

AUHF's 30th Anniversary Conference and AGM

It is just over three months until the AUHF's 30th Anniversary Conference and AGM, which is being held this year in Cape Town, South Africa. Please join us to explore, debate and learn about the issues relating to alternative building materials for affordable housing construction.

**AUHF 30TH Anniversary Conference and AGM
17-19 November 2014 in Cape Town, South Africa**

Africa is growing through its cities, and every day, as people flock to urban centres in search of opportunity and change, the demand for housing grows. With an annual urbanisation rate of 3.5% over the past two decades, Africa's cities are the fastest growing in the developing world. Currently, about 40% of the continent's one billion people live in cities and towns. It is estimated that in the next few years, some African cities will be home to as much as 85% of their country's population. Contemplating the challenge of meeting this need can be overwhelming. The residential opportunity is obvious.

And yet, housing delivery is not reaching the scale, sustainability or affordability levels that these pressures demand. Investors, lenders and developers will miss the market if they do not consider the realities of affordability and the very real need for scale and sustainability across the continent. What kinds of alternative building technologies should be considered? And how can these be financed?

This year's AUHF conference seeks to address a key challenge faced by housing lenders, developers, and policy makers across the continent: meeting the demand for the scale delivery of affordable and sustainable housing. Taking place in sunny Cape Town, South Africa, the conference will look at sustainable housing and new green technologies, rapid construction methodologies that address scale, and affordable construction technologies that realise housing affordability for lower income earners. Mechanisms to finance these approaches will be considered on the second day, which will end with a 30th anniversary celebration of the AUHF's founding in 1984. The conference will be coupled with an exhibition of alternative building technology providers, and will raise the profile of this

key issue for demand among policy makers and practitioners across the continent.

This conference will include presentations, panel discussions, and a site visit; and is set to attract businesses and governments from across Africa and globally, to consider the opportunities of investing in housing finance in Africa. Delegates will have the opportunity to engage with investors and practitioners active in housing finance markets across Africa, to debate the critical challenge facing the growth of housing markets in Africa.

Register now and get the Early Bird rate! Visit <http://www.sbs.co.za/auhf2014>

AUHF Members	Early Bird (until 30 Aug)	Normal (until 31 Oct)	Late (from 1 Nov)
1 Day conference	R2300 (US\$217)	R2600 (US\$245)	R2900 (US\$275)
2 Day conf. + site visit	R5700 (US\$520)	R6270 (US\$570)	R6840 (US\$625)
NON Member	Early Bird (until 30 Aug)	Normal (until 31 Oct)	Late (from 1 Nov)
1 Day conference	R3000 (US\$282)	R3300 (US\$310)	R3600 (US\$340)
2 Day conf. + site visit	R7410 (US\$675)	R8208 (US\$745)	R8892 (US\$810)

A trade exhibition will run alongside the conference, offering suppliers and outstanding opportunity to promote their products and services to participants. Exhibition stands are available in multiples of 9m², at R2750/m² plus VAT (14%). Space is limited, so book soon. Visit <http://www.sbs.co.za/auhf2014/page.php?page=exhibition>

FINANCING HOUSING in Africa is a monthly publication of the African Union for Housing Finance for its members. Please submit material for inclusion to Kecia Rust, at kecia@housingfinanceafrica.org.

AFRICAN UNION FOR HOUSING FINANCE

The AUHF is an association of now thirty-nine mortgage banks, building societies, housing corporations and other entities involved in the mobilization of finances for the development of shelter and housing on the African continent. The AUHF is a non-governmental association and has its presence in some sixteen countries across the continent of Africa. See www.auhf.co.za

LinkedIn Group: African Union for Housing Finance

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In the news

This month in African housing & finance

Southern African News

The **South African** government is in talks with the private sector over the introduction of a new housing scheme for public servants. The scheme would target lower income public servants unable to afford an entry-level house with the mortgage loan for which they would qualify. South African public servants get paid a housing allowance however the amount is not enough, given their affordability for credit and the cost of housing. [17 July, [SA News](#)]

The estimated housing backlog in **Zimbabwe** is 1.2 million units, with the bulk of this being in the capital, Harare. As such, housing cooperatives are increasingly seen as a viable solution to solving the housing issue. For example, the Nehanda Housing Co-operative (a cooperative under the Government's national housing delivery programme launched in 2001) is extending services to government servants. The cooperative has delivered 981 houses to its members and a further 1 800 houses are at different stages of construction. Zimbabwe has laws that govern cooperatives such as the Co-operatives Act Chapter 24.05, the Constitution, and by-laws. [17 July, [All Africa](#)]

East African News

Real People Investment Holdings (A South African based company) is selling its first bond in **Kenya**. According to the Neil Grobbelaar, Real People CEO, the bond may raise US\$23 million in two to four years. Real People is expanding its services of providing home loans into Kenya, Uganda and Tanzania. About US\$ 30 million has already been disbursed in Kenya as the South African economy is facing rising unemployment and interest rates. [22 July, [Business Day Live](#)]

Uganda's Revenue Authority has announced during the Parliamentary Financial Committee that they will tax all rental properties. If the property is owned by an individual then the 20 percent will be taxed and if the property is owned by a company then 30 percent tax will be applied. Some members of parliament

responded to the announcement with protest as they believed it was too high, suggesting that it should rather be 10 percent. They added that property owners would most likely pass the cost down to those renting, undermining housing affordability. [24 July, [Into East Africa](#)]

Tanzania's real estate market is attracting a lot of developers as it has seen an increase in the construction of villas, apartment complexes, office parks and malls. This comes after the discoveries of oil and natural gas deposits. The demand for residential housing has increased in the last couple of years due to the country's thriving economy. The government's strong macroeconomic policies are setting Tanzania on the road to becoming one of Africa's leading economic powerhouses. The real estate sector contributes 10.2 percent of the country's GDP according to the Financial Stability Report 2013. [13 July, [All Africa](#)]

West African News

Tackling the housing deficit in **Nigeria** is a challenge as entry-level housing is rarely affordable for low income earners, even with a mortgage. The Federal Ministry of Lands, Housing and Urban Development has been accused of not aiding in the process, and some argue that the problem is the lack of affordable housing produced on a mass scale. One of the major issues is that concerning the price of land, where often developers purchase land at high rates and then pass on the costs to buyers through the purchase price and interests. Developers also target higher value markets where the return is the highest, and as a result, affordable housing is not being developed at the scale required. Most successful housing schemes involve public private partnerships where the banks, government and developers cooperate in the development. [28 July, [All Africa](#)]

Member News

The **Development Bank of Rwanda** has, through its revolving fund, identified the refinancing of microfinance institutions (MFIs) to develop the country's MFI industry and boost MFIs operations and performance. The minimum amount the Development



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Bank can lend to an individual or a company is US\$ 21 800 therefore this means that the bank does not reach a certain category of potential clients who need smaller amounts. This is why microfinance is the best tool for Development Bank to increase its outreach to rural investment with more impact.[22 July, All Africa]

One of the reforms set by the Central Bank of Nigeria is to have all Primary Mortgage Institutions in Nigeria reorganized into Primary Mortgage Banks. In line with that, the Abbey Building Society has changed its name to **Abbey Mortgage Bank**. The company is glad to announce that they have met the minimum capital requirement for operation at National level and are licensed to have branches throughout the country. [Source: Madu Hamman, Executive Director, Abbey Mortgage Bank Plc.]

Shelter Afrique has shown its commitment towards affordable housing on the continent through investing US\$ 200 million into Nigeria's housing sector over the next three years. Afrique will work with the Real Estate Development Association of Nigeria (REDAN) to build 10 000 houses in three years. Furthermore, they will team up with the government and Federal Mortgage Bank of Nigeria (FMBN). [27 July, All Africa]

UPCOMING EVENTS

- **18-20 August:** [Affordable Housing Africa](#). Cape Town, South Africa. This conference is supported by the AUHF and offers AUHF members a 10% discount. Contact CindyC@marcusevanski.com
- **26-28 August:** 4th [Affordable Housing Summit](#), Johannesburg, South Africa. A 15% discount for AUHF members – register with Sachin.gowda@iqpc.com
- **3 September 2014:** [Application Deadline, 2014 Housing Finance Course for Sub-Saharan Africa](#)
- **2-5 September:** 14th African Real Estate Society Annual, Cape Town, South Africa.
- **11- 12 September:** [Building The Future](#) - Event to mark the 100th anniversary of the IUHF, Munich, Germany

- **28 September - 01 October 2014:** [Call for Papers, International Housing Conference, Exhibition & Housing Awards](#), Lord Charles Hotel, Somerset West, Cape Town, South Africa
- **2-3 October 2014:** [Real Estate Unite](#) – Africa's Property Market, Lagos, Nigeria

• **5-11 October 2014:** [2014 Housing Finance Course for Sub-Saharan Africa](#), Cape Town, South Africa. 10% discount for AUHF members – spaces are limited – application deadline 3 September 2014.

- **13-14 October 2014:** [Africa Property Investment Summit](#), Sandton, South Africa

- **19- 22 October:** [Planning Africa 2014](#). Durban, South Africa.

- **17-19 November:** 30th Anniversary AUHF Conference and AGM, New venue: **Cape Town South Africa**. For more information contact kecia@housingfinanceafrica.org

Visit <http://www.auhf.co.za/events/> for event details

RECENT TWEETS



[@AUHF_Housing](#) : Shelter Afrique, has given a US\$9 million loan to Uganda National Housing and Construction Company [#NHCC](#)



[@AUHF_Housing](#) : [#Nigeria#Lagos](#) governor introduces Rent-to Own Scheme in the on-going Lagos Home Ownership Mortgage Scheme.



[@AUHF_Housing](#): CAPX Finance [#Namibia](#) has announced the establishment of a new financing house in Namibia, they will focus in the area of SME financing.



[@AUHF_Housing](#): [#Nigeria](#): Effective Public-Private Partnerships needed as tools for affordable Mortgage financing

[http://www.thisdaylive.com/articles/effective-public-private-partnerships-as-tools-for-mortgage-success/184622/...](http://www.thisdaylive.com/articles/effective-public-private-partnerships-as-tools-for-mortgage-success/184622/)



[@AUHF_Housing](#) : In [#Zimbabwe#HousingCooperatives](#) have come to the rescue to resolve the huge housing backlogs. In Harare housing backlog over 500 000.