



# General Information Brochure

41st Annual Symposium & Annual General Meeting  
24 -29 July, 2022 - Victoria Falls - Zimbabwe



MINISTRY OF NATIONAL HOUSING  
& SOCIAL AMENITIES



**SHELTER AFRIQUE**

Financing Affordable Housing for Africa

## National Anthem

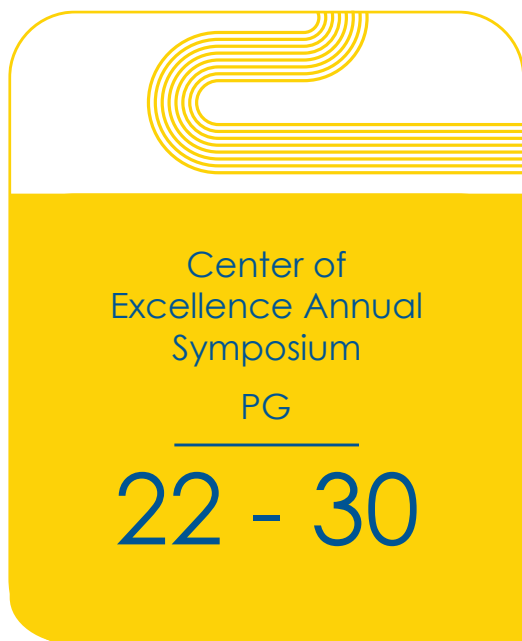
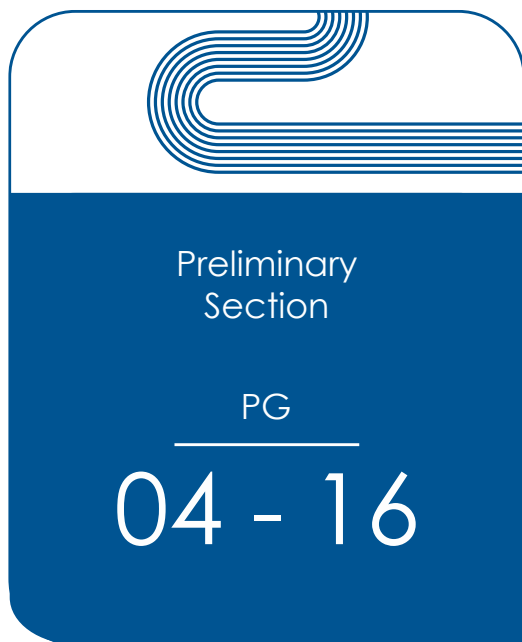
### Blessed Be the Land of Zimbabwe

*Oh lift high the banner, the flag of  
Zimbabwe The symbol of freedom  
proclaiming victory; We praise our heroes'  
sacrifice, And vow to keep our land from  
foes; And may the Almighty protect and  
bless our land.*

*Oh lovely Zimbabwe, so wondrously  
adorned With mountains, and rivers  
cascading, flowing free; May rain abound,  
and fertile fields; May we be fed, our labor  
blessed; And may the Almighty protect and  
bless our land.*

*Oh God, we beseech Thee to bless our  
native land; The land of our fathers  
bestowed upon us all; From Zambezi to  
Limpopo May leaders be exemplary; And  
may the Almighty protect and bless our  
land.*

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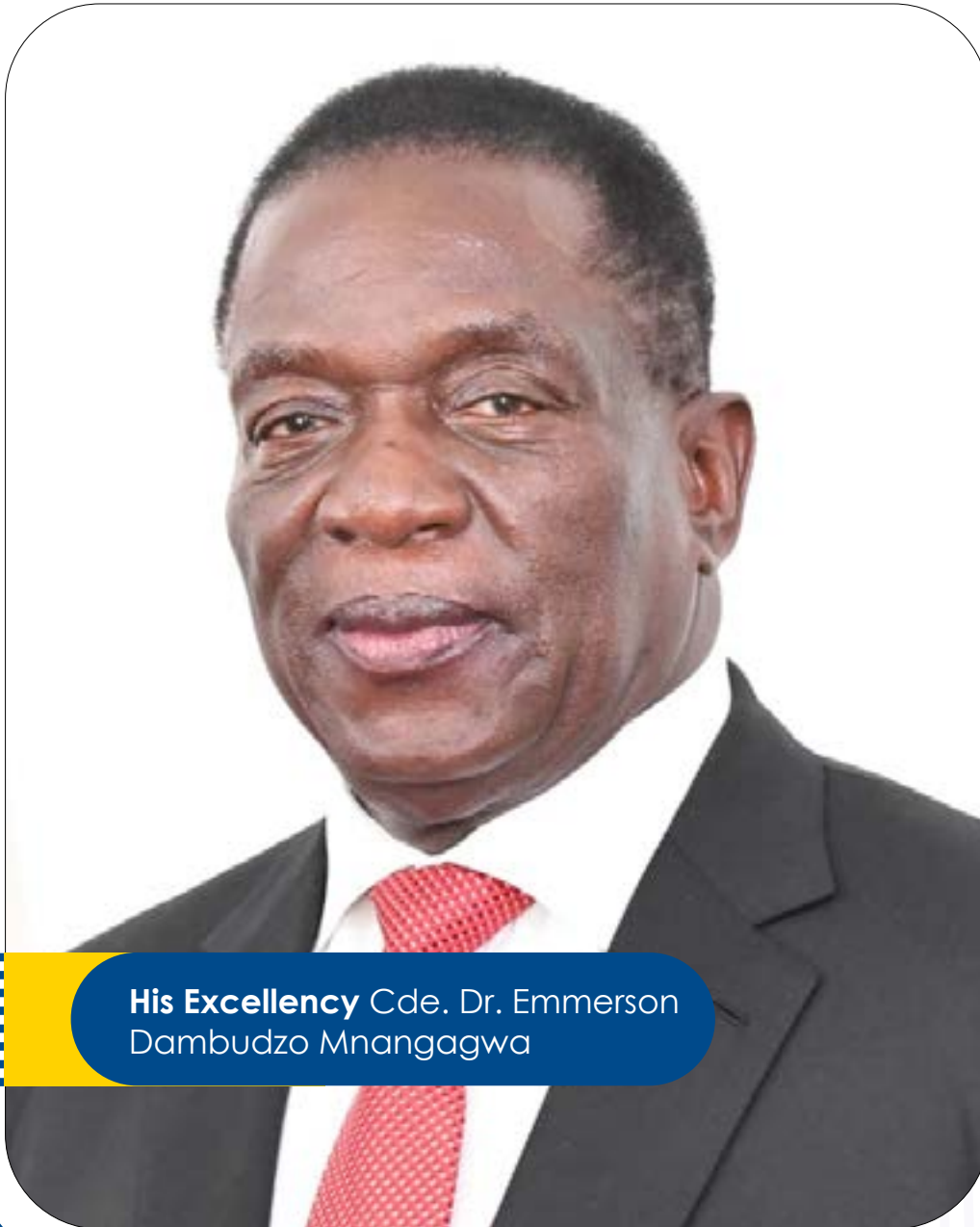






Victoria Falls

**His Excellency The President of the  
Republic of Zimbabwe**



**His Excellency** Cde. Dr. Emmerson  
Dambudzo Mnangagwa





Elephants at Mana Pools

## Welcome Address

### Minister of National Housing and Social Amenities

#### Welcome to Zimbabwe!

It is a great honour for me to welcome you all to the majestic Victoria Falls and to the 41st Annual General Meeting and Symposium. The history of Shelter Afrique is unique in that it is embedded in transformations which have strengthened its growth and capacity. All this has been made possible by the men and women who have been on the helm since its establishment in 1982.

As Africa, we have a mammoth task ahead of us to ensure that we address looming challenges emanating from the nature of our built environment, our economies and the unavoidable truth of climate change as enunciated by the theme of this gathering which is **“Climate Change and the Built Environment”**.



Hon. Daniel Garwe

We need to respond to the emerging realities of our climate and approaches to the built environment through transformative measures which relate to spatial planning, collaborative and integrated systems of governance; inclusive deployment of innovation and technology; and building resilience which enables our communities to respond to and withstand a wide range of shocks. We need to look at these challenges as opportunities for reflection and also ensure that we build better going forward.

The recently convened World Urban Forum which was held in Katowice – Poland drew emerging lessons in the way we need to relook at our built environment in view of the climate emergency, pandemics and the housing crisis. The interactions drew attention on the need for transformative measures to ensure sustainability in our communities. Allow me ladies and gentlemen to propose possible areas of exploration during sessions so as to address the challenges at hand.

According to the Shelter Afrique research arm, Centre of Excellence, the overall shortage of housing in Africa is estimated to be 56 million housing units. While we have this scenario, the reality is that there is a huge gap between housing needs and the available financial resources to close the gap. This area is worth exploring as we work towards inclusive and sustainable development within the context of Agenda 2063.

During this week of engaged dialogue, we need to consider coming up with ways of creating a conducive environment which builds a case to invest in our various projects, cognisant of the fact that housing and infrastructure provision are by nature capital intensive and most governments struggle to obtain adequate funding for infrastructure provision.





The realities of climate change are upon us amid growing populations exploiting limited resources. These changes are having a profound impact on where and how people live and the burden is more extreme on vulnerable communities. I hope we will keep intensifying dialogue around robust systems of resilience focused at multidimensional approaches to address barriers that foster exclusion.

The concept of smart cities brings a holistic package in which citizens can live, play and work within adequate facilities. The city residents and infrastructure are able to communicate through ICT and digitalisation supported by data collection for efficient service provision and continual improvement of offered facilities. The major aim with smart cities is to decongest major cities while providing environments in which basic services can be accessed in the nearest possible vicinity.

Informal settlements/slums are proving to be a major challenge for most cities across the globe. Let us rethink the way we shape the outlook of such communities in a way which affords them better-living conditions.

I believe as an organisation we have a lot to offer to the region and beyond. We may have challenges in achieving our potential, but by combining our ideas, enhancing dialogue, research and continuous learning, we will get there.

At this moment in time, I would like to thank His Excellency, The President of the Republic of Zimbabwe His Excellency, Cde Dr Emmerson Dambudzo Mnangagwa for his support. I would also like to thank the Board of Directors of Shelter Afrique for their able leadership. I do hope that the deliberations for these coming days will spur positive resolutions towards housing delivery in the region. I urge you all to give objective and careful consideration to these matters at hand as this will add to the most appreciated effort of providing shelter as a basic human right.

I thank you.

***Hon. Daniel Garwe***

*Minister of National Housing and Social Amenities*







Zambezi River, Zimbabwe

Welcome Address  
**Opening Remarks**  
**Chairman, Shelter Afrique**



Mr Ephraim K. Bichetero

**O**n Behalf of the Board of Directors, it is with great pleasure that I take this opportunity to welcome our esteemed shareholders and all stakeholders to the 41st Annual General Meeting and Symposium in the beautiful city of Victoria Falls, Zimbabwe.

After a pandemic ravaged year, 2021 was poised to be the year of recovery. Economies had been severely impacted by Covid-19 and were slowly regaining normalcy. The discovery of Covid-19 vaccines and administration to citizens accelerated this process.

Throughout the year, the global economy is projected to have grown 5.9% amid

the resurgence of successive waves of the pandemic, while Sub-Saharan Africa economies experienced a 4% growth rate following a more considerable negative impact of the pandemic.

Over the same period, the world has witnessed significant changes in climate. Four key climate change indicators broke records; greenhouse gas concentrations, sea-level rise, ocean heat and ocean acidification. Studies point to human activities, especially extractive industries, as culpable for these changes. Thus, we can no longer ignore the built environment's role in climate change.

Amid the challenges this critical period presents to us, numerous opportunities arise. Shelter Afrique was established 41 years ago to support the delivery of affordable building infrastructure. It, therefore, is a major stakeholder in the built environment. To mitigate climate change, we must deliver decent and affordable housing while taking a more sustainable approach to power consumption and adopting more adaptive, durable and innovative building technologies to protect people from adverse environmental conditions.

As we adapt to this direction, Shelter Afrique shall accordingly focus on the following key areas; deliver the EDGE Discovery Workshop to developers in Africa to accelerate the development of resource-efficient housing, promote the use of alternative building technologies, encourage innovative design, and engage multilateral organizations to provide green financing into green projects.





We continue to enjoy financial support from member countries committed to our vision, which is highly appreciated. Nevertheless, to improve the impact of our work, we see it fit to explore practical ways that African Central Banks can actively participate in the housing markets across SHAF's member states.

As we still emerge from the pandemic while striving to rescue the global climate, we need to chart the way forward, given how rapidly the world continues to change. I look forward to interacting with you all on what lies ahead as we celebrate our 41st Anniversary.

I would like to thank the government of Zimbabwe especially His Excellency, the President of Zimbabwe, Cde Dr. Emmerson Dambudzo Mnangagwa, for inviting and hosting Shelter Afrique and all our member countries. I would also like to thank the Vice President of the Republic of Zimbabwe, Constantino Chiwenga, for his commitment to this annual event, and the Minister of National Housing and Social Amenities, Daniel Garwe, whose leadership has enabled this important Assembly to take place.

Last but not least, I want to thank our member countries, stakeholders, clients, journalists and all other members in attendance for your commitment to affordable housing in Africa and dedication to positively impact the global climate.

**Mr Ephraim K. Bichetero**

*Board Chairman, Shelter Afrique*





## Welcome Address

### Managing Director and Chief Executive Officer, Shelter Afrique

On behalf of the Board of Directors and Management of Shelter Afrique, we once again welcome you to the 41st Annual General Meeting. This year, we mark the beginning of our fourth decade of operations, in which we not only celebrate our achievements but also reflect on what the future holds for us amidst dramatic global changes.



Mr Kingsley Muwowo

Indeed, we continue to find ways to deliver on our mandate of delivering affordable housing in Africa. Despite global economic crises and the pandemic, as witnessed in the past two years, we continue to chart a course towards multilateralism and the realisation of a shared ideal.

Now we must focus on the future outlook, and become more adaptable and innovative in our quest to address the housing crisis while accounting for our impact on climate change, which is a growing concern.

It's therefore critical that this year we turn our attention to the role of the built environment on climate change, which forms the theme for the 41st Assembly and Symposium. Africa is still developing, which makes it an ideal place to design sustainable building infrastructure that minimises power needs, and therefore reduces the demand for energy and raw materials from products whose extraction harms the environment.

As the decade picks up pace, especially in an era beset by a global pandemic and financial crisis, there's a need for us to review Africa's environmental policies and champion environmentally-friendly construction, not only to do our part in rescuing the planet but more importantly to deliver on our mandate of affordable and sustainable housing.

To achieve this vision, we must collaborate multilaterally to tackle eminent challenges that might arise following this dedication. This is why; besides our central theme, we will have a roundtable discourse on the role of African Central Banks in African housing markets. Through this discussion, we will formulate practical ways for central banks in Shelter Afrique's member states to participate in our mission, primarily through achieving and maintaining price stability.



We expect to leave the 41st AGM having defined a roadmap toward establishing partnerships with reserve banks and other development finance agencies.

I would like to take this opportunity to appreciate the support and patronage we have enjoyed from His Excellency, President Emmerson Mnangagwa of the Republic of Zimbabwe, in hosting this Annual General Meeting. I also wish to recognize the esteem we have received from the Vice President, His Excellency Constantino Chiwenga. I cannot forget the Minister of National Housing and Social Amenities, Hon. Daniel Garwe, whose direct involvement made this Assembly possible. Indeed, I must also take note of the diligence of the organising committee of Zimbabwe.

I wish to personally welcome all delegates to the 41st AGM and Symposium, and hope you will have the opportunity to experience the warm hospitality of the people of Zimbabwe, and Shelter Afrique. For those unable to attend the AGM in person, we can connect remotely, thanks to our reliable IT infrastructure.

While all safety measures have been taken and implemented against Covid-19, we encourage you to take personal responsibility to safeguard your health. Have a pleasant and fruitful week ahead.

**Mr Kingsley Muwowo**

*Ag. Managing Director and Chief Executive Officer, Shelter Afrique*







Matopo Hills























## Programme for the 41st AGM

The AGM programme will feature the following activities:

- African Finance Ministers Roundtable (Reserve Bank Governor-for government delegates only).
- Business Development engaging session with Zimbabwean Developers.
- Experts exchange climate change impact on housing.
- Exhibition stand to be active during the four days (Monday to Thursday).

### Week-long programme 24th - 29th July 2022

| Morning Session   | Afternoon Session  | Evening Sessions   |
|---|--|--|
| Sunday 24th July  |  |  |
| Arrivals and Check-in   | Registration Open <b>Cresta Sprayview</b>  |  |
| Monday 25th July  |  |  |
| Opening Ceremony/Exhibition Declared Open/Press Conference<br>  <br><b>Elephant Hills Hotel</b><br>Delegates are expected to be seated by 9:00 am to welcome the Guest of Honour |  | Welcome Cocktail/<br>SHAF<br>(Invitation Only)                                |
| Tuesday 26th July   |  |  |
| Roundtable Session with Reserve<br>Bank Governors  <br><b>Elephant Hills Hotel, Kazuma room</b>   | Consultative Meetings of Group<br>Members Bilateral Meetings with<br>Business Development Team on<br>Request    | Dinner with African<br>Ministers hosted by Hon<br>Garwe (Invitation Only)<br> |
| Wednesday 27th July   |  |  |
| Opening of the Symposium and<br>Plenary Session  <br><b>Elephant Hills Hotel, Kalala room</b>   | Focus Session 1, 2  <br>Focus Session 3, 4  <br>Closing of Symposium   | Pool cocktail <br><b>Pool area, Elephant Hills<br/>           Hotel</b>       |
| Thursday 28th July  |  |  |
| 41st Annual General Assembly <br><b>Elephant Hills Hotel, Kalala room</b>  | <b>Elephant Hills Hotel, Kalala room</b>   | Gala Dinner and<br>Cocktail <br><b>The Boma</b>                               |
| Friday 29th July  |  |  |
| Excursions to National Rainforest    |  |  |
| Saturday 30th July  |  |  |
| Departure   |  |  |

NB: All events are open to all participants with the exception of Meetings of Statutory Organs. All participants can also attend the Closing Ceremony

Statutory event 

Livestream event 

Discourse event 

Dining event 

Cultural event 

Press event 

## Programme for the Official Opening of the Shelter Afrique Annual General Meeting

**MONDAY 25 JULY 2022**

VICTORIA FALLS

|                          |  |
|--------------------------|--|
| <b>09:45am - 10:15am</b> | Arrival of the Guest of Honour and Briefing by the Minister of National Housing and Social Amenities <b>Hon Daniel Garwe (MP)</b><br><br>And Ground Breaking Ceremony- By The President of the Republic of Zimbabwe <b>His Excellency Cde Dr Emmerson Dambudzo Mnangagwa</b> |
| <b>10:15am - 10:30am</b> | Tour of Exhibition Stands – By The President of the Republic of Zimbabwe <b>His Excellency Cde Dr Emmerson Dambudzo Mnangagwa</b> . By Invitation only   |
| <b>10:30am - 10:35am</b> | Official Opening Ceremony Begins with National Anthem  |
| <b>10:35am - 10:45am</b> | Welcome Remarks by the Minister of State for Provincial Affairs and Devolution – <b>Honourable Richard Moyo</b>  |
| <b>10:45am - 11:00am</b> | Introductions by the Secretary for National Housing and Social Amenities <b>Eng. Joy. P. Makumbe</b> and the Shelter Afrique Acting Managing Director, <b>Mr Kingsley Muwowo</b>   |
| <b>11:00am - 11:10am</b> | Remarks by the Shelter Afrique Board Chairman, <b>Mr. Ephraim K. Bichetero</b>   |
| <b>11:10am - 11:20am</b> | Remarks by outgoing AGM Chairman, Honourable Minister of Housing and Urban Development, Republic of Cameroon, <b>Madame Courtes Celestine Ketcha</b>   |
| <b>11:20am - 11:30am</b> | Remarks by Incoming AGM Chairman and Invitation of the Guest of Honour, Minister of National Housing and Social Amenities, <b>Hon Daniel Garwe (MP)</b>  |
| <b>11:30am - 12:00pm</b> | Keynote Address by the Guest of Honour, The President of the Republic of Zimbabwe, His Excellency <b>Cde Dr Emmerson Dambudzo Mnangagwa</b>  |
| <b>12:00pm - 12:15pm</b> | Entertainment  |
| <b>12:15pm - 12:30pm</b> | Presentation of Gift to the Guest of Honour by <b>Shelter Afrique</b>  |
| <b>12:30pm - 12:40pm</b> | Vote of Thanks - <b>Vice Board Chair</b>   |
| <b>12:40pm - 13:00pm</b> | Press Conference - <b>Press Secretaries</b>  |



## Ministerial Roundtable

Round Table Session for the 41st Annual Symposium and Annual General Meeting



## Roundtable Session of African Reserve Banks' Governors on the Side-lines of the 41<sup>st</sup> Annual General Meeting of Shelter Afrique

**26<sup>th</sup> July 2022.**

**Venue** Elephant Hills Hotel

**Time** 8:00am - 1:00pm

### THEME

## THE ROLE OF CENTRAL BANKS IN AFRICAN HOUSING MARKETS

### Introduction and Background

Central Banks the world over are considered an integral part of the economic and financial system of a nation. They have a critical mandate to achieve and maintain price stability. The apex banks are also expected to play other crucial roles such as maintaining financial systems' stability, defining the monetary policy and they also act as lenders of last resort.

SHELTER AFRIQUE, the only pan-African finance institution that exclusively supports the development of housing and urban development in Africa seeks to build smart strategic partnerships with stakeholders with a view to addressing the affordable housing crisis evident across its Member States. In executing its mandate, SHELTER AFRIQUE recognizes the critical role that central banks play in supporting both the demand side and the supply side of housing.

In recent years, central banks have acted as critical building blocks in the establishment of mortgage liquidity facilities across the continent. These mortgage refinance companies have proved to be quite effective in providing solutions towards addressing challenges in African mortgage markets. There are lessons learnt from the already established mortgage refinance companies right from inception to operationalization. These lessons will be valuable as more Member States contemplate establishment of similar institutions in their markets.

Another evolving dynamic in the African housing markets is the increasing foreign direct investments earmarked for the development of real estate assets. However, investors have struggled to identify possible foreign currency risk management mechanisms to ensure that they optimize on their risk-return trade off. Again, central banks are at a vantage position to partner with such investors, either at operational or policy level to leverage on their mandate in a mutually beneficial partnership.

Through the Roundtable Session, SHELTER AFRIQUE seeks to create a platform, for Reserve Bank Governors to provide insights and explore ways through which central banks can provide practical interventions in the housing sector across the continent. The Session, organized on the side-lines of the 41st Annual General Meeting of SHELTER AFRIQUE presents a unique opportunity for Reserve Bank Governors and other key policy makers and stakeholders in the affordable housing space to deliberate and address common affordable housing issues in Africa.

## Objectives of the Roundtable Session

### General Objective

The main objective is to explore practical ways that African Central Banks can actively participate in the housing markets across SHELTER AFRIQUE's Member States.

### Specific Objectives

- » Define the roles of African Central Banks in housing markets in the context of the primary mandate of Central Banks, i.e., price stability.
- » Identify the challenges and opportunities to financing affordable housing in Africa and the possible policy instruments that can be designed or improved to deliver affordable housing on the continent.

- » Identify opportunities for Central Banks in supporting establishment of mortgage liquidity facilities across SHELTER AFRIQUE's Member States.
- » Identify opportunities for Central Banks in providing foreign currency management solutions particularly where foreign capital inflows are used for the development of the housing sector.
- » Introduce Reserve Bank Governors to the SHELTER AFRIQUE business model and the economic benefits to national economies.

## Expected Outcomes

- » Reserve Bank Governors shall be more familiar with SHELTER AFRIQUE's business model including operational, shareholding and governance structure.
- » Recommendations on how to foster a better working relationship between SHELTER AFRIQUE and African Reserve Banks in providing solutions to challenges facing the African affordable housing space.
- » Definition of a roadmap towards establishment of additional mortgage liquidity facilities across the continent through smart partnerships with other development finance agencies and respective Reserve Banks.
- » Definition of a practical framework that SHELTER AFRIQUE and Member States can adopt to de-risk foreign currency inflows used for the development of the housing sector through the support of Reserve Banks.

## Key Issues for Discussion

- » The primary mandate of Central Banks is achieving and maintaining price stability. How can central banks support the housing sector as they deliver on their mandate?





- » Mortgage Liquidity Facilities are gradually gaining prominence as a solution to challenges facing the demand side of housing. What role can Central Banks play in the establishment and operationalization of mortgage refinance institutions in Africa?
- » One of the key challenges in accessing external financing to support the housing sector is economic agents' fear of exposure to foreign currency risk. What steps can central banks take to mitigate foreign currency exposure risk for such economic agents in a mutually beneficial arrangement?

## Attendees

Ministers in charge of housing and urban development from Member States present at the 41<sup>st</sup> Annual General Meeting.

The profile of the other attendees is as follows:

- » Ministers and Heads of delegations.
- » Experts from national delegations.
- » Representatives of the African Union, UN-Habitat, United Nations Economic Commission for Africa (UNECA), African Development Bank (AfDB).
- » Industry captains from the African financial sectors including Chief Executive Officers, Finance Directors as well as investors in the financial sector.
- » Representatives of SHELTER AFRIQUE Development Partners.
- » Stakeholders in the housing sector.
- » Moderators and rapporteurs.

## Format

The Roundtable Session is an action-oriented session that enables peers to exchange views on key thematic areas within affordable housing and urban development for Member States. A roundtable session is usually a closed-door event so participants can speak frankly. However, given the need to broaden the dialogue on the defined theme, the roundtable session will encourage wider participation. The Roundtable Session also encourages more free-flowing exchange and should be a discussion. As such, the emphasis on speaking and presentation will be limited.



## Roundtable Session Programme

**Chairperson:** Dr John P. Mangudya - Governor of the Reserve Bank of Zimbabwe.

**Moderator:** Mr. Webster Rusere

**Time:** 08:00 am – 01:00 pm

|                     |   |
|---------------------|---|
| 08:00 am - 09:00 am | Registration and Welcome Breakfast  |
| 09:00 am - 09:30 am | <p>Welcome Remarks from the host minister and SHELTER AFRIQUE Bureau incoming Chairperson<br/> <b>Hon. Daniel Garwe, MP - Minister for National Housing and Social Amenities.</b></p> <p>Opening Remarks from SHELTER AFRIQUE Bureau Chairperson and Minister of Housing and Urban Development, Republic of Cameroon, <b>Hon. Madam Courtes Célestine Ketcha.</b></p> <p>Message from the Host Governor, <b>Dr John P. Mangudya - Governor of the Reserve Bank of Zimbabwe.</b></p> |
| 09:30 am - 10:00 am | <p>Introduction to Reserve Bank Governors, of SHELTER AFRIQUE business model and the economic benefits to national economies.</p> <p><b>Mr. Kingsley Muwowo – Acting Managing Director, SHELTER AFRIQUE</b></p>   |
| 10:00 am - 10:45 am | <p><b>Session 1: The primary mandate of Central Banks is achieving and maintaining price stability. How can central banks support the housing sector as they deliver on their mandate?</b></p> <p>Discussions, Questions and Answers as well as Recommendations.</p>  |
| 10:45 am - 11:30 am | <p><b>Session 2: Mortgage Liquidity Facilities are gradually gaining prominence as a solution to challenges facing the demand side of housing. What role can Central Banks play in the establishment and operationalization of mortgage refinance institutions in Africa?</b></p> <p>Discussions, Questions and Answers as well as Recommendations.</p>   |
| 11:30 am – 12.15 pm | <p><b>Session 3: One of the key challenges in accessing external financing to support the housing sector is economic agents' fear of exposure to foreign currency risk. What steps can central banks take to mitigate foreign currency exposure risk for such economic agents in a mutually beneficial arrangement?</b></p> <p>Discussions, Questions and Answers as well as Recommendations.</p>   |
| 12:15 pm – 12.40 pm | <p>Reading of the conclusion and main recommendations by Rapporteur, <b>Dr. Jesimen T. Chipika - Deputy Governor – Reserve Bank of Zimbabwe.</b></p>  |
| 12.40 pm – 01.00 pm | <p>Closing Session</p> <p>Vote of thanks.</p>   |
| 01:00 pm            | Group Photo   |



# Annual Symposium

41st Annual General Meeting





## Center of Excellence Annual Symposium

27<sup>th</sup> July 2022.

### THEME

# CLIMATE CHANGE & THE BUILT ENVIRONMENT

## 1. Introduction and Background

**T**he Annual Symposium is one of the key activities of Shelter Afrique's 2020-2025 strategy. Driven by the Centre of Excellence and the need for research-based solutions, it is meant to be an avenue for collaboration and synthesising emerging lessons, knowledge, best practices and innovations. Ultimately the Symposium over the years has served to document and disseminate information to African countries, stakeholders, and key partners. Over the last two years, the COVID-19 pandemic has arrested the attention and imagination of the world. However, in the same period, the world has witnessed dramatic changes in another area that will directly impact the built environment, Climate Change. This has informed the theme for the 41st Annual General Meeting, which will be **Climate Change and the Built Environment**.



## The Climate Change Argument

The Earth's average temperature has steadily risen by 1.04 Celsius since 1980. The sharp increase in global warming observed since 1950 can no longer be explained by natural climate fluctuations, according to the scientific reports of the Intergovernmental Panel on Climate Change (IPCC).

The increase in global temperatures is most likely due to greenhouse gases, such as carbon dioxide (CO<sub>2</sub>), released into the atmosphere when fossil fuels such as coal, oil and gas are burnt. Land use also affects global temperatures, for example, with the deforestation of tropical forests. Deforestation is frequently used to produce timber/wood required in the construction process and clear land for construction. These processes add to the greenhouse effect.

Climate change has a significant influence on the social and environmental determinants of health: clean air, safe drinking water, sufficient food, housing security.

Although global warming may have some local benefits, such as reduced winter mortality in temperate zones or increased food production in some regions, its overall effects are likely to be overwhelmingly negative.

The IPCC sounded the alarm on the imminent, irreversible damage climate change will cause and the need for joint action<sup>1</sup>. By the end of August 2021, 15 extreme weather events had been recorded worldwide<sup>2</sup>; in a UN report, it was estimated that between 1970 to 2019, Africa recorded 1695 extreme weather disasters.

These led to economic damages, loss of 731,747 lives and \$38.5 billion in losses<sup>3</sup>. Climate Change is a matter that cannot be easily ignored and has real implications for the built environment.

This issue, sometimes referred to as global warming, is, in fact, a change in climate on a worldwide scale, resulting in rising temperatures with contrasting effects, warming in some geographical areas but cooling in others, and generally increased climate variability, with increasingly frequent extreme weather events.

Multiple studies, reviewed and verified by expert committees and presented in scientific publications come to the same conclusion: climate change over the past century is, with a very high probability, the result of human activities and construction can be singled out as one of those activities.

## 2. Climate Change and the Built Environment

Studies on the causes of Climate Change have shown that fossil fuel burning in power generation for consumption in industry, commerce, transport and everyday households is the chief contributor of carbon emissions. The IEA Global Energy and CO<sub>2</sub> Status Report of 2019 stated that coal-fired electricity generation accounted for 30% of global carbon emissions in 2018<sup>4</sup>.

Ostensibly, the extractive industries are the direct biggest culprits; but a more circumspect view of the issue reveals that the built environment is just as culpable.

<sup>1</sup> More on this can be accessed in the IPCC Special Report here <https://www.ipcc.ch/sr15/>

<sup>2</sup> More on this can be accessed here <https://www.theweek.co.uk/news/environment/953574/worlds-most-extreme-weather-events-2021>

<sup>3</sup> More on this can be accessed here <https://unfccc.int/news/climate-change-leads-to-more-extreme-weather-but-early-warnings-save-lives>

<sup>4</sup> International Energy Agency Report 2019

The argument for this is that if the built environment, - i.e. construction, engineering and urban planning, the production of cement, - took on a much more sustainable approach in its power consumption, the demand for fossil fuels would be lower. Not to mention the deforestation that is associated with construction.

The built environment's role in Climate Change is both a propagator and a possible solution to the arrest of climate change. Another dynamic in the relationship is rapid urbanisation, especially in Africa. The built environment in urban areas suffers the most from the adverse effects of extreme weather. Therefore, there is a need for more adaptive, durable and innovative buildings that can stand the test of extreme weather events resulting from climate change.

### Climate Change in Africa

Climate Change and the built environment is a global issue; however, some parts of the world are worse perpetrators than others. The Global North is responsible for about 92 per cent of the world's excess greenhouse gases. On the other hand, Africa emits only 4 per cent of total global greenhouse gases, yet African countries are the most vulnerable to climate change. The limitations and restrictions on carbon emissions may also discourage industrialisation, which is sorely lacking in the Global South.

Nonetheless, an opportunity still exists in the developing world in general. African countries, because of their 'developing' status, could still change their development trajectory and move towards a much more sustainable built environment goal which is the basis of the Leapfrog Model of Development.

Mainstreaming Climate Change awareness and climate action in Africa, even as the continent continues to advance in the built environment and industry, could keep that emission rate very low. It will be almost impossible to keep Africa's emission rate at the current 4 per cent peg, but it could still be capped at 20 per cent or even less with maximum efficiency and green technologies.

## 3. Shelter Afrique and Climate Change

Shelter Afrique has committed through its Centre of Excellence (CoE), with IFC to deliver an EDGE Discovery Workshop to developers across Africa to accelerate the development of resource-efficient affordable housing. In line with its 2021- 2025 corporate strategy to achieve EDGE certification, the units will demonstrate resource efficiency of at least 20 per cent in energy, water, and embodied energy in materials.

Additionally, Shelter Afrique has regularly promoted the use and adoption of Alternative Building Technologies, the theme of the 34th Annual General Meeting in Ivory Coast and featured recently as the theme for the exhibition at the 40th Annual General Meeting. Shelter Afrique has also encouraged innovative design and conducted the 5000 for 5000 Competition in 2016, challenging participants to provide designs for a housing unit under \$5000 using green technologies.

Shelter Afrique has also engaged with other multilateral organisations to provide Green Financing to channel into Green projects and will continue exploring the possibility of launching a Green Bond.







## 4. Program – 2022 AGM Symposium

|                   |  |
|-------------------|--|
| 10.00am – 10:05am | Opening Ceremony begins with National Anthem   |
| 10:05am – 10:15am | Introductory Remarks by Shelter Afrique <b>Ag Managing Director, Mr Kingsley Muwowo</b>  |
| Session Stream 1  |  |
| 10.15am - 10.45am | <b>Keynote Speech: Munashe Mukonoweshuro</b> – Ministry of Environment, Climate, Tourism and Hospitality, Republic of Zimbabwe   |
| 10.45am – 11.00am | Questions and Discussions  |
| 11.00am – 11.30am | <b>Focus Session 1: Yvonne Nyokabi Nzomo</b> - Climate Change Specialist at the United Nations Development Program (UNDP)  |
| 11.30am – 12.00pm | <b>Focus Session 2: Papa Odenyi Quansah</b> IFC EDGE/ International Finance Corporation Kenya, Nigeria and Ghana Lead, Edge Green Buildings Market Transformation Program.           |
| 12.00pm – 12.20pm | Questions and Discussions  |
| 12.20pm – 2.00pm  | Lunch break  |
| Session Stream 2  |  |
| 2.00pm – 2.30pm   | <b>Focus Session 3: Dr Olufunso Somorin</b> - Regional Principal Officer at African Development Bank<br><i>Implementation of the Bank's strategy on mainstreaming climate change</i> |
| 2.30pm – 3.00pm   | <b>Focus Session 4: Wale Odufalu</b> – Managing Director, Alpha Mead Development Company<br><i>Delivery of Green Buildings in Africa: The Case of Alpha Mead</i>                     |
| 3.00pm – 3.20pm   | Questions and Discussions  |
| 3.20pm – 3.35pm   | Report from Focus Sessions   |
| 3.35pm – 3.45pm   | Vote of Thanks and Closing Remarks by the Chairperson of the LOC   |
|                   | Closing Anthem   |



## 5. Symposium Speakers

### Focus Session 1



**Yvonne Nyokabi Nzomo**

#### Yvonne Nyokabi Nzomo

Climate Change Specialist at UNDP

#### PROFILE

**Yvonne Nyokabi is a Climate Change and SDG impact specialist, with 10 years of experience designing and implementing climate change projects in Kenya.** Yvonne currently works as a climate change specialist at the UNDP Kenya Country office where she oversees the climate change portfolio covering various themes including, Climate finance, Climate Governance, Energy, Adaptation and Resilience, Private Sector Engagement and Transparency. She is currently the country focal point to UNDP's climate promise that is UNDP's response to the climate challenge.

Prior to joining UNDP Yvonne has worked as a consultant undertaking assignments in various countries across the African continent. These assignments include undertaking SDG and Climate Impact Assessments of impact investments in renewable energy in Kenya and Nigeria, supporting design and Operationalization of Monitoring, Reporting and Verification systems for Somalia and Kenya.

Yvonne has also had significant Government experience having been embedded by UNDP at the Ministry of Environment and Forestry where she provided technical assistance to the Government on various aspects including institutional capacity for climate action, Governance structures for Monitoring Reporting and Verification, coordination mechanisms between government and non-state actors amongst others. Denoting the importance of climate finance. She has played a significant role in the mobilization of financial resources for the Government and private sector from current, new, and innovative sources.

#### TOPICS :

- How are matters such as Climate Change and IDPs likely to affect the Policy Environment?
- How to facilitate financial resource mobilisation from current, new and innovative sources
- How can governments create climate-friendly housing policies?

**Focus Session 2****Papa Odenyi Quansah****Papa Odenyi Quansah**

**IFC EDGE/ International Finance Corporation Kenya, Nigeria and Ghana Lead, Edge Green Buildings Market Transformation Program.**

**PROFILE**

**Papa Odenyi Quansah is Program Lead for IFC EDGE Green Building Market Transformation Program in Ghana and Nigeria.** He is an Urban Development professional with experience in the built environment in Ghana.

His expertise includes Sustainable Real Estate Development, Real Estate Marketing and Agency, Real Estate Management, Real Estate Valuation and Business Development. He has also undertaken socio-economic surveys for voluntary relocation and other resettlement packages.

He holds an MSc in Urban Policy and Development and an Undergraduate degree in Land Economy in Ghana. He is also a member of the Ghana Institution of Surveyors.

**TOPICS :**

- How to ensure EDGE is integrated into incentives and policy planning.
- Urban Development: real estate valuation, real estate development and management.
- Green Building and sustainability insights.





## Focus Session 3



Dr Olufunso Somorin

### Dr Olufunso Somorin

Regional Principal Officer at African Development Bank

### PROFILE

**Dr. Olufunso Somorin is a Regional Principal Officer at the African Development Bank. He leads the Bank's work on climate change and green growth in the 13 countries of the Bank's East African region.** This includes supporting countries' access to climate finance for implementing their climate actions, and mainstreaming climate change in all Bank policies and programs. He also leads policy dialogues with national/regional governments on developing policy frameworks for managing local/regional economic and social issues, climate change, renewable energy, resilience and inclusive growth.

Between 2013 and 2017, he coordinated the Bank's work on addressing fragility and building resilience within the Horn of Africa. In the last 10 years, he has been directly involved in the design, appraisal and supervision of more than 170 development projects worth about USD 14.4 billion. Prior to joining the Bank in 2011, Somorin was an Associate Professional Officer with the Center for International Forestry Research, supporting climate-informed policies of six Central African countries through research. He has published about 20 peer-reviewed articles on climate policy, natural resources management and environmental governance in many leading journals.

Somorin holds a PhD in International Environmental Policy from Wageningen University, the Netherlands. He is an alumnus of executive education from Bradford, Cambridge and Oxford Universities in the UK. He gives guest-lectures at King's College London, African Leadership University (Rwanda) and Strathmore University (Kenya). Somorin is a recipient of the Eisenhower Fellowships for his work on climate change in East Africa.

### TOPICS :

- Implementation of the Bank's strategy on mainstreaming climate change
- Implementation of climate-proofed investment projects
- Green growth and Financing strategies in Africa.

**Focus Session 4****Wale Odufalu****Wale Odufalu****Managing Director of Alpha Mead Development Company****PROFILE**

**Wale Odufalu is the Managing Director of Alpha Mead Development Company, the Real Estate Development, Asset Management and Advisory arm of Alpha Mead Group.**

Before joining the Alpha Mead Group in 2007, she held the position of Regional Manager, North with BASSCOMM Nigeria, an Engineering solutions company, as well as Managing Director of One Source, her Facilities Management subsidiary. During her stint in the FM industry, Odufalu served as the pioneer Chair of the British Institute of Facilities Management Nigeria region, now Institute of Workplace and Facilities Management (IWFM) Nigeria region.

Within the Alpha Mead Group, she was instrumental to the set up of both Alpha Mead Facilities in 2007 where she rose to the level of Deputy Managing Director and Alpha Mead Development Company (AMDC) in 2014, which she now heads.

AMDC is the first Nigerian real estate development company certified to international quality management standards – United Kingdom Accreditation Standard's ISO 9001:2015 – and the developer of the first residential estate in Nigeria, Lekki Pearl Estate, to be certified to the International Finance Corporation's EDGE Advanced Standards for its green construction.

Wale holds an MBA from the Obafemi Awolowo University, Ile Ife; she is a Fellow of the Chartered Institute of Secretaries (FCIS), a Facility Management Professional (FMP) and a Certified member of IWFM (CIWFM).

**TOPIC:**

- Green building construction in Africa: the case of Alpha Mead.



## Country Information Note

41st Annual Symposium and Annual General Meeting  
24 - 29 July, 2022 - Victoria Falls - Zimbabwe



## Covid-19 And Other Health Regulations

**Statutory Instrument 67 Of 2022**

**Public Health (Covid -19 Prevention, Containment and Treatment) (National Lockdown) (No. 2) (Amendment) Order, 2022 (No. 41)**

**A**ny returning resident or visitor who exhibits to an enforcement officer a valid vaccination certificate to the effect that he or she has been fully vaccinated against COVID-19 by means of any one or more of the vaccines approved by the World Health Organisation shall be allowed into the country. If they are not fully vaccinated then the following applies:

- i. All returning residents and visitors have to undergo a valid PCR test not more than 48 hours from the time of their departure for Zimbabwe and
- ii. Those visitors not presenting a valid negative PCR test and a certificate to that effect shall be denied entry into Zimbabwe

Travel and medical insurance to cover emergencies is advisable, as are travel vaccines against common transmissible diseases. There are state and some private hospitals in every district, province, and major cities in case of emergencies. An ambulance and a medical officer will be on standby for emergencies before accessing proper medical facilities. There is also a clinic at the Elephant Hills Resort.

Visitors are advised to eat from licensed premises and drink bottled water. May, June, July and August are cold and dry and largely malaria free. However, the general and personal protection should still apply.



## Geographical Information

Zimbabwe is a landlocked country sharing borders with South Africa, Zambia, Botswana, Namibia and Mozambique. It has a total area of about **390,757 square kilometres**. Victoria Falls is located in Matebeleland North Province, and lies on southern bank of the Zambezi River.

## Population & Languages

Zimbabwe has a total population of **13 million (2012 Census)**. The average household size is 4.2 while the population density is 33 persons per square kilometre. However, there is an on-going population and housing census in 2022, which will give us new figures. There are **16 official languages spoken in Zimbabwe**. But the most common indigenous languages are Shona and Ndebele. English is the business language. Victoria Falls' population is **33060**.

## Capital City

**Harare is the capital** and largest city of Zimbabwe located in the Harare Metropolitan Province. It has a total population of just above 2 million.

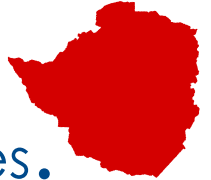
## Political Matters

The Republic of Zimbabwe gained its independence on 18th April 1980. **The President of the Republic of Zimbabwe is His Excellency Emmerson Dambudzo Mnangagwa**. There are 10 Provinces, each under the superintend of the Minister of State for Provincial Affairs, namely;

- i. Harare Metropolitan Province;
- ii. Bulawayo Metropolitan Province
- iii. Masvingo Province
- iv. Midlands Province
- v. Manicaland Province
- vi. Mashonaland East Province
- vii. Mashonaland West Province
- ix. Matebeleland South Province and
- x. Matebeleland North Province, where Victoria Falls, the venue for the 41<sup>st</sup> Shelter Afrique Annual General Meeting, is found.

# 390,757

square  
kilometres.



# 13 million

(2012  
Census)



Independent  
since

# 1980



# 10 Provinces



## Communication

There are four major mobile network service providers namely, **Econet**, **Telecel**, **Netone** and **Africom**. All hotels offer internet and email facilities.

## Time Zone

Zimbabwe's time zone is **GMT +02:00**.

## Business Hours

Office hours are from **07:45 to 16:45** from Mondays to Fridays. Banks open at 08:00 and close at 15:00 while on weekends they close at 11:00. Most of the public offices are closed on the weekends. There is no public holiday during the period June to July.

## Electricity

The average power voltage is 220 to 240 volts. Two or three point plugs (square) are generally used, though some hotels might have round sockets.

## Weather

Zimbabwe experiences winter from May to August, June and July marking the peak of the winter season. We advise travellers to carry warm clothing. However, Zimbabwe does not experience snow during the winter period.

## Currency

Zimbabwe adopted a multicurrency system where currencies such as the United States Dollar, South African Rand and the local currency \$ZWL are commonly used.

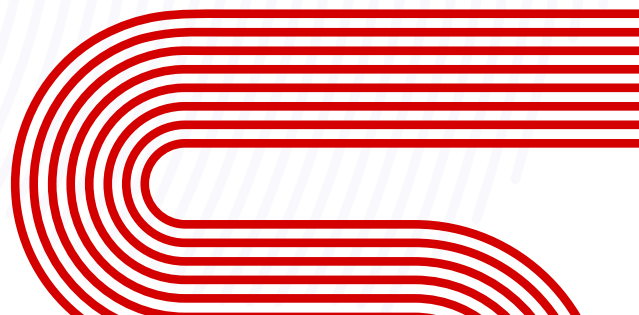
GMT 

+02:00

Time Zone

Multicurrency

System **\$ Z\$ R**





## Tourist Attractions

Tour of the Victoria Falls Rainforest

Bungee Jumping

Bridge Swing

Boat Cruise-sunset/day

Crocodile Farm Tour and Cage Diving

Rafting and River-boarding

Game Drive (am/pm) and Walking Safari

Elephant Interactive Safari/Elephant Back Safari/Rhino Encounter

Helicopter Flight over the Zambezi River

Boiling Pot Hikes

Lunar Rainbow Tour

Boma Dinner

Visit to Hwange National Park, 100Km from Victoria Falls



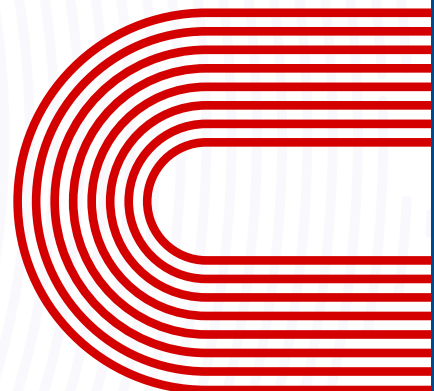


## Major Government Establishments In The Republic Of Zimbabwe And Contact Numbers

- i. Ministry of National Housing and Social Amenities  
**+263- 242-799125**
- ii. Ministry of Home Affairs and Cultural Heritage  
**+263-242-703641-4**
- iii. Immigration Department  
**+263-4-791913-8**
- iv. Ministry of Foreign Affairs and International affairs  
**+263-242-727005**
- v. Zimbabwe Republic Police Matebeleland North Province  
**+263-281-30333**
- vi. Ministry of Health and Child Care  
**+263-242-798554/60**
- vii. Zimbabwe Revenue Authority  
**+263-242-790811-4**

## Emergency Services

|                |                    |
|----------------|--------------------|
| Ambulance:     | <b>10177</b>       |
| Police:        | <b>10111</b>       |
| Crime Stop:    | <b>08600 10111</b> |
| Fire Bridgade: | <b>998/999</b>     |





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Financing Affordable Housing for Africa

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**[www.nationalhousing.gov.zw](http://www.nationalhousing.gov.zw)**