

# What Does It Mean to Built to Last? Dimensions of Sustainability in Affordable Housing

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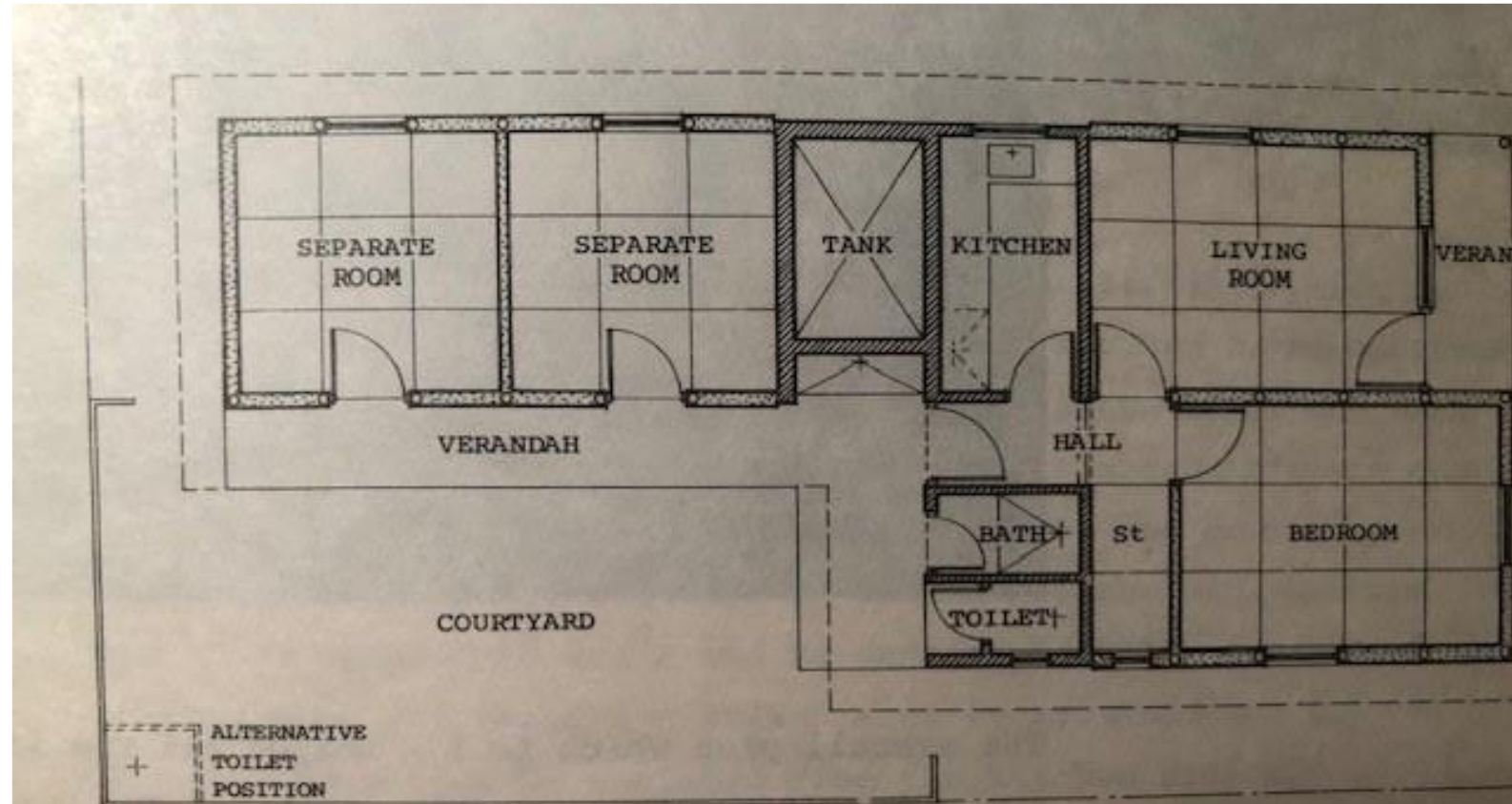
40<sup>th</sup> Conference of the African Union For Housing Finance

October 16-18, 2024 – Zanzibar Tanzania

# Housing Research and Development Unit 1974-78

## Proto-type low cost house:

- Water tank
- Shallow foundation
- Soil cement blocks
- Ventilation
- House situation on the plot with respect to diverse climate zones



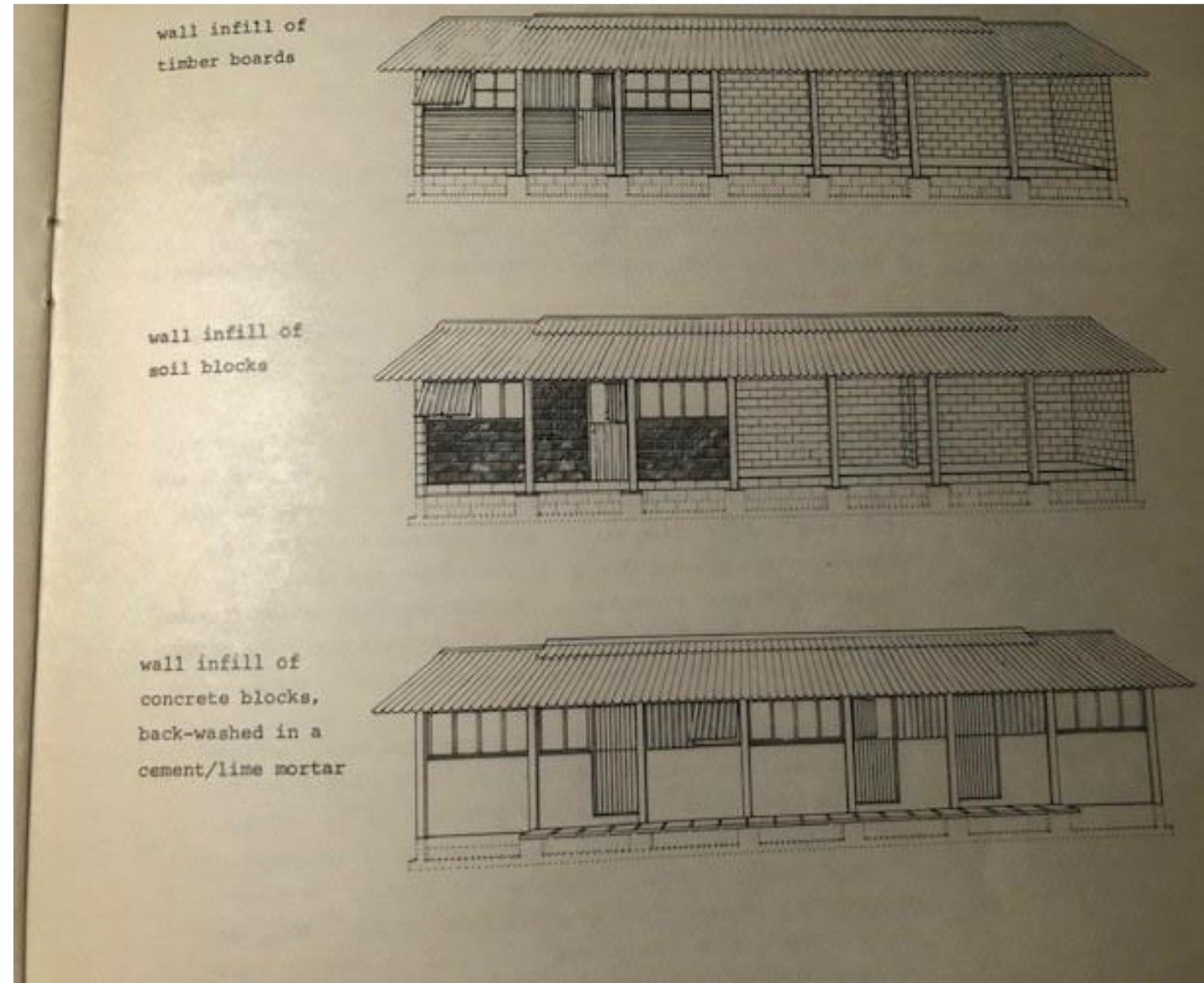
## Affordability

- Mixed ownership/rental occupancy
- Incremental building

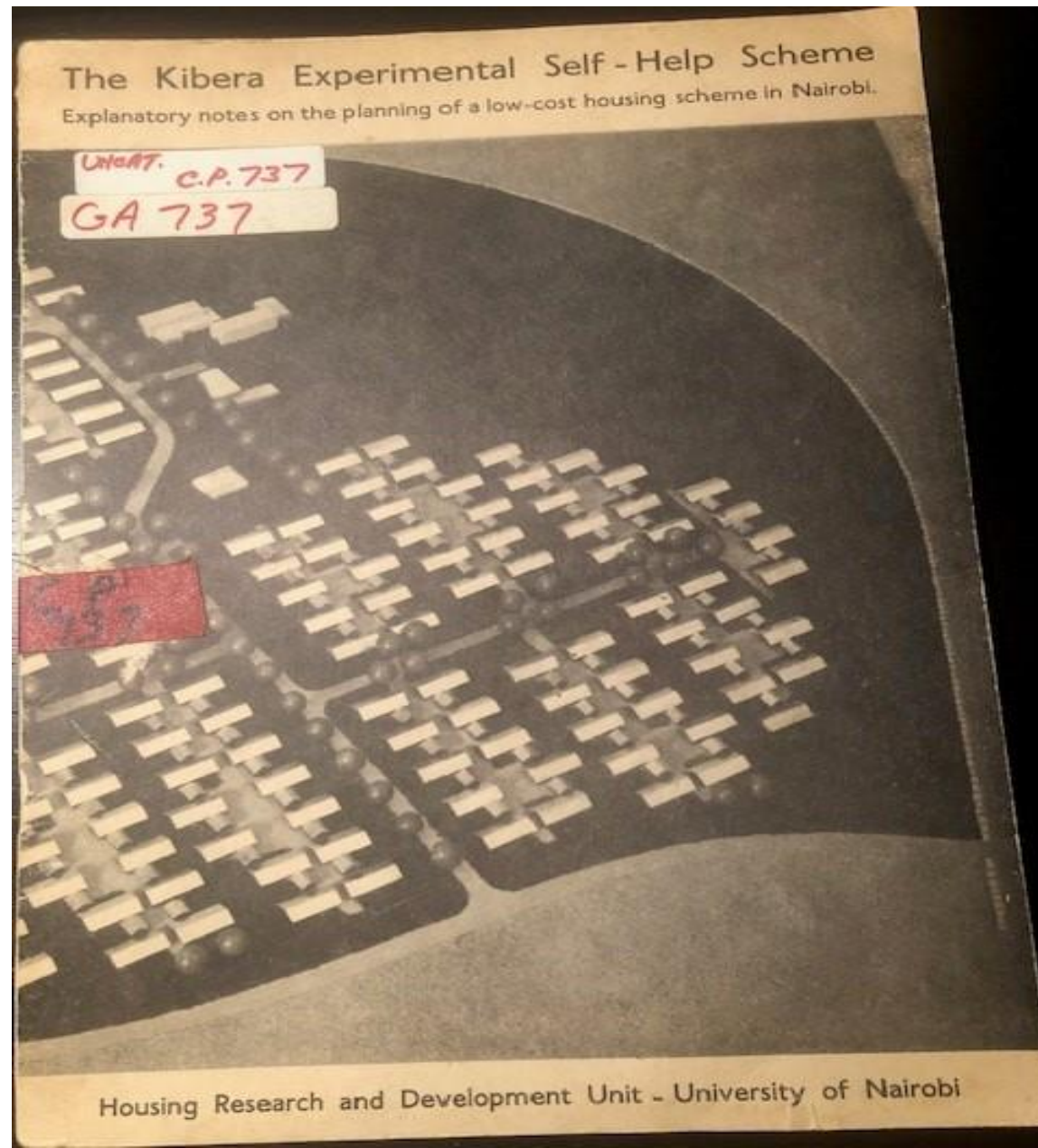
# HRDU: Appropriate Technology

## Different Wall materials:

- Timber
- Soil and Soil Cement Blocks
- Concrete Blocks back-washed in lime/cement mortar



# The Plan for Kibera

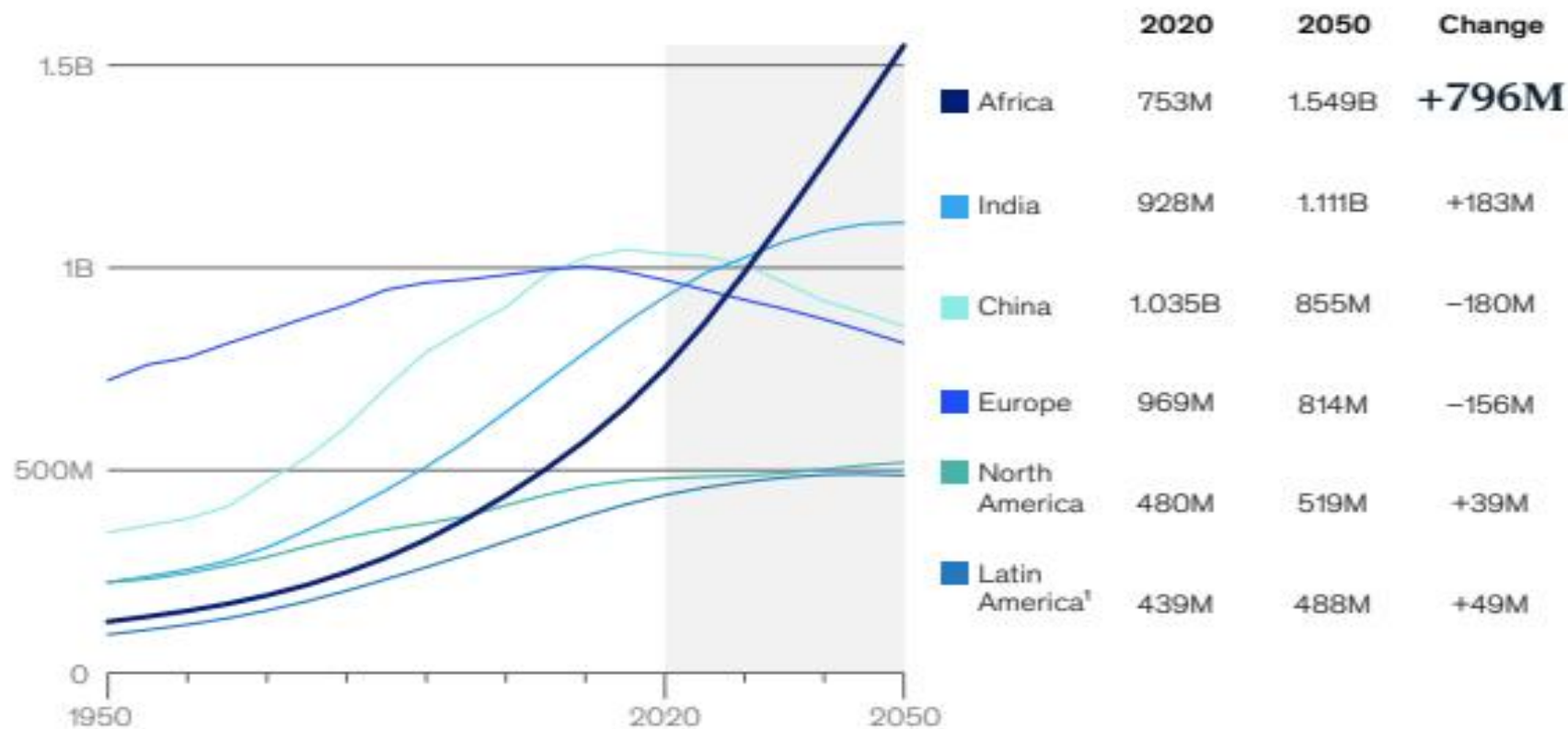




# Africa and India Have Fastest Increase in Population-Related Need for Housing

## Projection of Working Age Population by Continent 2020-2050

Working-age (15–64) population



<sup>†</sup>Includes the Caribbean.

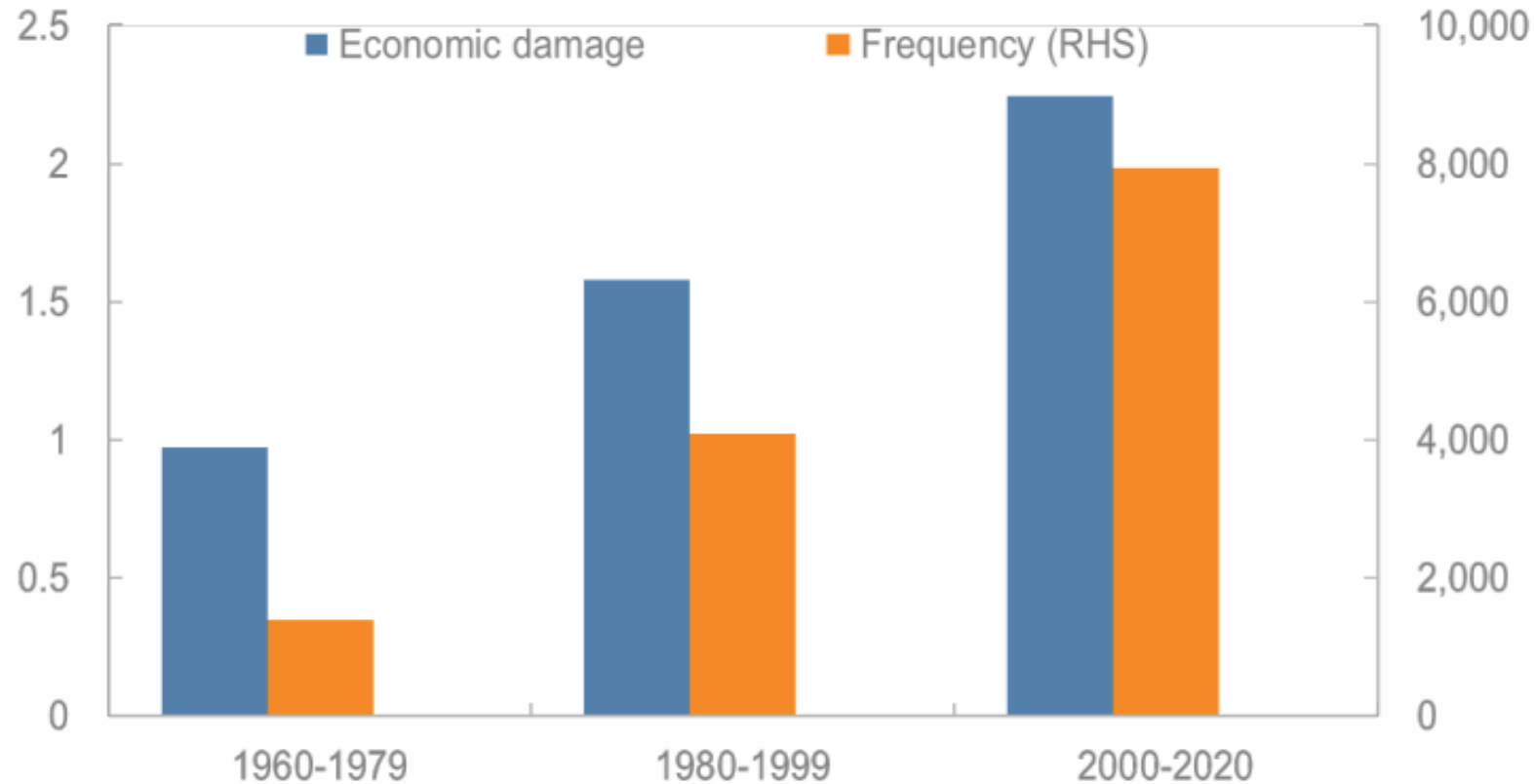
Note: Data for 2020–50 are projected using medium variant scenario.

Sources: UN Population Prospects 2022; McKinsey Global Institute analysis

# Increase in Frequency, Volatility, Scale and Costs of Disasters + Global Warming, Impact Housing Disproportionally

## Climate-related Disasters

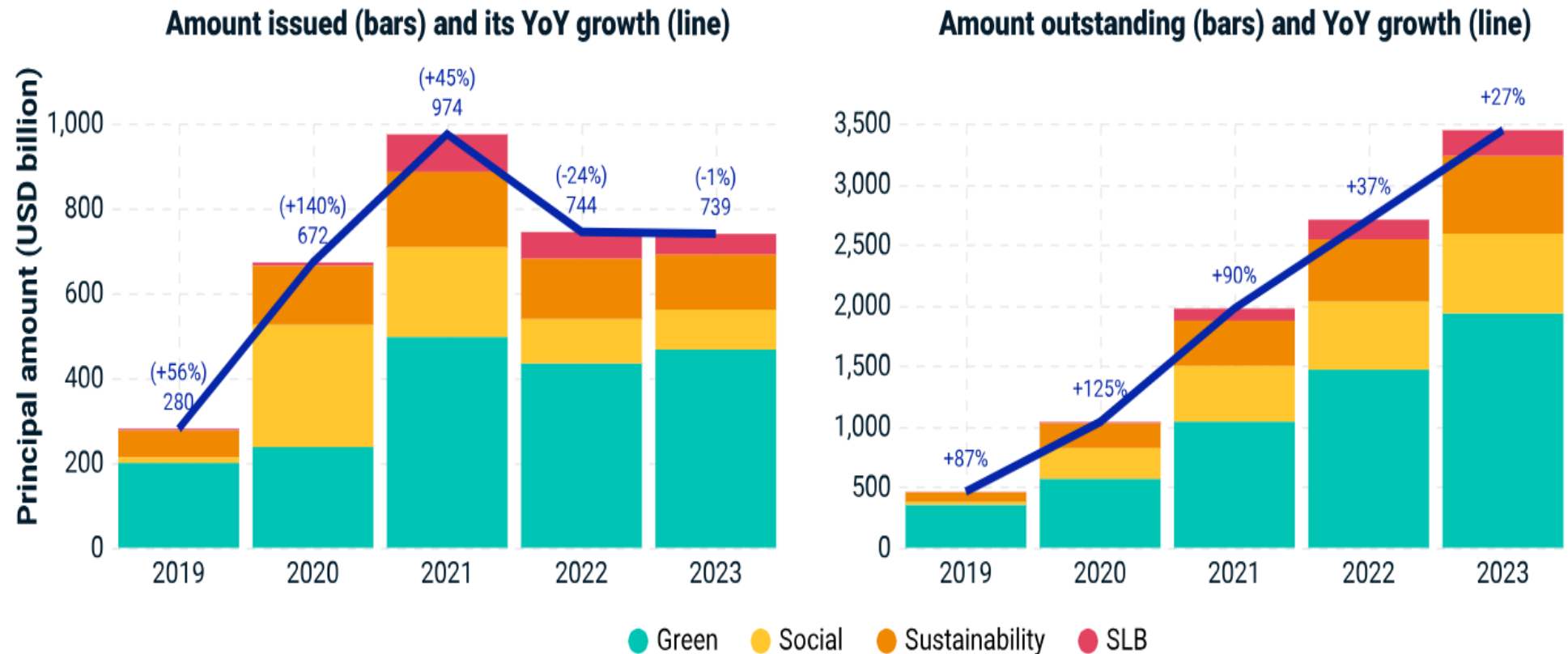
(Economic damage in percent of countries GDP (simple average), frequency in total number recorded)



Sources: Our World in Data based on raw disaster data published by EM-DAT, CRED / UCLouvain, Brussels, Belgium – [www.emdat.be](http://www.emdat.be) (D. Guha-Sapir).

# Issuance Trends and Market Breakdown by Label – Labelled Bond Market; MSCI, Dec 29, 2023

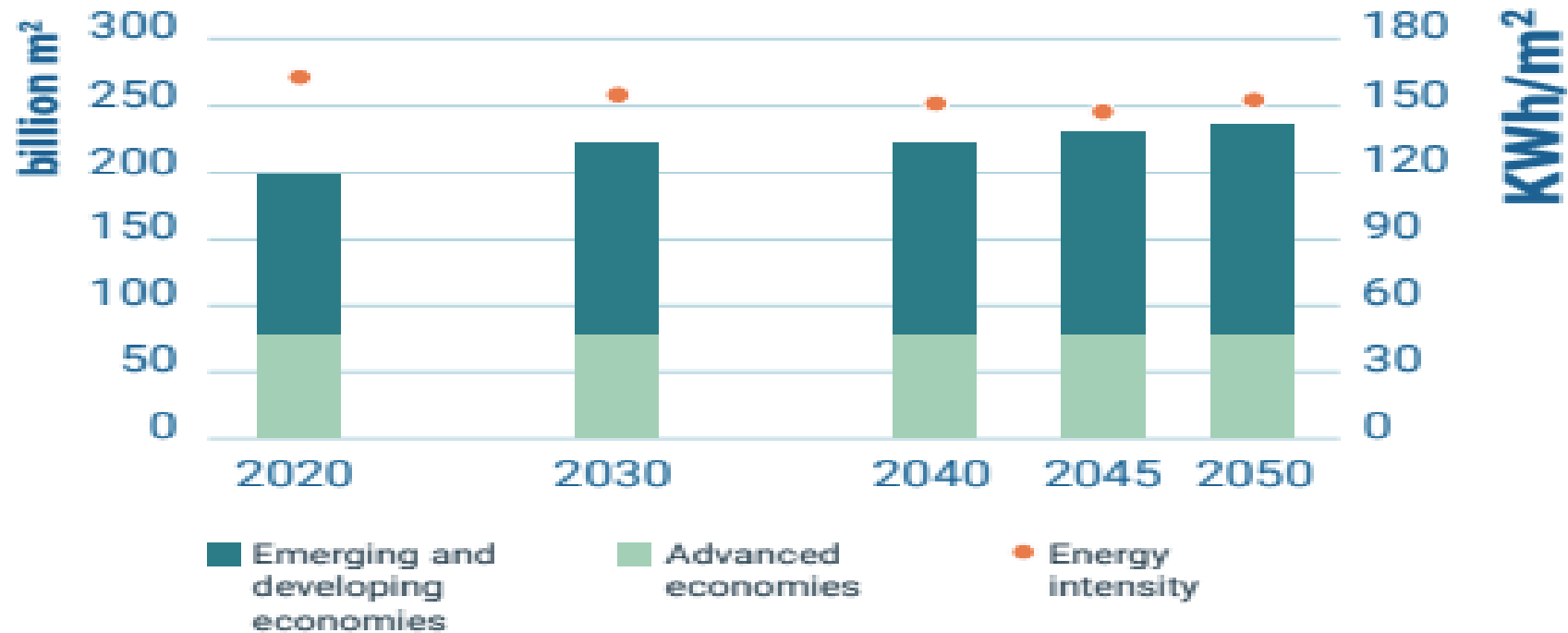
## Gross issuance and amount outstanding (last five years)



Data as of Dec. 29, 2023. "SLB" stands for sustainability-linked bonds. Source: Refinitiv, MSCI ESG Research

# Residential Buildings are Energy Intensive & Contribute to Carbon/GHG Emission

Global floor area and buildings energy intensity, 2010-2021



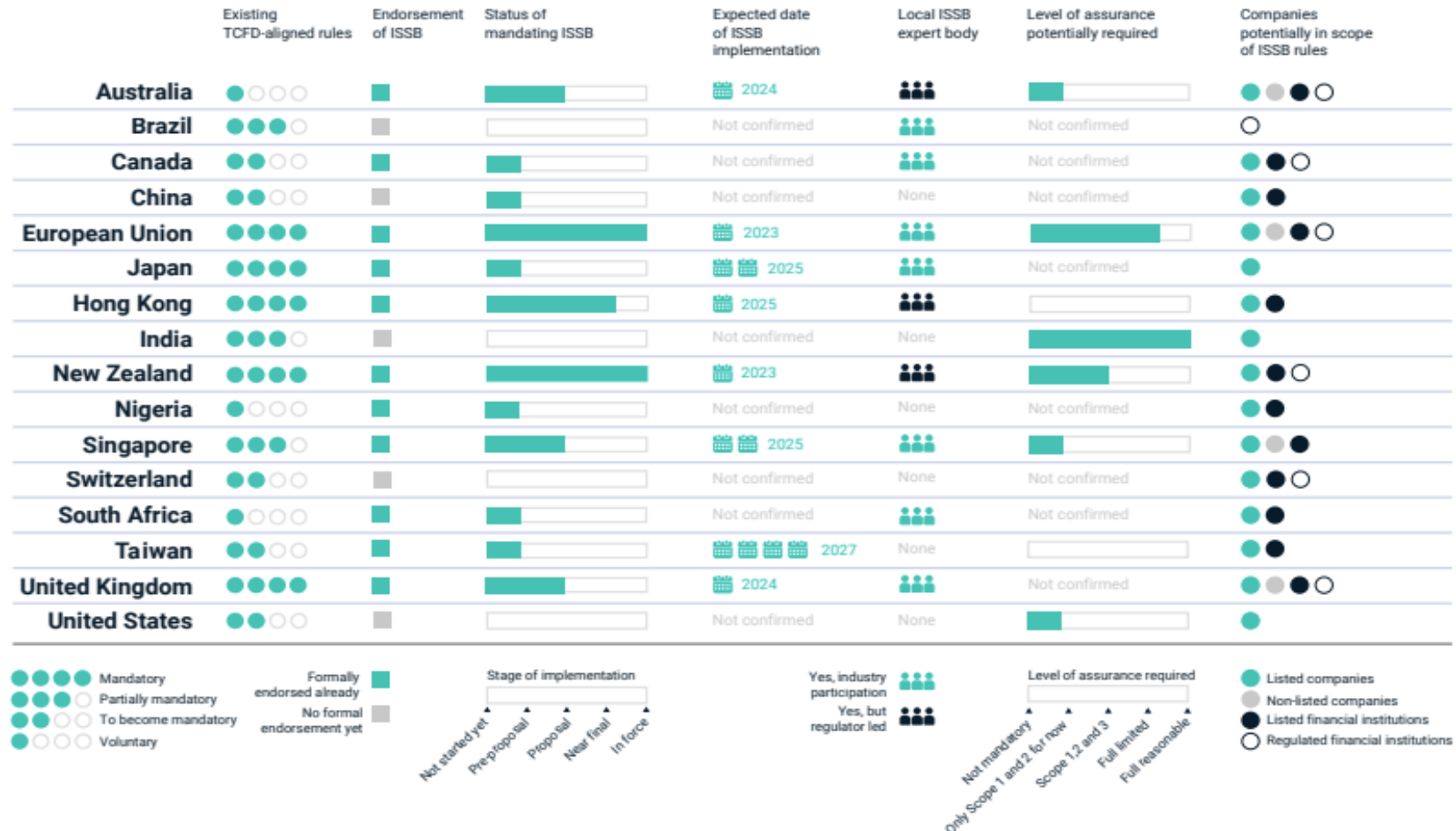
Source: IEA 2021. All rights reserved. Adapted from "Tracking Clean Energy Progress" (IEA 2021c).



# Adoption of ISSB Disclosure Standards in Major Jurisdictions – Voluntary and Expanding

Open consultations with different institutions in the following countries:

- Chile
- Switzerland
- Uganda
- South Korea
- Japan
- Brazil
- China
- Canada
- India
- Singapore
- Malaysia
- Nigeria
- Australia, Pakistan, Philippines
- UK
- South Africa
- HK
- EU



Data as of October 2023. Source: MSCI ESG Research