landslides and seasonal flash floods due to environmental degradation.</p> <p>Deforestation of water catchment areas.</p> <p>Absence of specific regulations to address environmental challenges in the informal settlements.</p>	<p>Carry out public awareness on environment challenges and legal frameworks.</p> <p>Set-up local environmental committees to assist in implementing environmental conservation initiatives.</p> <p>Carry out a capacity gap analysis.</p> <p>Formulate environmental by-laws.</p> <p>Rehabilitation and afforestation of the city.</p> <p>Promoting individual woodlots and orchards in order to increase forest cover.</p>
<b>URBAN DISASTER RISKS</b>				
<p>National legislation in place.</p> <p>Full ministry on disaster and risks/ hazards in place.</p>	<p>Lack of local level legislation to support urban disaster risks.</p> <p>The current urban disaster risk legislations are outdated and inappropriate for addressing current challenges.</p> <p>Lack of technical capacity and financial resources to implement urban disaster risk policies.</p>	<p>Existence of the National Disaster Preparedness and Relief Fund.</p> <p>Growing awareness on the impact of disasters and need for mitigation measures.</p> <p>Political will to address disaster risks.</p>	<p>Insufficient funding for urban disaster risk management programmes.</p> <p>Uncontrolled development in fragile areas is increasing the risk of disasters occurring.</p> <p>Sub-standard and unsafe buildings as a result of weak enforcement of building regulations.</p>	<p>Improve the participation of local communities in urban disaster risk management.</p> <p>Sensitize communities on the dangers of unplanned developments.</p> <p>Increase fire fighting vehicles and provide water hydrants in the informal settlements.</p>



<b>ENVIRONMENT</b> N°1	<b>Project proposal</b>
	City rehabilitation and afforestation project

<b>ENVIRONMENT</b> N°2	<b>Project proposal</b>
	Zomba urban community disaster risk management programme

**LOCATION:** Zomba.

**DURATION:** 12 months.

**BENEFICIARIES:** City residents, communities, Zomba City Council, tree nursery owners.

**IMPLEMENTING PARTNERS:** Zomba City Council, Civil Society Organizations, local communities, Forest Department, Forest Research Institute of Malawi, Malawi Environmental Endowment Trust, and local schools.

**ESTIMATED COST:** USD 100,000.

**BACKGROUND:** Most of the trees on hills and river banks in Zomba have been cut down due to high demand for charcoal, firewood and timber for construction. The loss of trees has resulted in frequent landslides, soil erosion, reduced rainfall, and loss of water catchment areas.

**OBJECTIVES:** To improve tree cover in the city.

**ACTIVITIES:** (1) Community mobilization. (2) Land preparation. (3) Tree planting. (4) Monitoring and evaluation.

**OUTPUTS:** Forests restored.

**LOCATION:** Zomba.

**DURATION:** 24 months.

**BENEFICIARIES:** City residents and Zomba City Council.

**IMPLEMENTING PARTNERS:** Zomba City Council, civil society organizations, local communities, the Forest Department, Forest Research Institute of Malawi, Malawi Environmental Endowment Trust, and local schools.

**ESTIMATED COST:** USD 125,000.

**BACKGROUND:** Urban disaster risks such as fire, floods and landslides are increasing with increasing environmental degradation and climate change. Local communities are not well informed or equipped to respond to disasters when they occur. Increasing awareness and understanding of disasters, their causes and how to respond when they occur will help in mitigating the effects of disaster.

**OBJECTIVES:** To improve urban disaster risks management capacity.

**ACTIVITIES:** (1) Community mobilization and sensitization. (2) Community capacity building activities. (3) Implementation of disaster mitigation measures by communities. (4) Monitoring and evaluation.

**OUTPUTS:** Improved community capacity on urban disaster risk management.

## LOCAL ECONOMIC DEVELOPMENT

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>Availability of a large market for goods and services.</p> <p>Availability of some local economic development infrastructure, for example Zomba market.</p> <p>Availability of a young and active population to propel economic growth.</p> <p>The city is in an economically strategic location to develop its economic sectors.</p>	<p>Lack of an economic development plan.</p> <p>A disorderly and unregulated informal sector.</p> <p>Unapproved draft by-laws for local economic development.</p>	<p>A growing hospitality industry.</p> <p>Availability of raw materials for agro-industrial development.</p>	<p>Lack of an economic development plan.</p> <p>The transfer of the capital city function from Zomba to Lilongwe</p>	<p>Formulate an Economic Development Plan.</p> <p>Improve the capacity of small-scale entrepreneurs.</p> <p>Provide civic education to economic actors.</p> <p>Improve the capacity of Zomba City Council's financial management systems.</p> <p>Provide basic local economic development infrastructure, for example markets.</p>

<b>LOCAL ECONOMIC DEVELOPMENT</b> Nº1	<b>Project proposal</b>
	Putting in place an economic development plan

**LOCATION:** Zomba.

**DURATION:** 12 months.

**BENEFICIARIES:** Zomba City Council, small and medium entrepreneurs and Zomba residents.

**IMPLEMENTING PARTNERS:** Zomba City Council, the Regional Physical Planning Office, small and medium enterprise owners, and the Ministry of Trade Commerce and Industry.

**ESTIMATED COST:** USD 50,000.

**BACKGROUND:** The city is currently operating without an economic development plan which has resulted in uncoordinated economic activities.

**OBJECTIVES:** To provide guidance to local economic development in the city.

**ACTIVITIES:** (1) Economic needs assessment. (2) Participatory plan preparation.

**OUTPUTS:** Local Economic Development Plan in place.

**STAFF REQUIRED:** Urban planners and small and medium enterprise experts.

## BASIC URBAN SERVICES

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<b>WATER</b>				
<p>There is a water supply legal framework in place.</p> <p>Water supply infrastructure is in place in most parts of the city.</p> <p>Established service providers such as the Southern Region Water Board are in place.</p> <p>Existence of the Local Development Fund to assist in the improvement of basic urban service provision.</p> <p>Availability of a development plan for the city of Zomba (2007-2012).</p> <p>Formation of public-private partnerships in basic urban service provision.</p>	<p>There are no specific guidelines on supplying water to the informal settlements and peri-urban areas.</p> <p>Lack of adequate resources to expand delivery of basic urban services.</p> <p>The cost of water connection is too high for the urban poor.</p> <p>The absence of a City Service Charter outlining the responsibilities of the city council to provide basic urban services to the city residents.</p>	<p>There is huge potential for the expansion of existing water sources.</p> <p>Gentle slopes in the city can provide cheap gravity for sewer discharge and water reticulation systems.</p> <p>Availability of donor funding to improve basic urban service provision in the city.</p>	<p>Rapid population growth and urbanization rates.</p> <p>Vandalism of the water supply network.</p> <p>The increasing cost of basic urban service provision.</p> <p>The high cost of water forces some residents to acquire their water from unsafe sources, making them vulnerable to water borne diseases such as cholera.</p> <p>Destruction of water catchment areas has led to a decline in water supply.</p> <p>Inadequate resources to upgrade the existing basic urban services infrastructure.</p>	<p>Re-afforestation of all water catchment areas in the city.</p> <p>Expand existing water sources or find alternative water sources for future water supply.</p> <p>Mobilize communities to promote community-policing activities on water catchment and forested areas.</p>
<b>ELECTRICITY</b>				
<p>There is an electricity supply legal framework in place.</p> <p>Electricity supply infrastructure is available in most parts of the city.</p> <p>Established service providers such as the Electricity Supply Commission of Malawi are in place.</p>	<p>There are no specific guidelines on supplying electricity to the informal settlements and the peri-urban areas.</p> <p>Illegal electricity connections affect the supply of electricity.</p> <p>The Electricity Supply Commission of Malawi has inadequate capacity to meet the electricity demands of all city residents.</p> <p>The high cost of electricity provision which makes these services inaccessible to the poor.</p> <p>The water and electricity supply sector is not liberalized.</p>	<p>Electricity supply is on individual application basis.</p> <p>Provision of electricity can be used as a development control tool to reduce squatting.</p> <p>There is huge potential for hydropower generation at Mulunguzi Dam.</p> <p>Interconnection into the regional power pool with other countries.</p> <p>Formulation of electricity by-laws to assist in the improvement of electricity service provision.</p>	<p>High cost of electricity.</p> <p>The electricity supply infrastructure is old and requires high maintenance costs.</p> <p>Increasing siltation, turbidity and reduction of water volumes at power generation stations is affecting electricity supply.</p> <p>Zomba City Council does not have adequate resources to expand and upgrade the existing basic urban services infrastructure.</p> <p>Vandalism of basic urban service infrastructure, for example electricity transformers.</p> <p>Poor electricity connection in the informal settlements.</p>	<p>Mobilize resources to upgrade and expand the existing basic urban services infrastructure.</p> <p>Promote the use of alternative sources of energy, for example solar power.</p>

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<b>URBAN SAFETY</b>				
<p>Availability of an urban safety regulatory framework.</p> <p>Existence of police units in different parts of the city.</p> <p>Existence of community policing and neighbourhood watch groups.</p> <p>Existence of private security firms that offer security services at a fee.</p>	<p>Inadequate legal frameworks.</p> <p>Inadequate resources to implement urban safety initiatives.</p> <p>Inadequate urban safety infrastructure ( for example poor street lighting).</p> <p>Low public trust in the police and security firms.</p> <p>Poor road safety practices.</p>	<p>Existence of the Local Development Fund to fund urban safety initiatives.</p> <p>Establishment of private public partnerships in the implementation of urban safety initiatives.</p> <p>Introduction of Victim Support Units in police stations to assist victims of crime.</p>	<p>Vandalism of urban safety infrastructure, for example street lights.</p> <p>Rising crime levels such as domestic violence, theft and rape.</p> <p>Poor coordination between the police and private security firms.</p>	<p>Increase police presence in the city's neighbourhoods.</p> <p>Provide street lighting in all parts of the city, especially in the informal settlements.</p> <p>Increase public awareness on urban safety.</p>
<b>WASTE MANAGEMENT</b>				
<p>National and local level legal frameworks in place.</p> <p>There is a fully fledged department in the city assembly responsible for waste management.</p> <p>Private sector participation in provision of waste management services, which has helped to improve service delivery.</p>	<p>Outdated legal frameworks in place.</p> <p>Weak implementation, coordination and enforcements of regulations.</p> <p>Indiscriminate disposal of solid waste and high use of pit latrines in the informal settlements which pollute the water table.</p> <p>High number of illegal developments which do not follow the building codes set out by the city council.</p> <p>Inadequate financial and human resource capacity in the city council to expand provision to all city residents.</p>	<p>There is high potential for production of agricultural fertilizers from the waste produced in the city.</p> <p>Local authorities are willing to invest in initiatives aimed at improving the provision of waste management services.</p> <p>Availability of development and humanitarian organizations that assist in waste management in the informal settlements.</p> <p>Opportunities for waste recycling.</p>	<p>Shortage of resources in the city council to support waste management.</p> <p>High rates of environmental pollution from domestic and industrial effluents.</p> <p>Rapid urban population growth with consequent increase in waste produced.</p> <p>Lack of specific disposal methods for plastics and other non-biodegradable wastes.</p> <p>The sewerage infrastructure system only covers the formal planned areas.</p>	<p>Upgrade the sewerage system in the city.</p> <p>Review existing legal frameworks on waste management.</p> <p>Establish community-based waste collection services.</p> <p>Promote the establishment of private public partnerships in waste management.</p> <p>Enhance community participation and involvement in waste management.</p>

<b>BASIC URBAN SERVICES</b> N°1	<b>Project proposal</b>
	Provision of communal water supply in the informal settlements

**LOCATION:** Zomba (Chizalo, Mandala, Chikanda, Mpondabwino).

**BENEFICIARIES:** Zomba City Council and informal settlements residents.

**IMPLEMENTING PARTNERS:** Zomba City Council, the Southern Region Water Board, Local Development Fund, Cities Alliance, UN-HABITAT<sup>1</sup>, and other development partners.

**ESTIMATED COST:** USD 500,000.

**BACKGROUND:** Zomba is experiencing rapid urbanization coupled with high population growth rates and high unemployment rates. These factors have contributed to the growth of informal settlements that are characterized by lack of access to the basic urban services and infrastructure. Water supply is irregular and inconsistent in the informal settlements and water supply is only through communal water points. There is an urgent need to expand the water supply points in the informal settlements by installing additional communal water points which will enable more people to access water.

**OBJECTIVES:** To improve water supply in the informal settlements.

**ACTIVITIES:** (1) Community sensitization and mobilization. (2) Training communities in communal water point management. (3) Construction of communal water points. (4) Monitoring and evaluation.

**OUTPUTS:** Increase in the number of informal settlement residents with access to clean and safe water.

**STAFF REQUIRED:** (1) Urban planners. (2) Water engineers. (3) Community workers.

<b>BASIC URBAN SERVICES</b> N°2	<b>Project proposal</b>
	Zomba urban safety improvement programme

**LOCATION:** Zomba.

**DURATION:** 24 months.

**BENEFICIARIES:** Zomba City Council, city residents and the police.

**IMPLEMENTING PARTNERS:** Zomba City Council, the police, local communities, the Electricity Supply Commission of Malawi, business communities, development partners, Local Development Fund, and the National Roads Authority.

**ESTIMATED COST:** USD 300,000.

**BACKGROUND:** Zomba City Council is experiencing increasing crime rates, mostly in the informal settlements, due to little police presence and lack of urban safety infrastructure, for example street lights.

**OBJECTIVES:** To improve urban safety and security in the city.

**ACTIVITIES:** (1) Setting up more police listening units and installation of street lights. (2) Monitoring and evaluation.

**OUTPUTS:** Improved safety and security and reduced crime rates.

**STAFF REQUIRED:** (1) Security experts. (2) Urban planners. (3) Engineers. (4) Building contractors.

<sup>1</sup> UN-HABITAT - United Nations Human Settlements Programme

<b>BASIC URBAN SERVICES</b> Nº3	<b>Project proposal</b>
	Participatory waste management project

**LOCATION:** Zomba.

**BENEFICIARIES:** Zomba City Council, the informal settlements and city residents.

**IMPLEMENTATION PARTNERS:** Zomba City Council, the District Agriculture Office, the Environmental Affairs Department, the District Education Management Unit, and development partners.

**DURATION:** 24 months.

**ESTIMATED COST:** USD 300,000.

**BACKGROUND:** The planned and formal areas of Zomba have access to waste management services and have their refuse regularly collected and disposed. However, this is not the case in the informal settlements which have little or no access to waste management services. Waste from the informal settlements usually ends up in open spaces, on river banks, roadsides, gardens, and water tables and this increases water pollution. Most of these wastes can be processed into organic products (manure) or recycled.

**OBJECTIVES:** To improve waste management.

**ACTIVITIES:** (1) Community mobilization, sensitization and empowerment. (2) Consultative workshops. (3) Training on waste composting. (4) Procurement of necessary equipment and tools needed for composting of waste. (5) Implementation of the waste composting programme in target areas. (6) Monitoring and evaluation.

**OUTPUTS:** (1) Improved waste management systems in place. (2) Production of compost manure.

**STAFF REQUIRED:** (1) Sanitation experts. (2) Community workers.

## LAND

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>National and city legal frameworks are in place.</p> <p>There is a planning and development department in place within Zomba City Council.</p> <p>Lack of political will to support low cost housing.</p> <p>There is a Plot Allocation Committee (PAC) and Town Planning Committee (TPC) in place.</p> <p>Existence of Malawi Housing Corporation and Lands Department.</p> <p>There are several development organizations offering expertise on proper land management.</p>	<p>Lack of an up to date land use plan for the city.</p> <p>Weak enforcement of land policies.</p> <p>Outdated legal frameworks.</p> <p>Inadequate capacity in the city council to properly handle the existing land management challenges.</p> <p>Multiplicity of landowners within the city which makes land management difficult.</p> <p>Scarcity of serviced land.</p> <p>Poor understanding of land matters by most Plot Allocation Committee members.</p> <p>Cumbersome land acquisition processes.</p> <p>Corruption and poor land governance.</p>	<p>The National Land Policy advocates transfer of land to the city council.</p> <p>Private public partnership opportunities available for land development.</p> <p>Delays in passing new land bills by parliament.</p> <p>Review of most land related legal frameworks.</p> <p>Establishment of land management training courses in local tertiary institutions.</p> <p>Strengthening of existing coordination in land development by various landowners.</p> <p>Existence of the Local Development Fund to support local land servicing projects.</p> <p>Equitable land allocation systems.</p>	<p>Rapid population growth and urbanization.</p> <p>Delays in reviewing and adopting legislation.</p> <p>Subsidized low-income housing plots which end up benefitting higher income groups.</p> <p>Involvement of chiefs in urban land management.</p> <p>Inadequate resources for implementation of an efficient Land Information System.</p> <p>Proliferation of informal settlements.</p> <p>Increasing land prices.</p> <p>Leasing of residential land to foreigners.</p>	<p>Conduct intensive public awareness campaigns on land administration.</p> <p>All public land to be transferred to the city council as per the National Land Policy.</p> <p>Prepare, review and revise land use plans.</p> <p>Service land for different uses (e.g. residential and commercial use).</p> <p>Provide security of tenure for residents of informal settlements.</p>



<b>LAND</b> N°1	<b>Project proposal</b>
	Land servicing and regularization project

**LOCATION:** Zomba City Council.

**DURATION:** 36 months.

**BENEFICIARIES:** Zomba City Council, Zomba Residents.

**IMPLEMENTING PARTNERS:** Zomba City Council, Lands Department, development partners, Local Development Fund, Department of Physical Planning, Surveys Department, the Electricity Supply Commission of Malawi, and the Southern Region Water Board.

**ESTIMATED COST:** USD 1,000,000.

**BACKGROUND:** Currently Zomba City Council suffers from acute shortages of serviced land and housing leading to the proliferation of informal settlements. These settlements are characterized by poor access to basic urban services and infrastructure. The last serviced plots were allocated in 1987 by Malawi Housing Corporation and the city council has never developed any land for allocation.

**OBJECTIVES:** To improve the accessibility to serviced land for the poor.

**ACTIVITIES:** (1) Acquisition of land. (2) Preparation of layout plans. (3) Provision of basic infrastructure and services. (4) Allocation of plots.

**OUTPUTS:** Serviced plots made available to the poor informal settlements residents.

**STAFF REQUIRED:** (1) Urban planners. (2) Surveyors. (3) Engineers.

# ZOMBA CITY CONSULTATION

## ATTENDANCE LIST

### NAME AND ORGANIZATION

Mr. C. Kalemba	Zomba City Council
Mr. M. C. E. Kumbani	Zomba City Council
Mr. F. Nankuyu	Zomba City Council
Mr. E. R. V. Limbani	Zomba City Council
Mr. S. M. Jere	Zomba City Council
Mr. A. Chayandika	Minibus Owners Association of Malawi
Mr. D. S. Nkhondo	Physical Planning Department
Mr. A. R. A. Mussa	Minibus Owners Association of Malawi
Mr. H. B. Sani	Minibus Owners Association of Malawi
MR. J. J. Badili	Tourism Department
Mr. John Chome	UN-HABITAT
Mr. R. Kaunda	Bwalo Initiative
Miss. J. Kunje	Malawi AIDS Counselling and Resource Organization
Mr. W. M. Phiri	Ministry of Industry and Trade
Mr. M. W. Kachipande	Zomba Central Market
Mr. R. Namphimba	Zomba Flea Market
Mr. S. Chilasa	Electricity Supply Corporation of Malawi
Mrs. O. M. Msyamboza	District Social Welfare Office
Mr. M. Nyang'ara	UNDP-Zomba District Office
Mr. J. J. Gochi	Minibus Owners Association of Malawi-Zomba Zone
M. Gaye	Zomba Taxi Rank Association
Mr. C. Simbani	Zomba Taxi Rank Association
Mr. Munira Abdullah Shukran	Community Based Organization
Mr. R. Buleya	Zomba City Council
Mr. M. Buda	Youth for Development & Productivity
Mr. Gray Sadiki	Malawi Housing Corporation
Mr. Umar K. Chilumpha	Zomba City Council
Suzgo Gondwe	Zomba District Council
Mr. D. Jangia	Local Development Fund
Mr. M. D. Chipao	Zomba Police Station
Mr. J. Zembere Mbewe	Surveys Department
Miss Dyna Machawa	Centre for Community Organization and Development
Mr. Edison Mlongoti	Centre for Community Organization and Development
Gomezgani Nyasulu	Zomba City Council
Mr. S. Sophianos	Mzuzu City Council
Mr. A. Chirambo	Mzuzu City Council
Mr. Lucky Kabanga	Mzuzu University
Mr. Dominic Mike Kamlomo	Mzuzu University
Mrs. Lillian H Wachepa	Minibus Owners Association of Malawi
Mr. Andrew W Kampani	Information Department

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