



ZIMBABWEAN SOCIAL HOUSING

National Building Society



Social housing delivery through (public/private/combination)

- No significant social housing programs on the market since 2005.
- Govt availing state land for low cost housing at concessionary prices to private land developers but cost of servicing results in high cost of end product.
- Prescribed Asset Status for approved projects attracts Pension Funds and Insurance Companies.
- Cost of funds still too high
 - 12% -18% local
 - 9%-12% off shore

Zimbabwe – at a glance



Urbanisation at a glance

	1985	1990	1995	2000	2005 (est'd)
Total Population (000s)	8,392	10,241	11,190	12,627	13,805
Urban Population (000s)	2,116	2,797	3,556	4,387	5,370
Urbanization level (%)	25.2	28.4	31.8	35.3	38.9
Households (000s)		2,031	2,331	2,664	3,088
Household average size		4.88	4.83	4.70	4.48
Z\$ to 1 USD	1.64	2.64	9.31	55.07	9,896.02
Inflation %	8.49	17.38	22.59	55.86	140
GDP per cap. (const. Z\$)	1,995	2,099	1,988	1,986	<1,000
% GDP growth pa. per cap.	3	4	-2	-7	-7

Source: UNHABITAT, Global Report 2003, Financial Gazette, IMF

Thank You