



MALAWI: MZUZU URBAN PROFILE



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HS Number: HS/086/11E

ISBN Number: (Volume) 978-92-1-132036-7

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ACKNOWLEDGEMENTS

Design and Layout: Florence Kuria



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MALAWI: MZUZU URBAN PROFILE

UNITED NATIONS HUMAN SETTLEMENTS PROGRAMME

REGIONAL AND TECHNICAL COOPERATION DIVISION

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FOREWORDS



According to research published in UN-HABITAT's¹ flagship report, *The State of the World's Cities 2010-2011*, all developing regions, including the African, Caribbean and Pacific states, will have more people living in urban than rural areas by the year 2030. With half the world's

population already living in urban areas, the challenges we face in the battle against urban poverty, our quest for cities without slums, for cities where women feel safer, for inclusive cities with power, water and sanitation, and affordable transport, for better planned cities, and for cleaner, greener cities is daunting.

But as this series shows, there are many interesting solutions and best practices to which we can turn. After all, the figures tell us that during the decade 2000 to 2010, a total of 227 million people in the developing countries moved out of slum conditions. In other words, governments, cities and partner institutions have collectively exceeded the slum target of the Millennium Development Goals twice over and ten years ahead of the agreed 2020 deadline.

Asia and the Pacific stood at the forefront of successful efforts to reach the slum target, with all governments in the region improving the lives of an estimated 172 million slum dwellers between 2000 and 2010.

In sub-Saharan Africa though, the total proportion of the urban population living in slums has decreased by only 5 per cent (or 17 million people). Ghana, Senegal, Uganda, and Rwanda were the most successful countries in the sub-region, reducing the proportions of slum dwellers by over one-fifth in the last decade.

Some 13 per cent of the progress made towards the global slum target occurred in Latin America and the Caribbean, where an estimated 30 million people have moved out of slum conditions since the year 2000.

Yet, UN-HABITAT estimates confirm that the progress made on the slum target has not been sufficient to counter the demographic expansion in informal settlements in the developing world. In this sense, efforts to reduce the numbers of slum dwellers are neither satisfactory nor adequate.

As part of our drive to address this crisis, UN-HABITAT is working with the European Commission and the Brussels-based Secretariat of the African, Caribbean and Pacific (ACP) Group to support sustainable urban development. Given the urgent and diverse needs, we found it necessary to develop a tool for rapid assessment and strategic planning to guide immediate, mid and long-term interventions. And here we have it in the form of this series of publications.

The Participatory Slum Upgrading Programme is based on the policy dialogue between UN-HABITAT, the ACP Secretariat and the European Commission which dates back to the year 2002. When the three parties met at UN-HABITAT headquarters in June 2009, more than 200 delegates from over 50 countries approved a resounding call on the international community to pay greater attention to these urbanization matters, and to extend the slum upgrading programme to all countries in the ACP Group.

It is worth recalling here how grateful we are that the European Commission's 9th European Development Fund for ACP countries provided EUR 4 million (USD 5.7 million at June 2011 rates) to enable UN-HABITAT to conduct the programme which now serves 59 cities in 23 African countries, and more than 20 cities in six Pacific, and four Caribbean countries.

Indeed, since its inception in 2008, the slum upgrading programme has achieved the confidence of partners at city and country level in Africa, the Caribbean and in the Pacific. It is making a major contribution aimed at helping in urban poverty reduction efforts, as each report in this series shows."

I wish to express my gratitude to the European Commission and the ACP Secretariat for their commitment to this slum upgrading programme. I have every confidence that the results outlined in this profile, and others, will serve to guide the development of responses for capacity building and investments in the urban sector.

Further, I would like to thank each Country Team for their continued support to this process which is essential for the successful implementation of the Participatory Slum Upgrading Programme.

A handwritten signature in black ink, appearing to read 'Joan Clos'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Dr. Joan Clos
Executive Director, UN-HABITAT

¹ UN-HABITAT - United Nations Human Settlements Programme

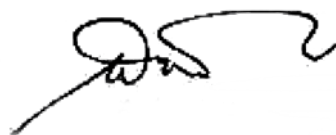
Poverty reduction is the Malawi Government's overriding development objective as espoused in the Malawi Growth and Development Strategy. In line with this, the government recognizes the critical role played by the cities and other urban centres in the socio-economic development of this country. Thriving and well functioning cities will in turn lead to thriving national economic development.

Our cities and other urban areas which are growing rapidly face a number of challenges, key among them is that of urban poverty that is characterized by, among others, poor housing, poor access to water and sanitation as well as unemployment. The cities also face environmental challenges that are in part heightened by poor urban planning and environmental degradation.

The Government therefore welcomes the Participatory Slum Upgrading Programme (PSUP) that is coordinated by the Ministry of Local Government and Rural Development and is being implemented in all the four cities of Lilongwe, Blantyre, Mzuzu, and Zomba. The urban profile for Mzuzu City, prepared under the programme is an important document that sets out the key challenges faced by the city in the areas of governance, land and housing, slums, basic urban services including water and sanitation, local economic development, gender and HIV/AIDS, energy, disaster risks, environment, and waste management.

Through a consultative process of city stakeholders, the city council has identified the priority actions to be carried out in support of efforts to achieve sustainable urban development and reduce urban poverty. The challenge is now to move forward to implement these priority actions that seek to improve the quality of life of the urban poor. In this regard, the Government of Malawi will continue to support the city council under the decentralized framework in achieving the poverty reduction goals. Mzuzu City Council will need to redouble its efforts and ensure that more resources are allocated to pro-poor activities in the city. The goal of ensuring sustainable urban development and poverty reduction cannot be achieved by the efforts of central government and the city councils alone. More importantly, it will need the concerted efforts of all stakeholders involved in the development of Mzuzu City including the private sector, the civil society, political and community leaders, development partners, and city residents.

The Government of Malawi would like to thank UN-HABITAT¹, the European Union and the ACP² Group of States for the technical and financial support towards the formulation of this profile. The commendable role of Mzuzu University (MZUNI) in facilitating the process of the urban profile formulation as well as that of the chief executive, the PSUP city focal point, and management of Mzuzu City Council is appreciated. Special mention is made of the first National Coordinator of the PSUP in Malawi, the late Mr. Dalitso Mpoola who dedicated his time, skills and efforts to ensure the successful implementation of this phase. May his soul rest in peace.



Kester E. Kaphaizi

Principal Secretary for Local Government
and Rural Development

¹ UN-HABITAT - United Nations Human Settlements Programme
² ACP - Africa, Caribbean and Pacific



The Mzuzu Urban Profile focuses on the findings of a desk study and interviews with key informants and institutions as part of the Participatory Slum Upgrading Programme (PSUP).

Through a consultative process, participants resolved to address the dominant

urban issues including Governance, Local Economic Development, Land, Gender and HIV/AIDS, Environment, Urban Disaster Risk Management, Slums and Shelter, Basic Urban Services, Urban Safety, and Waste Management as challenges that negatively affect sustainable urban development. A consensus was also reached on priority interventions in the form of programmes and projects to be implemented in the short and long term.

I wish to acknowledge the technical and non-technical contributions made by individuals, institutions and all other stakeholders that have enabled Mzuzu City Council to prepare this report which will form the basis for planning various city developments.

A handwritten signature in black ink, consisting of stylized initials and a surname, appearing to read 'RCH' followed by a long horizontal stroke.

Richard C.Z. Hara
Chief Executive Officer
Mzuzu City Council

EXECUTIVE SUMMARY

INTRODUCTION

The Participatory Slum Upgrading Programme (PSUP) is an accelerated and action-oriented urban assessment of needs and capacity-building gaps at the city level. The programme is supported by funds from the European Commission's European Development Fund and is currently being implemented in 23 African countries, 59 African cities, 4 Pacific countries, 3 Caribbean countries, and 21 Pacific and Caribbean cities. The Participatory Slum Upgrading Programme uses a structured approach where priority interventions are agreed upon through consultative processes. The PSUP methodology consists of three phases: (1) a rapid participatory urban profiling at national and local levels, focusing on Governance, Local Economic Development, Land, Gender, Environment, Slums and Shelter, Basic Urban Services, and Waste Management, and proposed interventions; (2) detailed priority proposals; and (3) project implementation. The Participatory Slum Upgrading Programme in Malawi encompasses a national profile, as well as profiles for Blantyre, Lilongwe, Mzuzu and Zomba, each published as a separate report. This is the Mzuzu report and it constitutes a general background, a synthesis of the seven themes; Governance, Local Economic Development, Land, Gender, Environment and Urban Disaster Risks, Slums and Shelter, and Basic Urban Services; and priority project proposals.

BACKGROUND

Mzuzu City, with a population of 133,968 and growing at 4.2 percent per annum, is one of the fastest growing cities in Malawi and is the third largest urban centre after Lilongwe and Blantyre. It is the hub of government administration, business, industry, commerce, and services for the northern region of Malawi, and it serves a hinterland with a population of 1,708,930. Originating from a Tung Oil Estate in 1947, the city has grown from 23km² to 143.8 km² in 2008 and was declared a city in 1985. However, the city lacks adequate infrastructure and services. Over 60 percent of the population lives in unplanned settlements¹. The city does not have adequate policies and regulations to support orderly and planned growth. Improvement and expansion of service delivery, proper urban planning and good financial management are crucial for the development of the city.

GOVERNANCE

Mzuzu City Council was established under the Local Government Act of 1998 and is composed of councilors headed by a mayor and the secretariat headed by the chief executive officer. The council makes by-laws, policies and decisions and the secretariat provides technical guidance on policy making and implementation of council decisions. The council is facing a number of governance challenges such as lack of elected councilors since 2005, inadequate and outdated development policies and plans, a weak secretariat, weak financial management capacity, and uncoordinated and conflicting multiple land administration systems.

LOCAL ECONOMIC DEVELOPMENT

The main economic activities in Mzuzu include trade, manufacturing, agriculture, and informal business activities. The city is currently in the process of drafting comprehensive urban management policies and updating the land use plans. Once implemented these will steer local economic development and reduce poverty in the city. Mzuzu's economy is growing at a rate of 5.8 percent per annum and the city has an estimated Gross Domestic Product (GDP) of MK² 6,000,000,000. Poverty rates in Mzuzu are currently at 34 percent. The timber industry is growing very fast and is a major source of employment and livelihood for many residents of Mzuzu.

LAND

Land is the most basic resource in Mzuzu and its sustainable management and administration is fundamental for ensuring equitable access to land for all its citizens. Currently the city council owns and manages 50 percent of all commercial land and 40 percent of all industrial estates in Mzuzu, as well as the Traditional Housing Areas (THAs). The city council is confronted with the challenge of inadequate capacity to control development in the city, the absence of an updated land use map, lack of an up to date urban structure plan, and multiple players in land administration, such as; the Ministry of Lands, Housing and Urban Development; Malawi Housing Corporation (MHC), Mzuzu City Council; and traditional leaders. The Plot Allocation Committee (PAC) carries out land allocation while the Town Planning Committee (TPC) manages physical development in the city.

¹ Mzuzu City Council Urban Socio-Economic Profile, 2008, MCC (2008).

² MK - Malawian Kwacha

GENDER AND HIV/AIDS

The city council is guided by the National Gender Policy on gender issues, the National HIV/AIDS Policy and other policies on children's rights and education. The city had a population ratio of 50.1 males to 49.9 females in 2008³. The school enrolment rates stand at 50.3 percent females and 49.7 percent males in public schools, the enrolment of men in adult literacy programmes is poor. The HIV/AIDS prevalence rate in the city stands at 13.8 percent. Small and medium sized economic activities are dominated by men at 61.5 percent as compared to women at 39.5 percent. Female headed households account for 18.3 percent out of all households in the city.

ENVIRONMENT AND URBAN DISASTER RISKS

The government, organizations in the public and private sectors and the city council are responsible for environmental management and they are guided by the Environmental Management Act of 1996, the Environmental Guidelines of 1997, the Forestry Act, the Public Health Act, the Town and Country Planning Act, and the Refuse and Rubble Disposal By-laws of 2002, in dealing with environmental management issues. Mzuzu City Council has committees and departments that deal with environmental management. Deforestation around water catchment areas, poor farming practices and indiscriminate disposal of domestic and industrial wastes are the major challenges facing the environment in the city. The National Sanitation Policy of 2005 mandates the Northern Region Water Board (NRWB) with the responsibility of maintaining proper sanitation in the city. The Northern Region Water Board is therefore responsible for preparing the sanitation strategic plan for the city.

SLUMS AND SHELTER

Rapid urbanization in Mzuzu and high population growth is a major challenge, made worse by lack of good quality and affordable pro-poor housing. The lack of an up-to-date development plan and a land use plan to guide and prepare for new housing developments has resulted in the growth of uncoordinated, haphazard and substandard housing known as informal settlements, which are mainly inhabited by the poor who cannot afford the high cost of good quality housing. Lack of access to basic urban services such as water and electricity, lack of social infrastructure such as roads and lack of security of tenure for residents characterize the informal settlements. About 48.3 percent of Mzuzu's population lives in the informal settlements.

³ National Statistical Office (2009), *Population and Housing Census Main Report, 2008*.

BASIC URBAN SERVICES

The provision of basic urban services in Mzuzu is guided by a number of legal statutes such as the Water Resources Act, the Public Health Act, the Local Government Act of 1997, the Land Act, the National Roads Authority Act, the Town and Country Planning Act, and the Town and Country Planning Standards and Guidelines. The Northern Region Water Board supplies over 14,000m³ of water daily to about 82 percent of Mzuzu's residents. The water comes from two dams located on Lunyangwa River. The Northern Region Water Board has the capacity to supply water to 170,000 people per day. Some 19.7 percent of the people in the high density informal settlements access water from communal kiosks; about 6.9 percent depend on wells while 9.7 percent acquire their water from unprotected sources.

Electricity Supply Corporation of Malawi (ESCOM) supplies hydroelectric power to the city from hydroelectric power stations situated on the Shire river. About 37.5 percent of Mzuzu's residents rely on electricity for lighting and 9.3 percent rely on electricity for cooking purposes⁴. The electricity in Mzuzu is characterized by frequent power cuts and this affects production in commercial premises that heavily rely on electricity. There is also frequent power rationing because the demand for the electricity is higher than the supply. The informal settlements also lack access to electricity.

Fixed telephone lines, mobile phones, telex, courier, postal services, and internet services are the main means of telecommunications in the city supplied by various service providers. There is no up to date data on current levels of access to telecommunications, but the Integrated Housing Survey (IHS) 2004/2005 indicates that 8.1 percent of households in the city have access to land-line telephone services and that 20.6 percent have access to mobile phone services.

⁴ National Statistical Office (2009), *Population and Housing Census Main Report, 2008*.

BACKGROUND

INTRODUCTION

Urban Profiling

The Mzuzu urban profiling consists of an accelerated and action-oriented assessment of urban conditions, focusing on priority needs, capacity gaps and existing institutional responses at local and national levels. The purpose of the study is to develop urban poverty reduction policies at local, national, and regional levels, through an assessment of needs and response mechanisms, and as a contribution to the wider-ranging implementation of the Millennium Development Goals (MDGs). The study is based on analysis of existing data and a series of interviews with all relevant urban stakeholders, including local communities and institutions, civil society, the private sector, development partners, academics, and others. The consultation typically results in a collective agreement on priorities and their development into proposed capacity-building and other projects that are all aimed at urban poverty reduction. The urban profiling is being implemented in 30 ACP¹ countries, offering an opportunity for comparative regional analysis. Once completed, this series of studies will provide a framework for central and local authorities and urban actors, as well as donors and external support agencies.

METHODOLOGY

The Participatory Slum Upgrading Programme consists of three phases:

Phase one consists of the rapid profiling of urban conditions at national and local levels. The capital city, a medium-sized city, and a small town are selected and studied to provide a representative sample in each country. The analysis focuses on eight themes; governance, local economic development, land, gender, environment and urban disaster management, slums and shelter, basic urban services, and waste management. Information is collected through standard interviews and discussions with institutions and key informants, in order to assess the strengths, weaknesses, opportunities, and threats (SWOT) of the national and local urban set-ups. The findings are presented and refined during city and national consultation workshops and consensus is reached regarding priority interventions. National and city reports synthesize the information collected and outline ways forward to reduce urban poverty through holistic approaches.

Phase two builds on the priorities identified through pre-feasibility studies and develops detailed capacity-building and capital investment projects.

Phase three implements the projects developed during the two earlier phases, with an emphasis on skills development, institutional strengthening, and replication.

¹ ACP - Africa, Caribbean and Pacific

This report presents the outcomes of **Phase One** at the local level in Mzuzu.

URBAN PROFILING IN MZUZU

The urban profiling in Mzuzu is one of four similar exercises conducted in Malawi; the other urban profiling centres are Blantyre, Lilongwe and Zomba.

Mzuzu City Council (MCC) representatives participated in the national consultation process, a partnership platform co-developed with Malawi's Ministry of Local Government and Rural Development (MLGRD); the Ministry of Lands, Housing and Urban Development (MLHUD); parastatals; and national and international NGOs². The aim was to develop options for formal inter-agency collaboration in order to create a coordination body integrating a wide range of urban stakeholders in a single response mechanism.

REPORT STRUCTURE

This report consists of:

1. a general background of the urban sector in Mzuzu, based on the findings of Mzuzu City Assessment Report, a desk study, interviews, and a city consultation that was held in Mzuzu. The background includes data on administration, urban poverty, urban planning, the economy, informal and private sector, infrastructure, water and sanitation, public transport, street lighting, energy, health, and education;
2. a synthetic assessment of the following eight main thematic areas: governance, local economic development, land, gender, environment, slums and shelter, and basic urban services in terms of the institutional set-up, regulatory framework, resource mobilization, and performance; this second section also highlights agreed priorities and includes a list of identified projects;
3. a SWOT analysis and an outline of priority project proposals for each theme. The proposals include beneficiaries, partners, estimated costs, objectives, activities, and outputs.

² NGO - Non-governmental Organization

MZUZU IN DATA

The population of Mzuzu was 133,968 as of 2008. About 50.2 percent of the population comprised of males and the remaining 49.8 percent comprised of women. The city has a population density of 2,791 people per km² and a growth rate of 4.4 percent with a land area of 143.8 km². The population of Mzuzu represents a 1 percent share of the national population. As a regional centre, the city serves a total population of about 1.7 million.

MZUZU'S DEVELOPMENT

Mzuzu is a fast growing city and owes its origin to the Commonwealth Development Corporation's Tung Oil Estates established in Mzuzu in 1947. It became a municipality in 1980 and a city in 1985. Some of the major economic activities in Mzuzu include agriculture and livestock keeping. The population growth and projected population for 2015 and 2018, with average annual growth rate of 4.16 percent is shown in the table below³.

TABLE 1:

POPULATION GROWTH IN MZUZU	
Year	Population
1977	16,108
1987	44,217
1998	87,030
2008	133,968
2015	220,346
2020	270,423

Source: National Statistical Office (2003), 1998 Malawi Population and Housing Census, Population Projections Report 1999-2023.

More than 60 percent of Mzuzu's population lives in informal settlements. Table 2 shows the population distribution in the 15 wards as of 2010⁴.

TABLE 2:

POPULATION DISTRIBUTION IN MZUZU	
Ward	Population
Chibanja	10,384
Chibavi East	7,729
Chibavi West	8,076
Chiputula	6,825
Kaning'ina Msongwe	11,406
Katawa	6,944
Lupaso Nkhorongo	9,716
Luwinga	10,985
Masasa East	10,760
Masasa West	7,640
Mchengautuwa East	10,646
Mchengautuwa West	7,338
Mzilawaingwe	8,196
Zolozolo East	7,348
Zolozolo West	9,975

Source: Mzuzu City Council (2010), Malawi Electoral Commission Ward Redemarcation.

ADMINISTRATION

The Local Government Act of 1998 and the Decentralization Policy of 1998 mandates Mzuzu City Council to play a coordinating role in the socio-economic development of the city. Section 6 of the Local Government Act empowers the city council to make policies and decisions on local governance and development.

The administrative structure of the council includes elected councilors and a mayor elected from among the councilors and assisted by Community Development Committees (CDCs) at the local level. The city council has one Member of Parliament who represents it in the national assembly. Policies and decisions of the city council are implemented and enforced by the secretariat made up of 499 employed people in various departments shown in the table below. The staff vacancy rate is about 7 percent, with some departments such as the Department of Trade, Commerce and Private Sector Development being chronically under staffed.

³ National Statistical Office (2003), 1998 Malawi Population and Housing Census, Population Projections Report 1999-2023.

⁴ Mzuzu City Council (2010), Malawi Electoral Commission Ward Redemarcation.

TABLE 3:

MZUZU CITY COUNCIL	
Department / Section	Sector
Administration and Human Resources (and Mayoral) Department	Local governance and city management.
Commerce, Trade and Private Sector Development Department	Local economic development and entrepreneurship.
Education Department	Education services.
Financial Department	City financial management and services.
Health Department	Health and social services.
Public Works Department	Infrastructure provision and environmental management services.
Parks and Recreation Department	Public and open spaces and general environmental management services.
Planning and Estates Services Department	Town planning, development control, social and economic development planning, monitoring and evaluation services, and land administration services.

Mzuzu City Council (2008), Draft Mzuzu City Social Economic Profile 2008

Inadequate financial resources hamper efficient infrastructure development, basic urban service delivery and maintenance in the city. The city has a small revenue base and lacks the human and technical capacity to enhance revenue generation. There is need to improve the capacity of the city council to provide basic urban services, social infrastructure and proper maintenance policies for the city.

URBAN PLANNING

Mzuzu City Council is the development planning and control authority through the Planning and Estates Department. The Urban Structure Plan planned for ten years (1996 – 2006) expired in 2006 and there is need for a new one. The city has had no comprehensive urban management and local economic development plan. The city's social and economic development is not well coordinated leading to haphazard business activities, an unregulated informal sector and high rates of unemployment.

Implementation of any positive development plans is challenging as the city lacks the financial and technical capacity to carry out the implementation.

ECONOMIC SITUATION

Some of the economic activities taking place in Mzuzu include agriculture, tobacco grading and sales, transport services, hospitality services, mining, and food processing. The agriculture and mining industry is the most vibrant, employing 27 percent of Mzuzu's residents⁵. The central business district (CBD) is the hub of most of the banking, retailing and distribution companies. The tobacco industry and the uranium mining industry (in Karonga district) will boost the economy of Mzuzu and provide much needed employment for thousands of its residents. One of the major challenges facing the economy of Mzuzu is the lack of business and entrepreneurial skills.

Mzuzu City Council obtains most of its revenue from taxes and rates. These include; property rates, service fees and charges, market fees, and licensing fees. Others sources of revenue include government grants and Local Development Funds.

Challenges facing development in Mzuzu include; high dependence on public sector jobs and small-scale trading activities, inadequate infrastructure for small and medium enterprises (SMEs) to thrive, and weak land use planning and regulations. Poor social infrastructure and poor delivery of basic urban services are also major obstacles to local economic development.

INFORMAL AND PRIVATE SECTOR

Mzuzu's economy largely depends on the informal sector which is growing rapidly. The informal sector accounts for 63 percent of employment in the city against 37 percent in the formal sector⁶. However local economic development is limited due to scarcity of serviced investment land and difficulty for the poor to access credit from financial institutions. There is also need to regulate the informal sector which currently operates in a disorderly and chaotic manner.

⁵ National Statistical Office (2008), Statistical Yearbook.

⁶ Mzuzu City Council (2008), Draft Mzuzu City Social Economic Profile 2008.

POVERTY

Over dependence on the informal sector for employment, a weak economic base and the poor economic infrastructure in the city have resulted in continually increasing poverty rates. Unemployment stood at about 8 percent in 2007 while poverty rates stood at 34 percent in 2005⁷. Forward planning, the provision of adequate economic infrastructure and services and the availability of micro-finance will go a long way in boosting small businesses. All inclusive legal frameworks and an economic development plan should be put in place to boost small and medium enterprises and reduce poverty rates.

INFRASTRUCTURE AND BASIC URBAN SERVICES

The Local Government Act of 1998 mandates Mzuzu City Council to provide and manage urban infrastructure and services such as: roads maintenance, provision of sewerage and drainage infrastructure, waste management, provision of health services, provision of education, and maintaining safety in the city. Provision of infrastructure and basic urban services in the city is insufficient due to lack of resources and capacity in the city council to support the provision of these services. The informal settlements are the worst affected, having little or no access to the basic urban services such as water and electricity. Infrastructure in the informal settlements, such as roads and hospitals, are also in poor condition. There is urgent need to address this situation. The formation of a Development Coordinating Committee (DCC) to coordinate and monitor the provision of infrastructure and basic urban services will help to improve the situation. The Development Coordinating Committee will have key stakeholders and service providers as members.

WATER

The Northern Region Water Board is responsible for water supply in the city. Water supply in Mzuzu is unevenly distributed. The informal settlements are the most affected having little or no access to water services. They rely on communal water points where the price of water is high and water supply is unreliable. About 13.4 percent of informal settlements' residents acquire their water from unprotected water sources, such as wells, rivers and streams. There is a water reticulation and upgrading project that is ongoing in the city that will help to improve the water supply system and develop additional source of water to supplement the current reservoir. Water demand has increased due to population growth. Therefore, alternative water sources need to be continuously explored in order to be prepared for future population growth. It is also important to have a Development Coordinating Committee in place to help monitor water service provision in the city.

SANITATION AND REFUSE COLLECTION

The city's sewer system is in poor condition, and sanitation and refuse collection services are mainly concentrated in the formal areas. The informal settlements heavily rely on pit latrines and most of the effluents from the latrines end up in streams and rivers leading to high levels of water pollution and soil contamination. Mzuzu City Council lacks machinery and technical capacity to develop a proper sewer system that will service all areas of the city, both formal and informal. Some private individuals and Malawi Housing Corporation provide septic tank emptying services at a fee. There are also attempts to convert solid waste into organic manure as one way of managing the waste.

⁷ National Statistical Office (2008), *Integrated Household Survey II Report 2004/2005*.

PUBLIC TRANSPORT

The transport industry in Mzuzu is growing at a fast rate due to the high demand for public transport services in the city. The most common means of transport include bicycles (commonly referred to as *sacramentos*), taxis and minibuses. The rapid growth in the transport industry has led to increased traffic congestion and a high increase in road accidents. There is need to come up with effective traffic rules and regulations and equally enforce them in order to properly manage the traffic situation. Bicycles are currently banned from the city center due to the very high number of cyclists causing congestion. Pedestrian walkways and bicycle paths need to be provided. In addition, there is no integrated transportation network linking different parts of the city, which makes travelling difficult. There is however potential for developing private-public partnerships in providing public transport in the city.

STREET LIGHTING

Street lighting in Mzuzu is not evenly distributed with many parts of the city's commercial and residential areas remaining dark at night due to inadequate street lighting. This creates a lot of insecurity and a conducive atmosphere for crime. The informal settlements are the worst affected with little or no street lighting which makes them a haven for criminals. The city council lacks sufficient resources to provide street lighting in all parts of the city and to maintain the existing ones. However, this situation can be addressed through the formation of public private partnerships to improve the provision of street lights in the city.

ENERGY SOURCES

The most common energy sources in Mzuzu are electricity, charcoal, firewood, and petroleum. A few commercial and residential premises rely on solar power for energy. The major energy supplier in Mzuzu is the Electricity Supply Corporation of Malawi. The most common sources of energy for lighting in the city are; paraffin lamps at 47 percent, electricity at 40 percent, candles at 11 percent, and firewood and other sources at 0.01 percent. For cooking, most people use firewood at 65 percent, charcoal at 24 percent, electricity at 10 percent, and gas, paraffin, straws and other sources at 1 percent⁸.

HEALTH

There is one major public referral hospital, one public health centre and several private hospitals and clinics operated by private individuals and humanitarian organizations. Traditional healers and traditional birth attendants also provide health services. Health facilities in the city are not evenly distributed and are not enough to serve the population of Mzuzu, with the most affected being the residents of the informal settlements. Malaria and upper respiratory infections are the most common diseases at 23.4 percent and 22.6 percent respectively. Family planning services are provided in most health facilities. Malaria and HIV/AIDS are the main killers diseases in Mzuzu. The city registered 7,583 orphans in August 2008. At the same time, there were 117 service providers addressing various HIV/AIDS issues in the areas of prevention, treatment, care, support, and mitigation. There is need to improve the coordination of health service delivery by providing health facilities at strategic locations in the city.

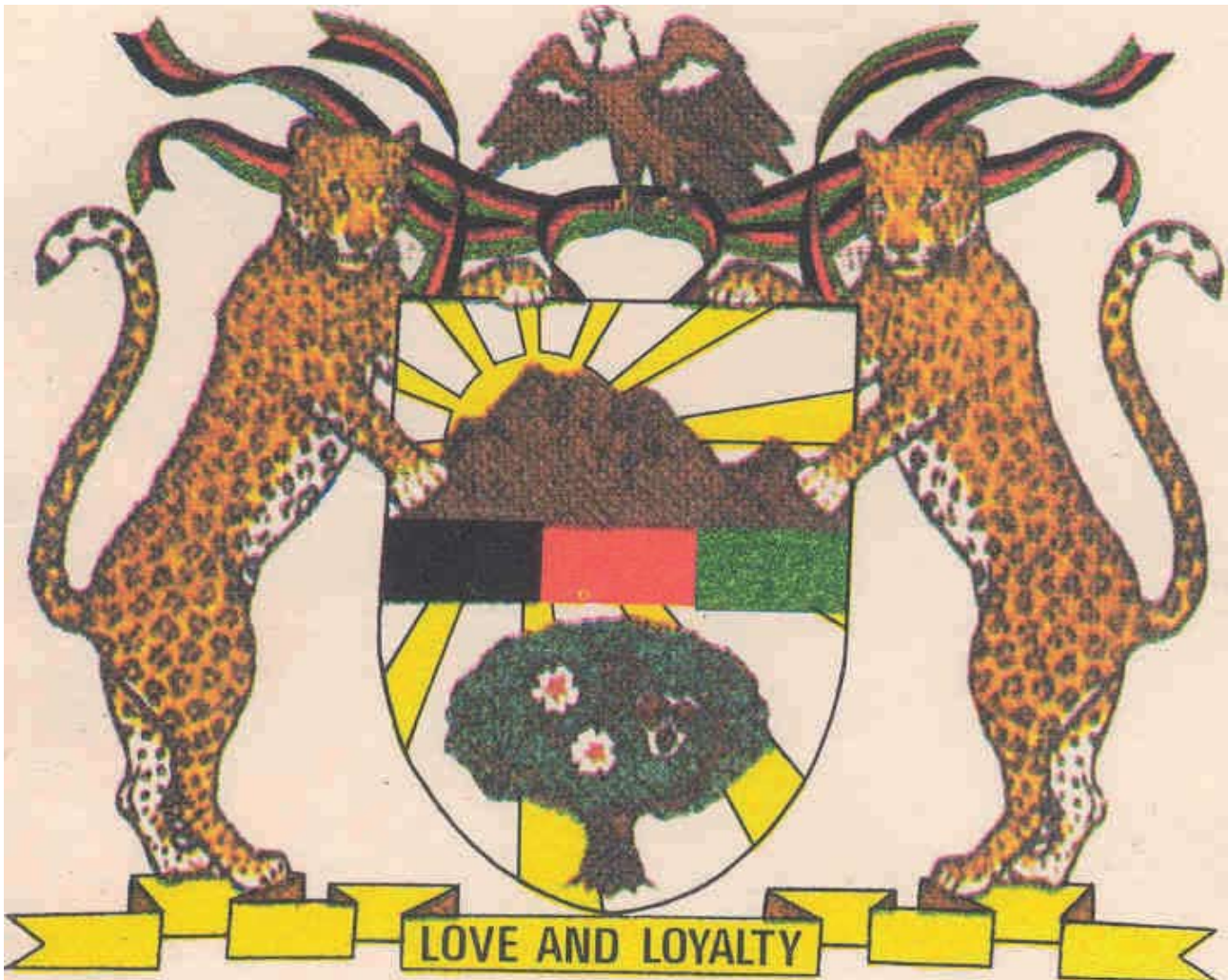
EDUCATION

Public primary schools are free and the current teacher-pupil ratio is 1:50. There are 43 primary schools with a total of 375 classrooms, 183 male and 617 female qualified teachers⁹. Data for private school enrollment is not available and the quality of education has not been assessed in most private schools. According to National Statistical Office (2008), the total enrolment in public primary schools was 39,837. About 49.6 percent of registered students in Mzuzu are males and the remaining 50.4 percent are females. The city has one public university, namely Mzuzu University, one public technical college and several private tertiary and technical institutions.

⁸ National Statistical Office (2009), *Population and Housing Census Main Report, 2008*.

⁹ National Statistical Office (2008), *Statistical Yearbook*.

GOVERNANCE



The city council is led by the mayor supported by the councilors while the Chief Executive Officer heads the city secretariat supported by eight directorates. Mandated by the Local Government Act of 1998, the city council makes policies and decisions on local governance and development of the city. The city council and the Ministry of Local Government and Rural Development have not approved most of the by-laws currently in use in the city. This is mainly due to the absence of elected councilors. Good governance has also not been achieved in Mzuzu due to lack of popular participation by the communities, who are represented by civil society representatives, development and humanitarian organizations and other key stakeholders in the Community Development Committees. The slow pace of decentralization is a big challenge in the achievement of good governance. The recent re-demarcation of the city boundary has brought in new challenges such as compensation to people for converting land from private to public. There is also the challenge of illegal developments that are coming up without any building approvals.

Low revenue collection by the city council is attributed to corrupt practices, shortage of skilled staff, lack of transparency in revenue collection, unreliable financial management systems, and high default levels on property taxes. Over 60 percent of Mzuzu's population lives in the informal settlements. There is no formal Citizen's Rights Charter outlining the city council's responsibilities to the residents of Mzuzu and the rights of citizens. It is important that the city council's political structure and governance systems be improved to address the current challenges it faces and its poor performance. The current by-laws, regulations and policies need to be reviewed and updated.

INSTITUTIONAL SET-UP

- The Ministry of Local Government and Rural Development controls budgetary matters of the city council through the Local Government Finance Committee.

- The city council is headed by the mayor who is supported by councilors and members of Parliament, while the Chief Executive Officer heads the secretariat and is supported by departmental directors and staff members.
- The city council works in collaboration with other development and humanitarian institutions in the governance and management of the city.
- Community Development Committees provide valuable links for community participation in the city council's decision making process.
- Mzuzu City Council also works in close collaboration with donors and other stakeholders in the implementation process.

REGULATORY FRAMEWORK

- The Local Government Act of 1998 and the National Decentralization Policy of 1998.
- The Town and Country Planning Act of 1988 and Mzuzu City Urban Structure Plan of 1995.
- Other policies, acts and by-laws that guide governance in the city.

PERFORMANCE AND ACCOUNTABILITY

- Weak communication with city residents in the absence of elected councilors.
- Almost 7 percent of critical positions in the secretariat are vacant. This has affected the smooth running of the secretariat as well as service delivery in the city.
- Lack of staff in the newly established Department of Commerce, Trade and Private Sector Development is continuing to impact on local economic development activities negatively.
- Poor accountability and transparency in the absence of elected councilors has increased cases of corruption and inefficiency in performance.
- Lack of monitoring and evaluation systems to enable performance measurement against set benchmarks resulting in inefficiency and poor performance in city management, revenue collection and financial management.
- Lack of effective coordination with other institutions and key urban stakeholders resulting in duplication of efforts and wastage of resources.

AGREED PRIORITIES

- Enhance revenue generation and collection.
 - Train councilors and council staff in participatory urban management.
 - Improve good governance in the city.
 - Formulate and Implement a City Service Charter.
- Lack of policies and other regulatory frameworks to regulate service provision more especially in the low income areas and the informal settlements.
 - Absence of pro-poor policies to regulate social infrastructure and basic urban services provision in the informal settlements.
 - Mzuzu City Council needs to adopt participatory budgeting strategies in order to come up with practical budgets.

RESOURCE MOBILIZATION

- The revenue base for Mzuzu City Council is mainly property rates, service charges and fees, government grants, and donations.
- Mzuzu City Council should explore the use of its assets and properties as security to source for development finance from financial institutions.

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	City council capacity building programme	
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	City wide awareness and sensitization campaign	
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	Revenue generation and collection programme	
GOVERNANCE N°4	Project proposal	Page 35
	Local urban observatory (LUO)	

SLUMS AND SHELTER



Rapid urbanization has led to the spread of informal settlements characterized by poor quality housing, lack of social infrastructure and little or no access to the basic urban services. Over 60 percent of the population in Mzuzu lives in the informal settlements. The housing categories in Mzuzu include low density, medium density, high density permanent, and high density traditional housing areas¹.

The rapid growth of informal settlements, lack of basic urban services and lack of social infrastructure in Mzuzu has been attributed to the absence of an up-to-date urban structure plan to guide and allow for the planning of new site developments. It has also been attributed to the lack of financial capacity by the Ministry of Lands and Mzuzu City Council to provide these services. The Malawi Homeless People's Federation is one of the development organizations involved in construction of low cost housing to low income groups. The first housing project is being carried out in the informal settlements of Mchengautuwa, and a second one is being carried out in Botanic Garden. In addition, a Memorandum of Understanding between the city council and Habitat for Humanity Malawi (HfHM) stipulates the construction of a low-cost housing scheme in the informal settlements close to Luwinga Area 1B.

INSTITUTIONAL SET UP

- The city council's Department of Planning and Estates Services, the Department of Lands, Malawi Housing Corporation, Habitat for Humanity, and the Malawi Homeless People's Federation assists in the upgrading of housing in the informal settlements of Mzuzu.
- Slum upgrading is the responsibility of Mzuzu City Council.

REGULATORY FRAMEWORK

- The Land Act, the Land Acquisition Act, the Land Development Act, the Town and Country Planning Act, the Environmental Management Act, the Local Government Act, among others.
- There is no proper regulation for land sales in all areas with unplanned areas being the worst.

¹ National Statistical Office (2005), Integrated Household Survey II 2004/2005.

AGREED PRIORITIES

- Slum upgrading.
- Capacity building for the local community and the city council.

PERFORMANCE AND ACCOUNTABILITY

- Weak coordination between Mzuzu City Council and other stakeholders in the land and housing sector leading to inefficiency in informal settlements upgrading activities.
- The absence of a Citizens Rights Charter makes the city council free from any obligation to deliver services to the city residents.
- There is need to involve stakeholders from all sectors in matters of slum upgrading.
- There is need to resuscitate and strengthen the urban forum at the local level where urban issues can be discussed, agreed upon and actions implemented.
- The current state of the social infrastructure in both the informal and formal areas of Mzuzu is poor due to lack of regular maintenance.
- Most of the laws and policies regarding slums and shelter in the city are outdated and not relevant to deal with the current housing challenges.
- Poor urban planning, poor implementation of building regulations and building codes and lack of capacity by Mzuzu City Council are some of the challenges affecting the housing sector in Mzuzu and leading to the rise of informal settlements which house majority of the population.
- The poor residents of informal settlements are unable to afford the high cost of land and lack security of tenure.

TENURE

- Mzuzu City Council needs to make available more land for meeting the housing needs of Mzuzu's population.
- The land acquisition process needs to be streamlined in order to ease accessibility.
- Formal land markets are not affordable to the majority urban poor and many resort to the informal settlements, despite their poor conditions, because they are affordable.

RESOURCE MOBILISATION

- Mzuzu City Council does not have adequate financial resources and the technical capacity to implement slum upgrading initiatives.
- Several development organizations are involved in slum upgrading initiatives in Mzuzu, for example Habitat for Humanity Malawi and Malawi Homeless People's Federation. These organizations supplement the financial and technical capacity of the city council.
- Financial lending institutions must be encouraged to support low income housing efforts by providing low interest housing loans to the poor residents of informal settlements.

SLUMS AND SHELTER
N°1

Project proposal

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Participatory city wide slum upgrading strategy

GENDER AND HIV/AIDS



Gender and HIV/AIDS issues are treated as cross-cutting issues in all development programmes. The national policies on gender and HIV/AIDS provides guidance in coordinating gender issues. About 50.4 percent of school age going girls in Mzuzu are enrolled in primary and secondary schools. Of the 50.4 percent, 3.2 percent are in pre-school, 35.5 percent are in primary schools, 10.7 percent are in secondary schools and 1 percent are in tertiary institutions. HIV/AIDS prevalence in the city is at 13.8 percent. In general, more males go for voluntary counselling and testing (VCT) at 55.3 percent against 43.6 percent of females. HIV/AIDS prevalence for men becomes higher as the level of education increases ranging from 9 percent for those with no education to 13 percent for those with secondary and tertiary education. HIV/AIDS prevalence also increases with increasing economic status of the households at 15 percent for the wealthiest and 4 percent for the poorest. HIV infection is higher among married people than single people. The number of HIV/AIDS orphans in the city is rising at 7,583 orphans aged below eighteen.

Men dominate in small and medium enterprise economic activities at 61.5 percent against females at 38.5 percent. However, there are more women than men forming business groups and obtaining loans from micro-finance institutions. There are also deliberate efforts to put women in leadership positions in development committees in order to improve their socio-economic status. Humanitarian and development organizations are the most active in supporting affirmative action for women and gender equality in all sectors of the

economy. Gender-based violence is also one of the major challenges faced by women in Mzuzu and various government and non-governmental institutions are putting in place measure to reduce violence against women by providing victim support services, developing a gender policy for the work place, creating awareness on the negative effects of violence against women in the society, and advocating for women's rights on various issues among others.

INSTITUTIONAL SET-UP

- The Ministry of Women and Child Development is the lead actor in gender issues.
- Mzuzu City Council coordinates gender and HIV/AIDS activities at the local authority level.
- There are public and private institutions which offer voluntary counselling and testing services.
- Non-governmental organizations (NGOs) and the civil society are actively involved in gender and HIV/AIDS issues.

REGULATORY FRAMEWORK

- The National Gender Policy is the main source of guidance on gender issues and the National HIV/AIDS Policy guides on HIV/AIDS matters.
- Other legal statutes support children's rights.
- Mzuzu City Council does not have a localized gender policy.

PERFORMANCE AND ACCOUNTABILITY

- The attendance of men in adult literacy programmes is low.
- Free public primary school education has led to increased numbers of boys and girls in primary and secondary schools.
- The introduction of sex education in schools has led to a reduction in teenage pregnancies.
- The lack of a local gender policy for the city has weakened efforts towards gender equality.
- There is need for organizations to educate management at all levels on the work place gender policy in order to improve the working conditions of women.
- Improve information dissemination on gender-based violence, HIV/AIDS and gender equality in order to increase awareness.
- Mzuzu City Council has 133 community based child centers managed by the community and aimed at improving the welfare of orphans and vulnerable children at the family and community levels.
- Mzuzu has 117 non-governmental, community based and faith based organizations (FBOs) and Community Based Support Groups (CBSGs) addressing various HIV/AIDS issues in the areas of prevention, treatment, care, support, and impact mitigation.
- Mzuzu City Council has supported the Malawi Homeless People's Federation in the acquisition of land for housing at Mchengautuwa.

RESOURCE MOBILISATION

- Mzuzu City Council largely depends on property rates for revenue.
- The financial resources allocated for gender and HIV/AIDS in the city council's budget are inadequate.

AGREED PRIORITIES

- Advocate and improve girls' access to education.
- Create awareness on gender based violence.
- Encourage men to participate fully in gender and HIV/AIDS related projects.
- Set up markets where small and medium sized business entrepreneurs can market their goods and services.
- The Malawi government funds gender and HIV/AIDS programmes through the National AIDS Commission (NAC). Funding is activity-based with institutions submitting costed activities or projects that need funding.
- Donor funding constitutes a major portion of revenue set aside for gender and HIV/AIDS activities.
- Microfinance institutions are actively involved in the provision of small scale business loans and conducting business training for the poor.
- The Malawian Government is also involved in the provision of micro-finance through the Malawi Rural Development Fund (MARDEF), Malawi Social Action Fund (MASAF), Community Savings and Investment Programme (COMSIP), and the Local Development Fund.
- The community development and social welfare services offered by the city council, and adult literacy programmes need to be supported through training of instructors.
- Broaden and strengthen the resource base and capacity of staff in community-based organizations in order to provide extensive and effective outreach programs.

**GENDER AND
HIV/AIDS
N°1**

Project proposal

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Mainstreaming gender within Mzuzu City Council

**GENDER AND
HIV/AIDS
N°2**

Project proposal

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Rehabilitation and upgrading of urban community health facilities

ENVIRONMENT AND URBAN DISASTER RISKS



Mzuzu City Council is mandated to protect the environment of Mzuzu from exploitation and degradation. The city council is responsible for protecting rivers and streams from pollution, conserving forests, providing proper storm water drainage, and waste management. The rapid urbanization has increased demand for affordable energy, social infrastructure, land for housing and other basic urban services. This has put a strain on the existing natural resources. The environment of Mzuzu and the health of its residents is currently under threat from deforestation, soil degradation, pollution of water bodies, and the indiscriminate disposal of waste. In addition, informal settlements are being developed in dangerous areas, for example on steep slopes which are vulnerable to land slides.

There are no regulations and by-laws to address issues of environmental degradation and the environmental conditions in the informal settlements. Coordination among various environmental players is lacking. There is urgent need to develop an environmental management policy and plan for the city.

INSTITUTIONAL SET-UP

- Mzuzu City Council provides, operates, maintains, and coordinates environmental services in the city.
- The city's health department and the Northern Region Water Board conducts periodic monitoring and evaluation of water quality in the city.

- The Departments of Environmental Affairs and Forestry plays a role in the management of the environment through tree planting programmes and environmental pollution, control and mitigation.
- The Malawi Environmental Endowment Trust (MEET) works with various institutions in the implementation of the Environmental Management Act.

REGULATORY FRAMEWORK

- The Environmental Management Act (EMA), the Forestry Act, the Local Government Act, and the Town and Country Planning Act are the major guiding frameworks.

PERFORMANCE AND ACCOUNTABILITY

- Any major developments within the city require an environmental impact assessment as required by the Environmental Management Act and the Environmental Impact Assessment guidelines, in order to minimize environmental degradation.
- Environmental improvement programmes are poorly coordinated due to the multiple land administration organs in the city.

- Only 10 percent of the refuse generated in the city council is collected. The existing dump site is a growing health hazard to the surrounding areas due to high levels of pollution. The dump site needs to be relocated further away from residential areas.
- In the absence of councilors, the implementation of environmental conservation projects has not been successful.
- There is lack of coordination between development and humanitarian organizations, the private sector and Mzuzu City Council in the implementation of environmental management projects.
- Mzuzu City Council needs to enforce development control measures in order to prevent illegal developments on marginal and fragile land.
- The lack of capacity to provide waste management services, particularly in the informal settlements, has contributed to the indiscriminate disposal of waste resulting in environmental degradation and pollution.

RESOURCE MOBILIZATION

- Mzuzu City Council does not have adequate resources to implement programmes that will meaningfully reduce environmental pollution.
- The Malawi Environmental Endowment Trust provides funding for environmental related projects and scholarships for capacity building.
- Private providers of environment and waste disposal services in the city are expensive making them inaccessible to the poor. There is need for Mzuzu City Council to provide these services to the informal settlements at an affordable rate.
- Private organizations should be encouraged to collaborate with non-governmental organizations and public institutions in environmental conservation initiatives.
- The council seeks cooperation with donors to identify proper sites for setting up of waste management facilities.
- There are several non-governmental organization involved in environmental conservation initiatives.

AGREED PRIORITIES

- Conduct an assessment of the main environmental needs and gaps, and formulate an environmental action plan.
- Operationalize and review existing legal frameworks.
- Improve Mzuzu City Council's capacity in environmental planning and management.
- Conduct public sensitization and awareness campaigns on environmental issues.
- Explore broad based partnerships in addressing environmental problems.
- Expand existing sewerage treatment facilities and solid waste management.

URBAN DISASTER RISKS

The main disaster risks facing the city include floods, landslides, environmental degradation, fire and road accidents, and disease epidemics. Examples of urban disaster risk mitigation measures, carried out by Mzuzu City Council, include putting bumps on the roads to prevent cars from speeding and the implementation of national tree planting programmes to replace trees lost to indiscriminate logging.

INSTITUTIONAL SET-UP

- The Ministry of Poverty and Disaster Management Affairs and Mzuzu City Council is the lead agency for the implementation of urban disaster risk mitigation initiatives.
- The National Disaster Preparedness and Relief Committee (NDPRC) and sub-committees for disaster management promote and coordinate all activities related to disaster management and emergencies, and is assisted by the office of the Commissioner for Disaster Preparedness, Relief and Rehabilitation.
- Other key stakeholders include the police, the Ministry of Health, the Electricity Supply Commission of Malawi, the Northern Region Water Board, the Forestry Department, and the Environment Affairs Department.

<p>AGREED PRIORITIES</p> <ul style="list-style-type: none"> • Carry out mapping of disaster prone areas. • Implement climate change adaptation programme.
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<p>ENVIRONMENT N°1</p>	<p>Project proposal Page 41</p>
	<p>Integrated environmental management programme</p>

<p>ENVIRONMENT N°2</p>	<p>Project proposal Page 41</p>
	<p>City wide climate change adaptation project</p>

REGULATORY FRAMEWORK

- The Disaster Preparedness and Relief Act of 1991 provide guidelines for dealing with urban disaster.
- It is not clear if the city has any by-laws for dealing with disaster management.

PERFORMANCE AND ACCOUNTABILITY

- The city council is creating awareness among Mzuzu’s residents on urban disaster and how to react in times of disaster.
- The absence of regulatory frameworks on disaster risks at the local level hinders planning and implementation of disaster risk management activities.

RESOURCE MOBILISATION

- The Department of Poverty and Disaster Management Affairs has a line budget for its activities and receives funding from the central government and donors. However, the funds received are not enough to meet the urban disaster preparedness and management needs of the city.
- Several non-governmental organizations are involved in urban disaster management activities. They supplement the efforts of the government.

LOCAL ECONOMIC DEVELOPMENT

Mzuzu's economy is rapidly transforming from a predominantly agricultural economy to a manufacturing, production and commercial economy. Most economic activities fall under small and medium sized enterprises. Over 4,200 registered vendors operate in the different markets in Mzuzu. Demand for improved business infrastructure and services is growing. The public sector employs 23 percent of Mzuzu's population while private businesses employ 35 percent of the population. 20 percent of the population is self employed and 22 percent are employed in the agricultural sector. Poverty rates in Mzuzu stand at 34 percent with 10 percent of the population being ultra poor¹ (2007 estimates). Some of the contributing factors to poverty include the steady increase in the prices of basic goods and services coupled with low incomes and lack of jobs. The poor are unable to access loans to improve their economic situation due to the high interest on loans and lack of collateral. In an attempt to address this situation, the Malawi Government introduced the Community Savings and Investment Programme to support small and medium enterprises at the community level.

INSTITUTIONAL SET-UP

- The Ministry of Industry and Trade promotes local economic development at the national level.
- Mzuzu City Council promotes local economic development at the local level.
- There is need to harness public-private partnerships in order to attract more local economic activities.
- There are eight financial and micro-finance lending institutions in the city and these offer loans to low income earners and those operating small and medium enterprises.
- Some micro-finance institutions such as Malawi Rural Finance Company offer basic training for those wanting to get loans to start up small businesses.
- There are several development organizations that are involved in the promotion of local economic development in the informal settlements in order to reduce poverty.

REGULATORY FRAMEWORK

- The Local Government Act of 1998 is one of the policies that guide Mzuzu City Council in the implementation of local economic development policies.

- Public-private partnerships are not common and should be considered in efforts to create more investment opportunities.
- There are neither pro-poor economic development policies nor policies that promote the economic empowerment of women.

PERFORMANCE AND ACCOUNTABILITY

- Local economic development in Mzuzu is limited by lack of supporting infrastructure and basic urban services.
- Accessing land for local economic development is very expensive making land inaccessible to the poor.
- High dependence on public sector jobs by Mzuzu's residents is slowing down local economic development. There are poor legal frameworks and land use planning provisions for urban agriculture.
- There is weak communication and consultations between Mzuzu City Council, the private sector and owners of small and medium enterprises.
- There is need to integrate the informal sector into the local economy and optimize its employment and local economic development potential.
- Mzuzu City Council has failed to enforce existing informal sector regulations resulting in illegal vending and hawking. Informal sector regulations need to be implemented in order to restore order in the sector. In addition, economic infrastructure, such as markets, need to be put up.
- There is need to lower the interest on loans by micro-finance institutions in order to make them accessible to the poor which will enable them to start up businesses and improve their economic situation.

AGREED PRIORITIES

- Strengthen the Department of Trade, Commerce and Industry within Mzuzu City Council and support local economic development initiatives.
- Provide local economic development facilities in low income areas in order to enable them to start up small scale businesses.
- Provide serviced land and infrastructure for commerce and industrial investments.
- Exploit the tourism potential for the city.

¹ National Statistical Office (2008), Statistical Yearbook.



RESOURCE MOBILISATION

- Mzuzu City Council depends on a small revenue base that is not sufficient to make any significant investments in local economic development.
- Mzuzu City Council must integrate the informal sector with the rest of the economy in order to fully harness its potential for promoting local economic development.
- The formation of public private partnerships will help in boosting local economic development.
- Provision of low interest loans to the poor by the existing micro-finance institutions will boost local economic development, as the poor will be able to start up businesses that will improve their economic situation.
- Introduction of more efficient revenue collection methods in Mzuzu City Council and training staff responsible for revenue collection will improve the performance of the city council. There is also need to employ additional staff in the Department of Commerce, Trade and Private Sector Development in order to improve revenue management.

LOCAL ECONOMIC DEVELOPMENT N°1	Project proposal	Page 43
	Establishment of Mzuzu City Council's department of trade commerce and industry	

LOCAL ECONOMIC DEVELOPMENT N°2	Project proposal	Page 43
	Provision of local economic development infrastructure in selected townships	

BASIC URBAN SERVICES

WATER SUPPLY

The Northern Region Water Board supplies water in Mzuzu and the entire northern region of Malawi. Water is supplied to any location in the city but the cost of water provision is dependent on distance from the nearest water mains and land use category. In the formal areas, the cost of water is less than in the informal areas. The existing water treatment plant has a maximum design capacity of 16,400m³ per day but the Northern Region Water Board supplies approximately 13,700m³ of treated water to about 170,000 people daily (including Ekwendeni Township which is 24 kilometers outside Mzuzu). The total pipe network coverage is about 178 kilometers. Leakages are common contributing to 44 percent of water losses. The water supply network is good in most formal areas and in the central business district; however the informal settlements suffer from frequent water shortages. About 43 percent of the communal water kiosks operating in the informal settlements are not functional due to vandalism and low water pressure. Water supply is also hampered by lack of resources by the Northern Region Water Board to improve its water supply infrastructure. Installation of additional water points, provision of water at an affordable price and provision of improved sanitation and waste management services to avoid pollution and diseases would greatly improve the situation in informal settlements. It is expected that Mzuzu will require 70,855m³ of water per day by 2020.

Rehabilitation and expansion of the water reticulation system is expected to affect about 82 percent of households in the city. All public schools and health facilities in the city are supplied with piped water.

INSTITUTIONAL SET-UP

- The Ministry of Irrigation and Water Development assisted by the Water Resources Board oversees water supply in the city.
- The Northern Region Water Board is the sole supplier of piped water in Mzuzu.
- Public private partnerships, which aim to improve the provision of safe water in the informal settlements, are currently in place.
- Mzuzu City coordinates and facilitates water supply to the informal settlements.

AGREED PRIORITIES

- Provide water to all households in Mzuzu.
- Upgrade the existing water reticulation system to meet the increase in water demand.
- Provide bigger water reservoirs.
- Provide alternative power to run the water pumps in case of electricity black outs.

REGULATORY FRAMEWORK

- The Local Government Act, The Public Health Act and the Environmental Management Act guide Mzuzu City Council in urban service provision.
- The Northern Region Water Board's regulatory framework is provided for in the Water Works Act supported by the Local Government Act.

PERFORMANCE AND ACCOUNTABILITY

- There are high levels of financial mismanagement in the Northern Region Water Board which negatively affects the effective delivery of water services.
- There are frequent cases of water disconnections in low income housing areas due to non-payment of water bills.
- The water supplied in Mzuzu only caters for 60 percent of the water demand.
- Water losses through leakages are common due to old and dilapidated pipes which need to be replaced.
- Private Public Partnerships aimed at improving water supply in the informal settlements are in place.
- Intermittent power supply affects the supply of piped water because the water pumps use electricity to pump water to all areas.
- The quality of the water supplied by Northern Region Water Board is deteriorating as more often than not, the water coming out of the taps is muddy and unsafe for consumption.
- The Northern Region Water Board lacks the financial and technical capacity to carry out the much needed upgrading of the water supply infrastructure.

RESOURCE MOBILISATION

- The Northern Region Water Board lacks adequate resources to improve the water supply infrastructure and expand to all areas of Mzuzu.
- Internal sources of revenue for the Northern Region Water Board include water bills paid by consumers. External sources of revenue include grants and credit from finance institutions.
- Mzuzu City Council also has a stake in the supply of water to the city residents, particularly in developing a sewer system in the city for improved sanitation.

ONGOING PROJECTS

Northern Region Water Board. The Northern Region Water Board has embarked on a MK¹ 1.6 billion Priority Rehabilitation and Expansion Works (PREW) project to rehabilitate and expand the current water supply system in Mzuzu by installing three additional water reservoirs, an additional water source and new pressure zones to boost water pressure. The project is expected to increase the water volume and efficient water supply to the city residents.

ELECTRICITY SUPPLY

The Electricity Supply Corporation of Malawi is the sole supplier of hydro electricity in Mzuzu for lighting, cooking and heating through the main national grid, from Nkula, Kapichira and Tedzani hydro power stations on Shire river and a small hydro power station at Wovwe in Karonga district. About 38 percent of the population in Mzuzu has access to electricity. About 10 percent of the population in Mzuzu relies on electricity for cooking while 65 percent use firewood, 24 percent use charcoal and the remaining 1 percent use paraffin and gas. For lighting purposes, 47 percent of residents rely on paraffin lamps, 40 percent rely on electricity, 11 percent rely on candles, and the remaining 2 percent rely on firewood. Connection to electricity is by application basis and is not restricted by location as affordability is the major determinant. However the urban poor cannot afford the high cost of electricity and this forces them to rely on other sources of energy for lighting and cooking. There is need to subsidize the cost of electricity in order to make it affordable to the urban poor in the informal settlements.

INSTITUTIONAL SET-UP

- The Ministry of Natural Resources, Energy and Environment provides guidance in the management of tariffs, with the support of the Malawi Energy Regulatory Authority (MERA).

AGREED PRIORITIES

- Expand the electricity infrastructure to all households in Mzuzu in order to satisfy the growing demand.
- Develop alternative ways of generating electricity, such as wind, solar and geothermal electricity.
- Develop mechanisms to prevent vandalism of electricity poles and transformers which often result in power cuts.

- 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

- Electricity Supply Corporation of Malawi is a statutory institution that faces financial resource challenges which hamper the efficient delivery of electricity.
- There is need to liberalize the power sector and open it up to private players in order to improve electricity supply in Mzuzu.
- Electricity supply is characterized by frequent power outages which negatively affects productivity in industries and commercial premises that heavily rely on electricity to conduct their business.

RESOURCE MOBILISATION

- Electricity Supply Corporation of Malawi does not have enough financial resources to increase electricity generation and expand electricity provision to all parts of Mzuzu.
- Electricity Supply Corporation of Malawi receives some finance in the form of grants to enable it to improve on service delivery.

¹ MK - Malawian Kwacha



URBAN SAFETY

Maintaining the safety and security of people and property is one of the fundamental responsibilities of Mzuzu City Council as highlighted in its mission statement. The police, Mzuzu City Council, The National Road Safety Council (NRSC), and neighbourhood watch groups all contribute to the maintenance of safety and security in Mzuzu. The police maintain security in the city, with the help of private security firms, who provide security at a fee. The most common incidences of crime reported in the city include gender based violence, theft and mugging and burglaries. Some of the safety challenges include the poor state of roads resulting in high cases of traffic accidents and lack of fire fighting equipment to tackle fire outbreaks when they occur.

INSTITUTIONAL SET-UP

- The Ministry of Internal Affairs has the overall responsibility of maintaining internal security in Malawi through the Malawi Police Service.
- Mzuzu City Council is mandated to maintain urban safety in the city, by putting in place appropriate safety measures.
- In the informal settlements, communities have neighbourhood watch groups and community policing which assist in maintaining security in the settlements.

- The National Road Safety Council and the Roads Authority concentrates on maintaining road safety.
- The Department of Occupational Safety and Hazards ensures the safety of workers.

REGULATORY FRAMEWORK

- The Local Government Act, the Town and Country Planning Act, the building by-laws, the Crime Prevention Policy, the National Roads and Road Traffic Act, the Occupational Health Act, the Safety and Welfare Act, and Malawi Police Act provide guidance on various safety and security issues in the city and in the work places.

PERFORMANCE AND ACCOUNTABILITY

- The crime rate in Mzuzu has been rising, with over 5,000 cases of crime registered in 2007.
- The introduction of the Rapid Response Services by the police has increased efficiency in dealing with crime and accidents in the city.
- The city lacks adequate fire fighting equipment which has resulted in loss of property and lives during fire outbreaks.
- A total of 11,975 road accidents occurred between 2003 and 2007.

- There are private security firms which provide security services at a fee.

RESOURCE MOBILISATION

- The Malawi Police is funded by government although funding is mostly inadequate and this affects service delivery.
- The police collect some revenue from fines.
- Mzuzu City Council collects revenue from taxes and also receives some donor funding to help to put in place urban safety measures and to buy urban safety equipment.

AGREED PRIORITIES

- To provide street lighting throughout the city.
- To create awareness among city residents on domestic violence.

WASTE MANAGEMENT

Mzuzu City Council is responsible for the provision of sanitation services in the city such as waste removal and disposal services. The formal areas have their waste collected and disposed of at regular intervals. However, the informal settlements do not have waste management services and residents resort to disposing off their waste indiscriminately. Pit latrines are the most common method of human waste disposal and most of this waste ends up in the water bodies resulting in high levels of water pollution². Mzuzu has no public sewage treatment facilities. Major challenges faced in Mzuzu include indiscriminate waste disposal, environmental degradation, pollution from industrial and domestic effluents, and insufficient waste management regulations.

INSTITUTIONAL SET-UP

- The Environmental Affairs Department oversees environmental management activities at the national level.
- The Public Works Department, the Health Department and the Parks and Recreation Department of the city council are responsible for waste management, pollution control, sanitation services, and environmental health.
- The Malawi Housing Corporation, Moyale Barracks and other private firms provide septic tank emptying services at a fee.
- The Malawi Homeless People's Federation has introduced the ecological sanitation (eco-san) toilets at Mchengautuwa where solid and liquid wastes are expected to be used in the production of organic manure for own use or sale.

REGULATORY FRAMEWORK

- The National sanitation Policy of 2008, The Local Government Act of 1998, the Public Health Act, and the Town and Country Planning Act work together in waste management and sanitation.

PERFORMANCE AND ACCOUNTABILITY

- Poor waste management has resulted in the indiscriminate dumping of waste in market places, streets, open spaces, and within residential areas.
- Malawi Housing Corporation and Moyale Barracks support the city council in the removal of waste in the city.
- The city council has slug ponds which are located ten kilometers from the city centre and they are used for holding the liquid waste removed from different parts of the city.

² National Statistical Office (2009), *Population and Housing Census 2008 Main Report*.

AGREED PRIORITIES

- To identify and develop a proper dump site.
- To procure vacuum tankers for emptying septic tanks.
- Capacity building and sensitization on proper waste management.
- To construct a proper sewerage system.
- To establish a recycling plant for non-biodegradable waste.
- Adoption of new sanitation technologies such as ecological sanitation (eco-san) toilets.

BASIC URBAN SERVICES N°1	Project proposal	Page 46
	Vandalism prevention project	

BASIC URBAN SERVICES N°2	Project proposal	Page 46
	Urban safety infrastructure project	

BASIC URBAN SERVICES N°3	Project proposal	Page 47
	Solid waste management programme	

RESOURCE MOBILISATION

- Mzuzu City Council has insufficient resources to improve waste management services in the city and expand waste management services to all parts of Mzuzu.
- Public-private partnerships and community involvement in waste management should be encouraged.
- A proper dumping site must be identified and the one at Mchengautuwa closed as it is located near the informal settlements making it a health hazard.

ONGOING PROJECT

The Northern Region Water Board is preparing a Sanitation Strategic Plan for the city that consists of a situation analysis of Mzuzu, a sanitation technology review and selection, a detailed sanitation coverage plan, a proposed institutional arrangement for the sanitation plan, and a sanitation interventions implementation plan.

LAND



Mzuzu City Council is responsible for urban planning and development control functions in the city. The Ministry of Lands, Housing and Urban Development; Malawi Housing Corporation; Mzuzu City Council; Agricultural Development and Marketing Corporation (ADMARC); and the church are the main land owners in the city while local leaders claim ownership of customary land. A formal local council and government committees administer land and control developments but they often have conflict with the local leaders who sometimes stop construction of approved developments and demand compensation for the land. 15 percent of land in Mzuzu is public land, 10 percent is private land (freehold and leasehold) and 75 percent of land is subjected to customary practices¹. The 1995 Mzuzu Urban Structure Plan designated land use zones comprising of high density permanent areas (120 hectares), Traditional Housing Areas (791 hectares), medium density housing areas (51 hectares), low density housing areas (75 hectares), and commercial areas (about 180 hectares). Mzuzu City Council is the main provider of land in the city.

INSTITUTIONAL SET-UP

- The Ministry of Lands, Housing and Urban Development; Malawi Housing Corporation; the church; and Mzuzu City Council are the main land owners in Mzuzu.
- The Center for Community Organization and Development and Malawi Homeless People's Federation are developing low income housing.

- Chiefs administer land against the requirements of the city council, which further complicates land matters.

REGULATORY FRAMEWORK

- The Lands Act, the Lands Acquisition Act, the Land Survey Act, and the Town and Country Planning Act, among others.

PERFORMANCE AND ACCOUNTABILITY

- Most legal frameworks regarding land are outdated and new draft legal frameworks are currently awaiting Parliament passing.
- Lack of proper land records and land use plans complicates future planning and effective implementation of land policies.
- There are frequent corruption allegations in land administration particularly by public land officials.
- Absence of an integrated land use plan is further worsening land administration issues.
- Inadequate capacity by Mzuzu City Council (human, technical and financial capacity) is preventing efficient land administration.

¹ UN-HABITAT (2010), *Malawi Urban Housing Sector Profile*.

AGREED PRIORITIES

- Promote the accessibility of land to accessibility to the poor.
- Improve the capacity of Mzuzu City Council in land administration and management.
- Establish a Land Information System in the departments to deal with land matters.

LAND
N°1

Project proposal **Page 49**

Land administration and capacity building project

LAND
N°2

Project proposal **Page 49**

Land regularisation in the informal settlements

RESOURCE MOBILISATION

- Mzuzu City Council depends largely on property taxation for most of its revenue.
- The government funds housing development through the Local Government Development Fund which is currently facing funding challenges.

GOVERNANCE

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>The Local Government Act of 1998 and the Decentralization Policy of 1998 is in place.</p> <p>Other relevant legal frameworks, by-laws, and regulations, for example the Public Finance Management Act, the Corrupt Practices Act, and the Public Procurement Act, are in place.</p> <p>Existence of Community Development Committees, non-governmental organizations and civil society organizations.</p> <p>Established departments for key sectors in place.</p> <p>A growing property revenue base.</p>	<p>Absence of elected ward councilors.</p> <p>Involvement of traditional leaders in land administration.</p> <p>Lack of a City Service Charter.</p> <p>Inadequate and outdated by-laws, policies and plans.</p> <p>No clear city vision and mission statement.</p> <p>Inadequate human, technical and financial capacity.</p> <p>Lack of support for public private partnerships in urban service delivery.</p>	<p>Elections are expected to take place soon and local councilors elected.</p> <p>Review of the existing urban sector plan, by-laws and formulation of new by-laws.</p> <p>Willingness of communities, non-governmental organizations, the academia, and public and private organizations to participate in governance.</p> <p>Civic education and adult literacy programmes are now available.</p> <p>Availability of training opportunities for staff members.</p> <p>Opportunity for effective participatory budgeting.</p>	<p>Weak transparency and accountability in decision making in the absence of councilors.</p> <p>Corruption and lack of transparency by government officials.</p> <p>High default rate on payment of property taxes and other fees.</p> <p>Political interference in the city's technical affairs.</p>	<p>Offering training sessions to councilors and council staff in participatory urban management.</p> <p>Improve good governance in the city.</p> <p>Formulate and Implement a City Service Charter.</p>

GOVERNANCE N°1	Project proposal
	City council capacity building programme

LOCATION: Mzuzu City Council.

DURATION: 24 months.

BENEFICIARIES: Councillors, council staff, key stakeholders, and development and humanitarian organizations operating in Mzuzu.

IMPLEMENTING PARTNERS: Mzuzu City Council, a training institution, Ministry of Local Government and Rural Development, and National Initiative for Civic Education.

ESTIMATED COST: USD 300,000.

BACKGROUND: The ability of Mzuzu City Council to deliver services and respond to other needs of the city is highly dependent on its capacity to facilitate and participate in urban development. Local authorities need to create an enabling environment for the delivery of social infrastructure and basic urban services but they lack the necessary skills and knowledge to do so. The city council requires training in the areas of leadership, results based management, municipal finance, participatory planning, participatory budgeting, conflict management, infrastructure development, and Global Information Systems. Building the city council's capacity and improving their skills and knowledge will accelerate urban development.

OBJECTIVES: To improve urban management and improve the capacity of Mzuzu City Council.

ACTIVITIES: (1) Identify a training coordinator and conducting training needs assessment for Mzuzu City Council and its stakeholders. (2) Identify a training institution. (3) Conduct capacity building for Mzuzu City Council staff and establish a continuing capacity building programme. (4) Monitoring and evaluation of the capacity building programme.

OUTPUTS: Mzuzu City Council's capacity in various areas improved with a continuing capacity building programme in place.

STAFF REQUIRED: A team of capacity building experts in different areas.

GOVERNANCE N°2	Project proposal
	City wide awareness and sensitization campaign

LOCATION: Mzuzu.

DURATION: 12 months.

BENEFICIARIES: Mzuzu City Council and Mzuzu residents.

IMPLEMENTING PARTNER: Mzuzu City Council, Ministry of Local Government and Rural Development, business owners, Malawi Revenue Authority, development partners, Local Development Fund, Ministry of Lands Housing and Urban Development, and local development and humanitarian organizations.

ESTIMATED COST: USD 150,000.

BACKGROUND: Mzuzu City Council needs to create awareness among Mzuzu residents on the importance of taking care and taking ownership of governance in the city. This will improve accountability among local leaders and improve service delivery.

OBJECTIVES: To empower city residents with knowledge of their duties and responsibilities in governance and financial management, land administration and management, local economic development, environmental and disaster risk management, gender and HIV/AIDS, reducing gender-based violence, public facilities management, maintenance of security and community policing, and waste management.

ACTIVITIES: (1) Conduct preparatory institutional meetings. (2) Conduct needs and information assessment in the various thematic areas. (3) Conduct sensitization and awareness meetings on agreed thematic areas. (4) Conduct monitoring and evaluation on selected thematic areas.

OUTPUTS: Improved understanding on knowledge, duties and responsibilities of city residents.

GOVERNANCE N°3	Project proposal
	Revenue generation and collection programme

GOVERNANCE N°4	Project proposal
	Local urban observatory (LUO)

LOCATION: Mzuzu.

DURATION: 12 months.

BENEFICIARIES: Mzuzu City Council, Mzuzu residents and formal and informal business owners.

IMPLEMENTING PARTNER: Mzuzu City Council, Ministry of Local Government and Rural Development, formal and informal business owners, Malawi Revenue Authority, development partners, Local Development Fund, and the Ministry of Housing and Urban Development.

ESTIMATED COST: USD 90,000.

BACKGROUND: The major challenge interfering with Mzuzu City Council's ability to pay staff and to deliver services effectively is lack of adequate financial resources. There is need for an analysis of the institutional situation to review the revenue collection procedures, assess alternative revenue sources, and consult with tax payers on more efficient ways to collect and utilize taxes for the benefit of Mzuzu's economy. This will then serve as a basis for recommendation to improve and strengthen the overall revenue collection system of Mzuzu City Council.

OBJECTIVES: To improve Mzuzu City Council's financial management capacity.

ACTIVITIES: (1) Conduct an institutional needs assessment of Mzuzu City Council's financial management systems. (2) Conduct a SWOT¹ analysis on the city's financial management system. (3) Identify and assess alternative revenue sources that can improve the revenue base of the city. (4) Implement formulated strategies for improvement of the revenue collection and management. (5) Carry out monitoring and evaluation.

OUTPUTS: An improved city financial management system.

STAFF REQUIRED: Financial management experts.

LOCATION: Mzuzu.

DURATION: 12 months.

BENEFICIARIES: The public and private sector, Mzuzu residents and Mzuzu City Council.

IMPLEMENTING PARTNERS: Mzuzu City Council, Ministry of Local Government and Rural Development, Ministry of Lands Housing and Urban Development, Mzuzu University, National Statistical Office, civil society organizations, UN-HABITAT¹, and development partners.

ESTIMATED COST: USD 300,000.

BACKGROUND: Mzuzu is faced with a multitude of economic, social and political challenges. The city is striving to improve its economic performance and address urban poverty as over 60 percent of the population live in informal settlements. Decision making is difficult due to political interference and lack of dedicated leaders. There is lack of data and information flow and neither the city residents nor the city council are up-to-date with urban developments and key urban development trends. An urban support unit with a local observatory could greatly assist the city council in the promotion of good governance and improved service delivery.

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

OUTPUTS: A Local Urban Observatory established and operational.

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

¹ SWOT - Strength, Weaknesses, Opportunities, and Threats

¹ UN-HABITAT - United Nations Human Settlements Programme

SLUMS AND SHELTER

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>Availability of locally produced, cheap and good quality building materials.</p> <p>Availability of local development committees.</p> <p>The city council is mandated to provide low income housing for its poor residents.</p>	<p>There are no slum upgrading policies in place.</p> <p>There is no National Housing Policy in place to facilitate pro-poor housing development.</p> <p>The high water table in Mzuzu presents a challenge when it comes to building with temporary materials.</p> <p>Involvement of chiefs in land matters.</p> <p>Lack of forward planning in the city council fuelling the growth of informal settlements.</p> <p>The city council lacks adequate resources to deliver sufficient low income housing.</p> <p>Lack of institutional housing finance coupled with high interests on house loans and high construction costs.</p> <p>Lack of councilors to assist in land administration.</p>	<p>There is a new land bill and housing bill awaiting Parliament deliberation and passing.</p> <p>Establishment of a Development Coordination Committee to guide service delivery and city development.</p> <p>The informal settlements will provide the city council with an additional source of revenue through property tax, if they are upgraded and registered.</p> <p>Opportunities to deliver pro-poor housing through public private partnerships.</p> <p>There is high demand for low-cost housing.</p> <p>Existence of development organizations that assist in the provision of low income housing.</p>	<p>Absence of specific policies to address informal settlements issues and provision of low-cost housing.</p> <p>Increasing population and increasing cost of building materials.</p> <p>The city council lacks the capacity and resources to implement slum upgrading.</p> <p>Informal settlement residents lack security of tenure which complicates the slum upgrading process.</p>	<p>Slum upgrading.</p> <p>Capacity building for the local community and the city council.</p>

SLUMS AND SHELTER N°1	Project proposal
	Participatory city wide slum upgrading strategy

LOCATION: Informal settlements in Mzuzu.

DURATION: 24 months.

BENEFICIARIES: Residents of the informal settlements.

IMPLEMENTING PARTNERS: Malawi Housing Corporation; the Ministry of Lands, Housing and Urban Development; Mzuzu City Council; development organizations; local communities; Mzuzu University; UN-HABITAT¹; and the private sector.

ESTIMATED COST: USD 4,500,000.

BACKGROUND: Mzuzu City's informal settlements are home to 60 percent of Mzuzu's population. These people live in deplorable conditions with inadequate access to proper infrastructure and basic urban services such as roads, water, sewerage, and electricity. The informal settlements are in urgent need of upgrading in order to improve the living conditions of the residents and reduce poverty.

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

OUTPUTS: Selected informal settlements upgraded.

STAFF REQUIRED: (1) Urban planners (2) Socio-economic mapping expert. (3) Trainers in low income housing construction. (4) Engineers. (5) Environment, water and sanitation specialist. (6) Local community coordinators.

¹ UN-HABITAT - United Nations Human Settlements Programme

GENDER AND HIV/AIDS

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>A National Gender Policy in place.</p> <p>Active participation of development and humanitarian organizations and the civil society in gender and HIV/AIDS.</p> <p>Promotion of women empowerment by the government and various development and humanitarian organizations.</p> <p>Free primary education has increased the enrollment of girls in schools.</p> <p>Programmes exist for training of committees at all levels on gender and HIV/AIDS.</p>	<p>Lack of a gender policy.</p> <p>Gender activities are biased towards women.</p> <p>The attendance of males in adult literacy programmes is lower than females.</p> <p>There is low information dissemination on gender issues, such as gender-based violence.</p> <p>Inadequate resources to support gender programmes.</p> <p>Lack of political will to address gender issues.</p> <p>Lack of attention by various stakeholders to address urban poverty.</p> <p>Lack of implementation of proposed gender mainstreaming programs.</p>	<p>Deliberate efforts to empower women by allocating them more governance and leadership positions.</p> <p>Promotion of universal education for all.</p> <p>Build capacity of key development and humanitarian organizations in the gender sector.</p> <p>Existence of micro-finance institutions to support economic activities by men and women entrepreneurs.</p> <p>Funding for HIV/AIDS programmes through the National AIDS Commission (NAC).</p> <p>Availability of Voluntary Counselling and Testing centers and free anti-retroviral drugs to HIV/AIDS infected persons.</p> <p>Availability of international support for gender and HIV/AIDS programmes.</p>	<p>The Local level gender policy is not equitably formulated.</p> <p>Lack of resources to implement gender programmes.</p> <p>High incidences of early marriages for girls and sexual exploitation of vulnerable women and girls.</p>	<p>Advocate and improve girls' access to education.</p> <p>Create awareness on gender based violence</p> <p>Encourage men to participate fully in gender and HIV/AIDS related projects.</p> <p>Set-up markets where entrepreneurs can sell their goods and services.</p>

GENDER HIV/AIDS N°1	Project proposal
	Mainstreaming Gender and HIV/AIDS within Mzuzu City Council

GENDER HIV/AIDS N°2	Project proposal
	Rehabilitation and upgrading of urban community health facilities

LOCATION: Mzuzu City Council.

DURATION: 2 years.

BENEFICIARIES: Mzuzu City Council and city residents.

IMPLEMENTING PARTNERS: Mzuzu City Council; development and humanitarian organizations working in Mzuzu; the Ministry of Gender, Children and Community Development; Malawi Local Government Association; the Ministry of Local Government and Rural Development; and UN-HABITAT¹.

ESTIMATED COST: USD 200,000.

BACKGROUND: Mzuzu City Council has no local gender policies in place to guide it on gender mainstreaming issues. Gender issues need to be mainstreamed into all the city council operations and awareness on gender policies created among city council staff. An internal work-based policy for gender is required to help re-orient all service delivery and reinforce gender mainstreaming strategies at all levels of the council's operations.

OBJECTIVES: To mainstream gender and HIV/AIDS in city council operations.

ACTIVITIES: (1) Undertake an assessment of gender issues in Mzuzu City Council. (2) Hold consultative meetings with key stakeholders to develop a gender mainstreaming implementation plan. (3) Implement gender-mainstreaming activities. (4) Monitoring and evaluation.

OUTPUTS: A Gender and HIV/AIDS workplace policy in place.

STAFF REQUIRED: (1) Gender specialists and trainers.

LOCATION: Mzuzu.

DURATION: 24 months.

BENEFICIARIES: Mzuzu residents.

IMPLEMENTING PARTNERS: Mzuzu City Council, Ministry of Health, National AIDS Commission, Ministry of Local Government and Regional Development, UN-HABITAT, UNDP¹, UNICEF², UNAIDS³, African Medical Research Foundation, and civil society organizations.

ESTIMATED COST: USD 400,000.

BACKGROUND: Mzuzu has a high level of HIV/AIDS and malaria infection rates. The city's health facilities are inadequate with a shortage of Voluntary Counselling and Testing centres. Additional health facilities are needed while existing ones need upgrading.

OBJECTIVES: To improve accessibility to health services for all.

ACTIVITIES: (1) Carry out an inventory of existing health facilities and a needs assessment. (2) Conduct a consultative meeting with key stakeholders. (3) Implement the rehabilitation and upgrading programme. (4) Prepare a post maintenance and monitoring strategy.

OUTPUTS: Rehabilitated and upgraded community health facilities.

¹ UN-HABITAT - United Nations Human Settlements Programme

¹ UNDP - United Nations Development Programme

² UNICEF - United Nations Children's Fund

³ UNAIDS - The Joint United Nations Programme on HIV/AIDS

ENVIRONMENT AND URBAN DISASTER RISKS

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
ENVIRONMENT				
<p>National and city legislation available.</p> <p>Establishment of departments within the Assembly to manage environmental affairs.</p> <p>Budget provision for environmental management by Mzuzu City Council.</p>	<p>Poor implementation of environmental legislation.</p> <p>Poor coordination of environmental management activities.</p> <p>Inadequate resources to support environmental management initiatives.</p> <p>Increase in the number of illegal developments.</p> <p>Poor building regulations and building codes to guide in the construction of safe and good quality commercial and residential premises.</p> <p>Shortage of manpower to implement environmental regulations.</p>	<p>Review of existing legal frameworks and emerging issues such as climate change.</p> <p>Improved coordination between the government and non-governmental departments involved in environmental conservation activities.</p> <p>High awareness on environmental activities among the government, local and international organizations.</p> <p>Tree planting and afforestation programmes in place.</p> <p>Establishment of Private Public Partnerships in environmental conservation programmes.</p>	<p>Absence of specific regulations to address environmental challenges faced in the unplanned settlements.</p> <p>Pollution and contamination of ground water by industry effluents, pit latrines and other domestic effluents.</p> <p>Increase in natural hazards such as floods, landslides and weather changes.</p> <p>Rapid population growth.</p> <p>Slow pace of responding to climate change.</p> <p>High dependence on charcoal and firewood for cooking and lighting is accelerating deforestation of water catchment areas and forest reserves.</p>	<p>Conduct an assessment of the main environmental needs and gaps, and formulate an environmental action plan.</p> <p>Operationalize and review existing legal frameworks to address current issues.</p> <p>Conduct public education and awareness campaigns on environmental issues.</p> <p>Increase budgetary spending on environmental projects.</p> <p>Explore broad based partnerships in addressing environmental problems.</p> <p>Expand existing sewerage treatment and solid waste management facilities.</p>
URBAN DISASTER RISKS				
<p>Existence of legal frameworks at the National level.</p> <p>Existence of the Department of Disaster Management Affairs.</p> <p>Participation of other stakeholders and communities in disaster response and prevention.</p>	<p>Lack of local level legislation to assist in disaster risk reduction and management.</p> <p>Lack of technical capacity in times of disaster and emergency.</p> <p>Lack of structures dealing with disaster management and prevention at the local level.</p>	<p>Political will exists to address disaster risks.</p> <p>Growing awareness on the importance of disasters risk reduction and mitigation measures.</p>	<p>Uncontrolled development in fragile areas leading to environmental degradation.</p> <p>Corrupt practices and fraud undermining building codes and planning regulations and resulting in the construction of substandard buildings, which increases the risk of disasters occurring.</p> <p>Climate change and increase in natural disasters.</p>	<p>Mapping of disaster prone areas.</p>

Project proposal	
ENVIRONMENT N°1	Integrated environmental management programme

Project proposal	
ENVIRONMENT N°2	City wide climate change adaptation project

LOCATION: Mzuzu.

DURATION: 24 months.

BENEFICIARIES: Mzuzu City Council, Mzuzu residents.

IMPLEMENTING PARTNERS: Mzuzu City Council, civil society organizations, Rural Foundation for Afforestation, UN-HABITAT¹, and development partners.

ESTIMATED COST: USD 750,000.

BACKGROUND: Mzuzu is faced with various environmental challenges but environmental conservation does not feature high on Mzuzu City Council's list of priorities. The city council also lacks adequate capacity to tackle environmental issues and does not have an integrated environmental management plan in place. Such an integrated plan would help a lot in addressing environmental challenges.

OBJECTIVES: To improve environmental management in the wake of climate change.

ACTIVITIES: (1) Conduct a needs assessment through a consultative process. (2) Prepare an environmental profile of the city. (3) Prepare an integrated environment management plan. (4) Implementation of the integrated environment management plan.

OUTPUTS: An integrated environmental management plan in place.

STAFF REQUIRED: Environmental experts.

LOCATION: Mzuzu.

DURATION: 3 years.

BENEFICIARIES: Mzuzu City Council and Mzuzu residents.

IMPLEMENTING PARTNERS: Mzuzu City Council, the Department of Environmental Affairs, Department of Disaster Management Affairs, Mzuzu University, Geological Surveys Department, and Department of Climate Change and Meteorological Services.

ESTIMATED COST: USD 300,000.

BACKGROUND: Climate change is resulting in the rise in the occurrence of natural disasters and the capacity of Mzuzu City Council to climate change and natural disasters when they occur is weak. Cities contribute significantly to climate change and the increased emission of green house gases. Common disaster risks include floods, storms, and landslides.

OBJECTIVES: To strengthen the capacity of Mzuzu City Council and key stakeholders in addressing climate change issues.

ACTIVITIES: (1) Increased public awareness on climate change and its impact. (2) Mapping of disaster prone areas. (3) Formulation of building codes for safer and better buildings. (4) Afforestation programmes.

OUTPUTS: Strengthened capacity of all stakeholders.

STAFF REQUIRED: (1) Environmental experts. (2) Building experts. (3) Urban planners. (4) Geologists.

¹ UN-HABITAT - United Nations Human Settlements Programme

LOCAL ECONOMIC DEVELOPMENT

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>Availability of some legal frameworks, by-laws and regulations for local economic development.</p> <p>Mzuzu is the regional headquarters and is strategically located near external markets.</p> <p>Existing and growing local markets for local goods and services thus promoting local economic development.</p> <p>Availability of production factors at relatively low costs.</p>	<p>Absence of a comprehensive local economic development plan for the city.</p> <p>Slow economic growth and high rates of unemployment.</p> <p>Inadequate existing infrastructure and services to support local economic development.</p> <p>Inadequate regulations and by-laws to support the growth of the economy, both formal and informal.</p> <p>Inadequate entrepreneurial and business skills among local business owners.</p> <p>Shortage of serviced land for economic development.</p> <p>Lack of market diversification.</p> <p>Absence of institutional frameworks to promote local economic development.</p>	<p>Skills development institutions are locally available.</p> <p>Growing support and political will for small and medium enterprises through the establishment of micro-finance institutions.</p> <p>Establishment of public-private partnerships that will promote local economic development.</p> <p>Availability of raw materials at relatively low costs for manufacturing and agro-based industries.</p> <p>Growing local markets for finished goods and services.</p> <p>Support for women in business through provision of low interest loans.</p>	<p>Limited access to investment capital by small and medium enterprises that do not have collateral.</p> <p>Unreliable power and water supply which negatively affects the performance of the economy.</p> <p>Illegal hawking is a common practice.</p>	<p>Strengthen the Department of Trade, Commerce and Industry within Mzuzu City Council in order to promote local economic development.</p> <p>Provide serviced land and infrastructure for economic development.</p> <p>Exploit the tourism potential of the city.</p>

LOCAL ECONOMIC DEVELOPMENT N°1	Project proposal
	Establishment of Mzuzu City Council's Department of Commerce, Trade and Industry

LOCAL ECONOMIC DEVELOPMENT N°2	Project proposal
	Provision of local economic development infrastructure in selected townships

LOCATION: Mzuzu.

DURATION: 12 months.

BENEFICIARIES: Mzuzu City Council and formal and informal business owners.

IMPLEMENTING PARTNERS: Mzuzu City Council, Malawi Confederation of Chambers of Commerce and Industry, the Ministry of Trade and Industry, and Malawi Investment Promotion Agency.

ESTIMATED COST: USD 30,000.

BACKGROUND: The economy of Mzuzu is driven by small and medium enterprises and the informal sector constitutes over 60 percent of the economy. Important local economic activities include retail and wholesale trade, construction, timber industry, tourism, motor vehicle sales, and agro-processing. Local economic development challenges include shortage of resources by Mzuzu City Council, inadequate capacity by the city council to implement local economic development initiatives, lack of entrepreneurial skills by local business owners, and inappropriate legal frameworks that do not promote local economic development. In order to address these setbacks there is need to establish a department within Mzuzu City Council that will support and promote local economic development initiatives.

OBJECTIVES: To promote local economic development in Mzuzu.

ACTIVITIES: (1) Prepare a departmental organogram for the new department in the city council. (2) Recruitment of staff. (3) Development of a strategic plan (creation of a website and carrying out an economic survey).

OUTPUTS: Department established and functional.

LOCATION: Mzuzu.

DURATION: 24 months.

BENEFICIARIES: Mzuzu City Council and small scale entrepreneurs.

IMPLEMENTING PARTNERS: Mzuzu City Council, the informal sector, the business community, donors, Local Development Fund, and the Ministry of Local Government and Regional Development.

ESTIMATED COST: USD 1,000,000.

BACKGROUND: Mzuzu City Council has inadequate markets and infrastructure forcing small and medium enterprises to conduct their businesses in undesignated areas. Further, the existing markets are located in unsuitable locations that are far from residential areas. Construction of new markets situated close to the consumers and construction of social infrastructure will create a conducive environment for doing business, enhance business productivity and promote local economic development. It will also increase the revenue collected by the city council.

OBJECTIVES: To promote the growth of small and medium enterprises and enhance the city council's revenue generation.

ACTIVITIES: (1) Conduct a needs assessments of markets and social infrastructure. (2) Construction of markets and other social infrastructure.

OUTPUTS: Increase in the number of small and medium enterprises.

BASIC URBAN SERVICES

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
WATER				
<p>A legal framework for the supply of water in the city is in place.</p> <p>The water supply network covers most parts of the city.</p> <p>There is communal water supply through kiosks in the informal settlements.</p> <p>Private Public Partnerships are in place to assist in provision of water in the informal settlements.</p> <p>All public health facilities have access to piped water.</p> <p>Water quality in the city is generally good.</p>	<p>The poor are not able to afford the cost of water.</p> <p>A worn out water supply system and frequent bursting of water pipes has resulted in huge water losses through leakages and high maintenance costs.</p> <p>Frequent water rationing has resulted in some areas going for long periods without water.</p> <p>43 percent of community water points are not functioning due to low water pressure, outstanding water bills and vandalism.</p>	<p>Water supply is on individual application basis.</p> <p>Provision of water can be used as a development control guideline for reducing squatting.</p> <p>Communities are willing to pay for water supply services and manage community water points through Community Development Committees.</p>	<p>The high cost of water is forcing some residents to obtain water from unsafe sources.</p> <p>The water supply infrastructure is old with frequent breakdowns and high maintenance costs.</p> <p>Destruction of water catchment areas through deforestation and pollution.</p> <p>Vandalism of water pipes leading to frequent water disconnections.</p> <p>Lack of reliable power to pump water resulting in low water pressure</p>	<p>Provide water for all.</p> <p>Upgrade the existing reticulation system to meet the demand.</p> <p>Provide bigger water reservoirs.</p>
ELECTRICITY				
<p>An electricity supply legal framework is in place.</p> <p>Electricity supply infrastructure is available in most parts of the city including the informal settlements.</p> <p>There is an additional source of hydro-electric power supply from Wowwe in Karonga.</p> <p>Availability of alternative energy sources such as solar power.</p>	<p>Illegal electricity connections and unreliable electricity supply in some areas.</p> <p>Electricity connection takes long once applied for.</p> <p>High electricity tariffs.</p> <p>Electricity Supply Corporation of Malawi is the only electricity supplier in Malawi.</p>	<p>Provision of electricity can be used as a development control guideline to reduce squatting.</p> <p>There is potential for growth of alternative power sources such as wind and solar.</p> <p>Availability of training institutions, for example Mzuzu University Training Centre for Renewable Energy Technology.</p>	<p>The high cost of electricity connection for both applicants and service providers.</p> <p>Electricity supply infrastructure is old and dilapidated.</p> <p>Destruction of water catchment areas mainly through deforestation has led to the reduction of the water volume in power generation stations.</p> <p>Lack of financial and technical capacity to expand and upgrade existing electricity supply infrastructure in order to meet the growing demand.</p> <p>Vandalism of electricity infrastructure, such as transformers.</p> <p>Over-dependence on hydroelectric power.</p>	<p>Upgrade and expand the electricity supply infrastructure in order to meet the growing demand.</p> <p>Develop alternative sources of electricity such as wind and solar power.</p> <p>Prevent vandalism of electricity infrastructure through improved security.</p>

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
URBAN SAFETY				
<p>Presence of a National Police Service.</p> <p>Availability of private security firms.</p> <p>Existence of community policing initiative.</p>	<p>Inadequate safety personnel, equipment and vehicles for timely response, for example there is lack of sufficient fire fighting equipment in the city.</p> <p>Absence of street lighting in many areas leading to increased insecurity.</p> <p>A corrupt police force.</p>	<p>Existence of a Crime Rapid Response Service.</p> <p>Existence of the National Road Safety Council to coordinate road safety issues.</p> <p>Existence of community policing which has helped to improve the relations between the community and the police.</p> <p>Establishment of a Victim Support Unit by the police.</p> <p>Existence of political will to improve urban safety.</p>	<p>Low public trust in the police.</p> <p>The city council lacks adequate resources for the implementation of urban safety programmes.</p> <p>Rising unemployment which has led to the increase in crime.</p> <p>Vandalism of safety equipment and infrastructure.</p> <p>High cases of road accidents due to poor road infrastructure and reckless driving.</p>	<p>To provide street lighting throughout the city for improved security.</p>
WASTE MANAGEMENT				
<p>There is a national and local level waste management legal framework in place.</p> <p>Active participation of private institutions in waste management.</p> <p>Availability of cleaning services.</p>	<p>Weak implementation and enforcement of waste management regulations.</p> <p>Poor coordination among waste management service providers.</p> <p>Indiscriminate dumping of waste especially in the informal settlements resulting in environmental degradation.</p> <p>Lack of waste collection and disposal services in the informal settlements.</p> <p>Poor disposal of industrial effluents.</p> <p>Absence of a recycling plant for recycling of non-biodegradable waste.</p> <p>Poor sanitation.</p>	<p>Emergence of innovative sanitation concepts like ecological sanitation (eco-san) toilets and biogas energy.</p> <p>A new waste management site has been identified.</p> <p>There is potential for developing an effective sewer system.</p> <p>Availability of improved water supply.</p> <p>There is potential for setting up a waste recycling and composting plant.</p> <p>Some non-governmental organizations and private sector organizations are assisting in waste management activities in Mzuzu.</p>	<p>Over-dependence on pit latrines in the informal settlements has resulted in high rates of ground water pollution.</p> <p>The rapid urban population growth in Mzuzu has resulted in the increase in waste generated in the city.</p>	<p>To identify and develop a designated dump site for the waste produced in the city.</p> <p>To procure vacuum tankers for emptying septic tanks.</p> <p>Capacity building and sensitization of the community on proper waste management techniques for a cleaner environment.</p> <p>Construction and upgrading of the sewerage system.</p> <p>Establishment of a recycling plant for non-biodegradable waste.</p> <p>Adoption of new sanitation waste management technologies such as ecological sanitation (eco-san) toilets.</p>

BASIC URBAN SERVICES N°1	Project proposal
	Vandalism prevention project

LOCATION: Mzuzu.

DURATION: 18 months.

BENEFICIARIES: Mzuzu City Council, Northern Region Water Board, Electricity Supply Corporation of Malawi, Malawi Telecommunications Limited, and Mzuzu residents.

IMPLEMENTING PARTNERS: Mzuzu City Council, the Northern Region Water Board, Electricity Supply Corporation of Malawi, Malawi Telecommunications Limited, the Roads Authority, Malawi Police, Mzuzu residents, non-governmental organizations, and civil society organizations.

ESTIMATED COST: USD 50,000.

BACKGROUND: There is a high rate of vandalism of utility services such as water pipes, electricity equipment, road signs, electric poles, street lights, and other social infrastructure. Most incidences of vandalism occur in the informal settlements. There is need to create awareness among Mzuzu residents on their duties and responsibilities in taking care of the social infrastructure.

OBJECTIVES: To protect public infrastructure from vandalism and reduce the maintenance costs of public infrastructure.

ACTIVITIES: (1) Preparation of sensitization materials. (2) Community sensitization through the mass media and public meetings.

OUTPUTS: (1) A more responsible citizenry. (2) Reduction in vandalism of public infrastructure.

STAFF REQUIRED: Community development workers.

BASIC URBAN SERVICES N°2	Project proposal
	Urban safety infrastructure project

LOCATION: Mzuzu.

DURATION: 5 years.

BENEFICIARIES: Mzuzu City Council, Mzuzu residents.

IMPLEMENTING PARTNERS: Mzuzu City Council, Road Safety Council, Road Authority, development partners, Mzuzu residents, the police, Minibus Owners Association of Malawi, and Sacramento Association (Mzuzu).

ESTIMATED COST: USD 1,500,000.

BACKGROUND: There is inadequate road infrastructure in the city which leads to frequent road use conflicts between vehicles, cyclists and pedestrians resulting in road accidents. School children are always exposed to danger when crossing the roads. Street lighting is almost non-existent making driving at night very unsafe. Road users also lack knowledge on proper road use.

OBJECTIVES: To improve urban safety.

ACTIVITIES: (1) Provision of street lights. (2) Creation of foot paths for pedestrians. (3) Awareness on proper road use. (4) Provision of parking space.

OUTPUTS: (1) Improvement of the road infrastructure. (2) Reduction in road accidents.

STAFF REQUIRED: (1) Engineers. (2) Road safety experts. (3) Urban planners.

BASIC URBAN SERVICES N°3	Project proposal
	Solid waste management programme

LOCATION: Mzuzu.

DURATION: 24 months.

BENEFICIARIES: Mzuzu City Council, private and community organizations and Mzuzu residents.

IMPLEMENTING PARTNERS: Mzuzu City Council, UN-HABITAT¹, development partners, and Mzuzu Businesses Association.

ESTIMATED COST: USD 1,000,000.

BACKGROUND: The city has a refuse collection and disposal system in place. However some residential areas, particularly the informal settlements, do not have access to refuse collection and disposal services. Furthermore, the city has no proper solid waste management site. Waste is currently dumped in the Mchengautuwa informal settlements, which is dangerous to the health of the area residents. A proper solid waste management site is urgently needed to address this challenge.

OBJECTIVES: To improve waste management.

ACTIVITIES: (1) Site identification and feasibility studies (geological and environmental impact assessment). (2) Land acquisition. (3) Design and development of a solid waste management facility. (4) Procurement of equipment. (5) Implementation of the waste management project. (6) Monitoring, evaluation and documentation of experiences.

OUTPUTS: A solid waste management facility in place and operational.

STAFF REQUIRED: (1) A geologist. (2) Urban planners. (3) Environmental impact assessment (EIA) experts. (4) An engineer. (5) An environmental health expert.

¹ UN-HABITAT - United Nations Human Settlements Programme

LAND

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>There is a National Land Policy in place.</p> <p>There is a fully established department to manage land matters in place within the city council.</p> <p>A Plot Allocation Committee and a Town Planning Committee exists.</p> <p>Entry into the housing sector by pro-poor non-governmental organizations and the private sector.</p> <p>Existence of the Malawi Housing Corporation and the Lands Department.</p>	<p>Lack of proper infrastructure such as good roads to link different townships, residential areas and markets.</p> <p>Inadequate capacity to enforce development control regulations.</p> <p>Inadequate coordination and conflicting interest in land administration.</p> <p>Poor land registration systems.</p> <p>Long and cumbersome land acquisition processes made worse by corruption and lack of transparency.</p>	<p>The national land policy advocates for equitable access to land, development of pro-poor housing and security of tenure for those living in informal settlements.</p> <p>The existing land legislations are currently under review to address current challenges.</p> <p>Availability of training courses in land management at the University of Malawi, Mzuzu University and the Natural Resources College (NRC).</p> <p>Existence of the Local Development Fund which funds local land servicing programmes.</p>	<p>Involvement of traditional chiefs in urban land administration.</p> <p>Political interference in land matters.</p> <p>Delays in developing land use plans for the city.</p> <p>Proliferation of informal settlements.</p> <p>The decreasing accessibility of caused by increase in land prices.</p>	<p>Redefining the roles and functions of traditional leaders, especially in land matters.</p> <p>Servicing more land and promoting accessibility of land for low income groups.</p> <p>Improving the capacity of the city council in land administration and management.</p> <p>Establishing a Land Information System in the land department within the city council.</p>

LAND N°1	Project proposal
	Land administration and capacity building project

LAND N°2	Project proposal
	Land regularization in the informal settlements

LOCATION: Mzuzu.

DURATION: 3 years.

BENEFICIARIES: Mzuzu City Council, Mzuzu residents.

IMPLEMENTING PARTNERS: Mzuzu City Council, Mzuzu University, Ministry of Lands Housing and Urban Development, Ministry for Local Government and Rural Development, development partners, and UN-HABITAT¹.

ESTIMATED COST: USD 400,000.

BACKGROUND: Mzuzu City Council does not have trained staff in land administration and is currently using a manual land administration system. The city council also lacks the necessary land administration equipment.

OBJECTIVES: To improve land administration in the city.

ACTIVITIES: (1) Development of a Land Information System to facilitate land administration. (2) Training of city council staff in land administration and management.

OUTPUTS: (1) An automated Land Information System. (2) Trained staff in land administration.

STAFF REQUIRED: (1) A systems administrator. (2) A Geographic Information Systems (GIS) expert. (3) A land administration expert.

LOCATION: Mzuzu.

DURATION: 5 years.

BENEFICIARIES: Mzuzu City Council and informal settlement residents.

IMPLEMENTING PARTNERS: Mzuzu City Council, development partners, UN-HABITAT, Ministry of Local Housing and Urban Development, Ministry of Local Government and Rural Development, Mzuzu University, non-governmental organizations, and civil society organizations.

ESTIMATED COST: USD 500,000.

BACKGROUND: Most people staying in the informal settlements lack security of tenure. About 60 percent of the population in Mzuzu lives in the informal settlements.

OBJECTIVES: To provide security of tenure for informal settlements residents.

ACTIVITIES: (1) Carrying out community sensitization. (2) Land mapping. (3) Database development. (4) Drawing and issuing of land title deeds.

OUTPUTS: Legal titles issued.

STAFF REQUIRED: (1) A database development expert. (2) Community development workers. (3) A Geographic Information Systems expert. (4) A lands administration expert.

¹ UN - HABITAT - United Nations Human Settlements Programme

MZUZU CITY CONSULTATION

ATTENDANCE LIST

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Miss Wezi Moyo	Action Aid International Malawi
Mr Q AC Mvula	Chibanja Development Committee
Mr. Moses Mkandawire	Church and Society
Miss Jessie T Msiska	Community Development
Mr. Douglas Kamanga	Electricity Supply Corporation of Malawi
Mr Kamunkhoti Mkandawire	Group Village Headman
Mr Mike Moyo	Local Development Fund
Mr J K Mendele	Luwinga Development Committee
Mr Joseph B Bambi	Malawi Telecommunications Limited
Christina Chiumia	Masasa ward
Luffus T K Mhango	Mchengautuwa Ward Development Committee
Mr Dalitso L Mpoola	Min. of Local Government/Lilongwe City Council
Mr D C Mwale	Minibus Owners Association (MOAM)
M/s Anna Sichinga	Ministry of Education
Mr F S C Mtonga	Ministry of Lands, Housing & Urban Development
Mr W F Phiri	Msongwe Community Development Committee
Mr Gift Mwase	Mzuzu Catholic Commission For Justice & Peace
Mr V M C Masina	Mzuzu City Council
Mr Alexander Chirambo	Mzuzu City Council
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Mr Yona Simwaka	Mzuzu City Council
Mr G G Pondelani	Mzuzu City Council
Mr Willison M Mbewe	Mzuzu Market Association
Superintendent David Kumwenda	Mzuzu Police
Mr George Kanyika	Mzuzu University
Mr J S T Phiri	Mzuzu University
Mr D M Kamlomo	Mzuzu University
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Mr Wallace Kudzala	National Initiative for Civic Education
Mr A K W Tembo	Nkhorongo Ward Development Committee
Mr L Kokoliko	Northern Region Water Board
Mr Chimwemwe B Banda	Physical Planning Department
Mr J Nkhwazi	Rural Foundation For Afforestation (RUFA)
Miss Zindaba W Lungu	Social Welfare Office
Mr John Chome	UN-HABITAT
Mr S A Sibande	Ward Development Committee
Mr Alfred Nyirenda	Zolozolo West Development Committee
Mr Fred Nankuyu	Zomba City Council

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