

INFORMAL HOUSE MARKET AND CONFLICTS

Project Plan



1. INDEX

1. Index	2
2. Introduction	3
3. Goals	4
4. Methodology	5
5. Expected results	6
6. Project time and spatial extension	7
7. Appendix	8



2. Introduction

The slum population in the Sub-Saharan Africa is 199 540 people, 61.7% of the urban population. Nairobi is one of the Africa fast growing Cities with an average growth rate of 4.9% and one of the most unequal cities (0.59 income-based Gini) in the Developing World.

In most of Nairobi slums the Informal sector detains the ownership of the house market. Inefficient land and house markets contribute to spatial inequalities in the city, creating not only social and economic disparities, as it increases the number of unprivileged groups and empowers the space poverty trap.

Severe job restrictions, high rates of gender disparities, deteriorating living conditions, social exclusion and marginalization, lack of social integration and high incidence of crime are already challenging sources of conflict within the slum areas. But Kenya's background of segregated groups and tribal disagreements only reinforces this facts and demand a more careful reading towards a complex collection of figures.



3. Goals

The main aim is to understand the pointed variables behavior (“land and house market”; “informal economy” and “conflict”) and their impact in terms of Development, through a complete description and comprehension of the phenomenon causes.

After identifying the needs of the populations dealing with the phenomenon, built consistent and conscientious resolution proposals.



4. Methodology

Step 1 – Research

- Individual interviews and focal group interviews (slums inhabitants, service' providers, houses constructors, municipal authorities, etc.)
- Desk Reviews (Statistics, National Budget, UN and World Bank Reports, etc.)
- Meetings and conversations with key institutions (local, national and international NGO's, Local and central members of the government, groups of investigators and teachers)

Step 2 – Validation (Review and validation of the work through the active involved agents)

Step 3 – Editing

Step 4 – Presentation



5. Expected Results

Production of a paper (strongly empiric, analytic and scientific based) about consequences of informal Land and House Market on Conflicts and Development.

Building a model that interprets the relation between the informal system, house market and conflicts, applicable to other microcosms.

Understand the collateral factors and externalities that contribute and come out of this trinomial relation.



6. Project time and spatial extension

The extension of the project consists of 6 months, from April to September 2010, working in Kibera slum, Nairobi, Kenya.

Steps	Timing
Step 1 – <u>Research</u>	April to July
Step 2 – <u>Validation</u>	August
Step 3 – <u>Editing</u>	August
Step 4 – <u>Presentation</u>	September



7. Appendix

Appendix A – Questionnaire for focal groups

- Origins (Original community, roots, where do the inhabitants come from)
- Age and sex
- Access to education
- How long are they living in the slum
- How was the house built
- Why don't they use the formal house system
- Are they afraid of house' demolition from the government
- Do they possess the house' title of property
- What is the main familiar source of profit
- Who started the construction (Which were the initial contacts made)
- Would they like to go out of the slum
- How much did the house cost and what are the price variables
- Which is the best area to live in the slum and why

