

The moral economy of housing in Port Moresby, Papua New Guinea

Michelle Rooney

Research Fellow

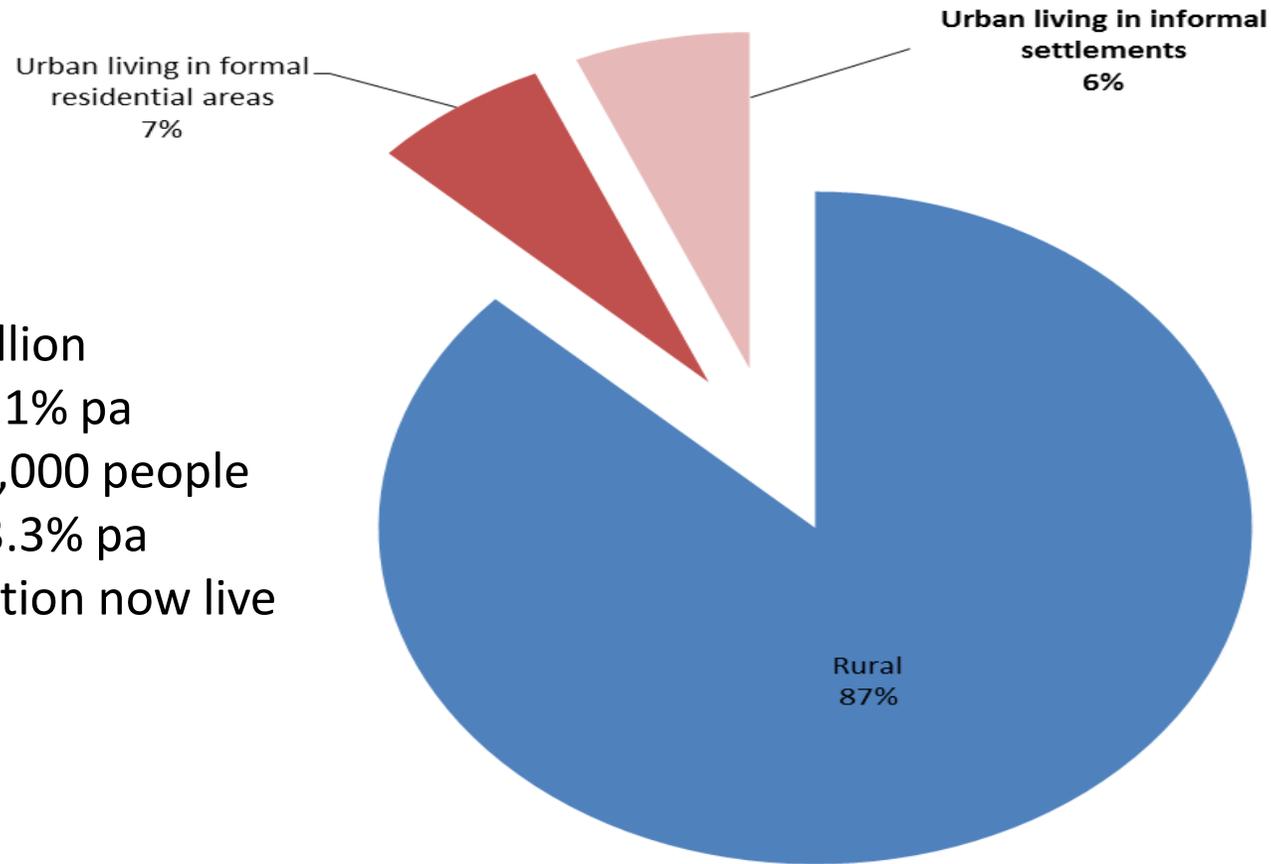
Development Policy Centre

Australian National University

Presentation outline

- Research background
- Fieldwork and Methodology
- Thesis findings on land and housing in Port Moresby
- Policy considerations

Research background: Urbanisation and informal settlements in PNG



2010/2011 census

- Population of PNG is 7.2 million
- Population growth rate is 3.1% pa
- NCD population is over 360,000 people and is growing at a rate of 3.3% pa
- Around 5% of PNG's population now live in the NCD

Policy

- Urbanisation policies
- Housing and land policies
- Translating economic growth into **socially inclusive** development
 - The poor
 - The old
 - The disabled
 - HIV infected people
 - Marginal populations (people living in settlements, refugees, youth, women)

Main research questions

- How do people survive during hard times?
- What do they do?
- Where do they go?
- Who do they turn to for help?
- Who is rich?
- Who is poor?

- **Pasin** blong lukautim famili?
- Can people afford to help?
- How do they decide who to help and how to help?

ATS Settlement

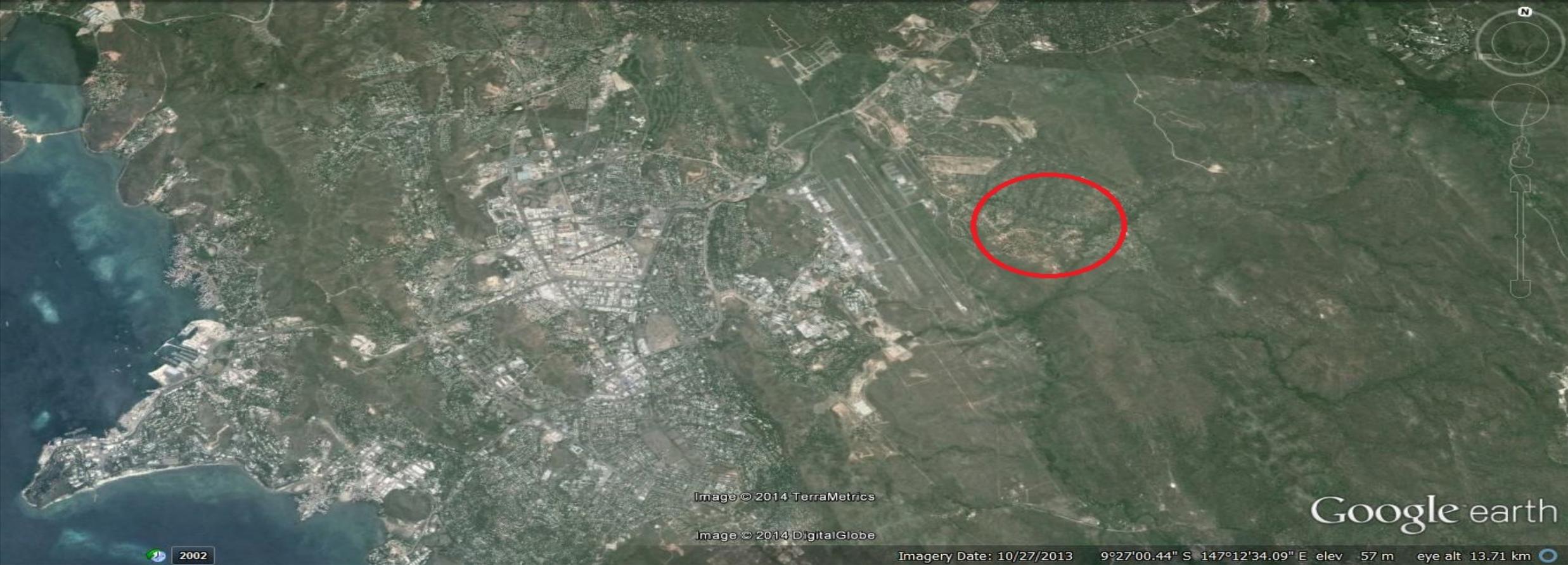


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Google earth

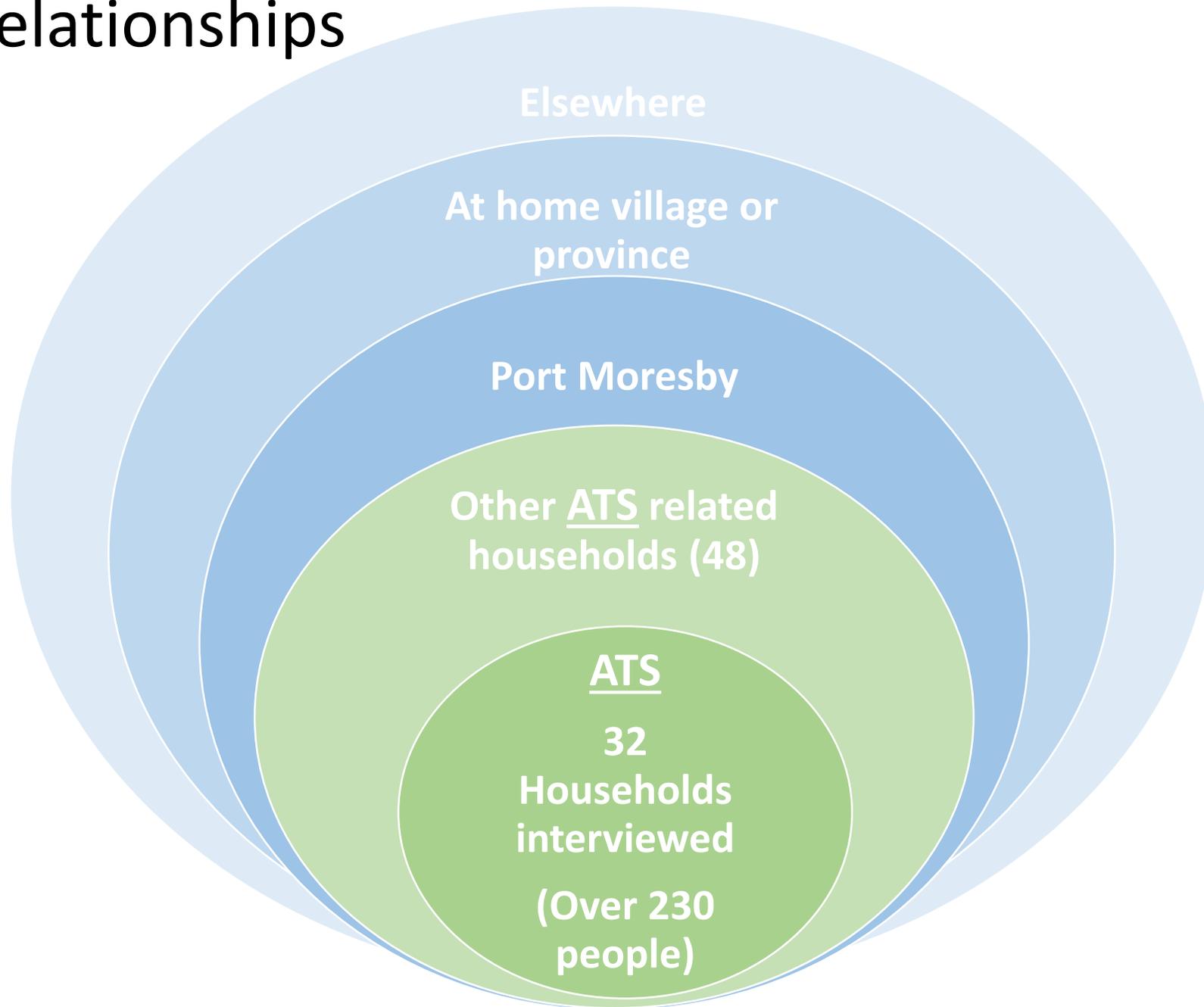
2002

Imagery Date: 10/27/2013 9°27'00.44" S 147°12'34.09" E elev 57 m eye alt 13.71 km

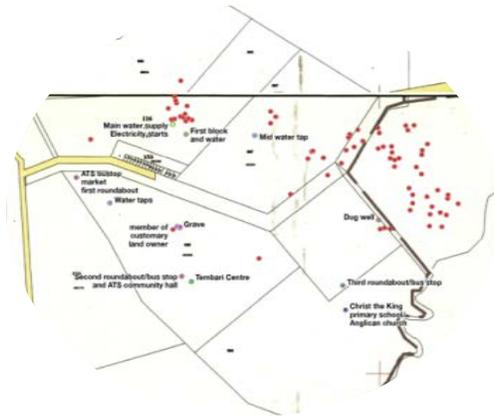
Fieldwork and method

- Primary data:
 - Conducted over 50 interviews with community and institutional representatives
 - 32 were in depth interviews with households in the community which form the basis of my **ethnographic** and **quantitative** analysis
- Interview components
 1. Demographic information on households
 2. Household characteristics
 3. Incomes, employment and livelihoods
 4. How they came to the settlement and accessing land in ATS
 5. Main risks or threats to livelihoods in ATS
 6. Relationships with people – family, friends in broader Port Moresby, ‘at home’, and elsewhere

Important relationships



Local settlement norms, values and institutions



Land and housing

- Customary landowners
- State
- Private developers
- 'Others' moving in

Income, employment, livelihoods

- Employment
- Economy
- Relationships with kin

Services and utilities

- Water: Eda Ranu and NCDC
- Education: Donors, NGO's, Department of Education

Violence, crime and law and order

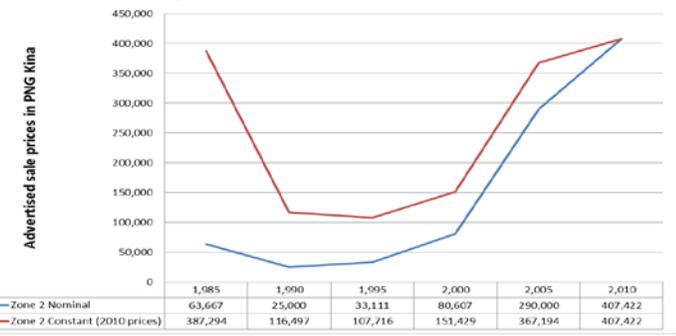
- Ethnic violence
- Law and order
- Managing young men
- Resilience

Broader environment:
Business, State,
Customary land owners
Development agencies



2006

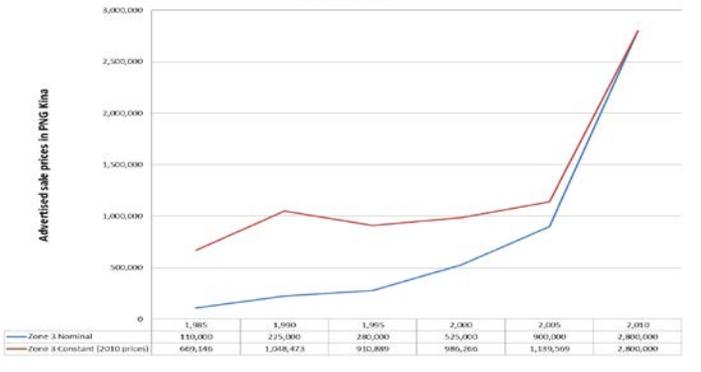
Average advertised sale prices for 2 and 3 bedroom houses in Moresby suburbs of Hohola, Gerehu, Waigani, Tokarara, June Valley, Ensisi, Morata, Rainbow Estate Median



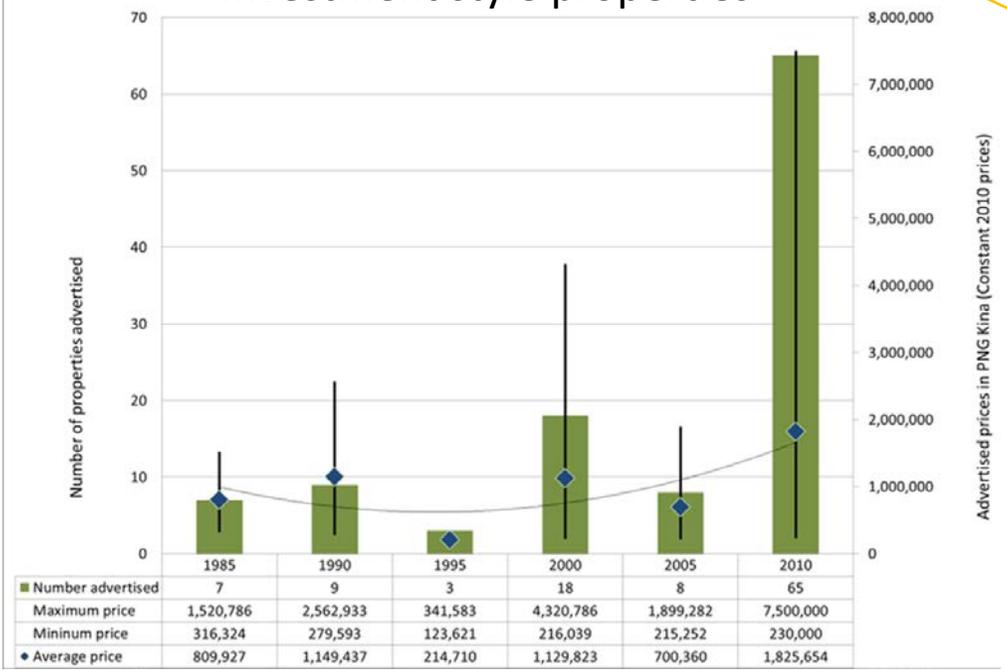
Average advertised sale prices for 2 and 3 bedroom houses in Moresby suburbs of Boroko, Korobosea, Gordons and Gordons 5

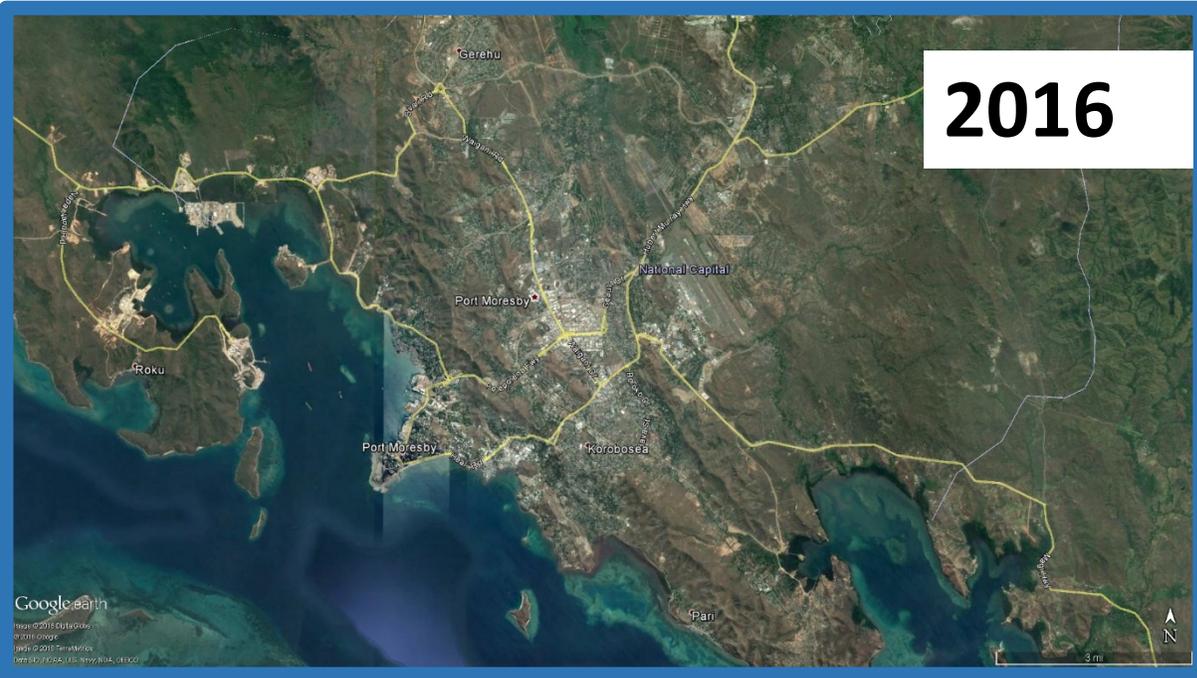
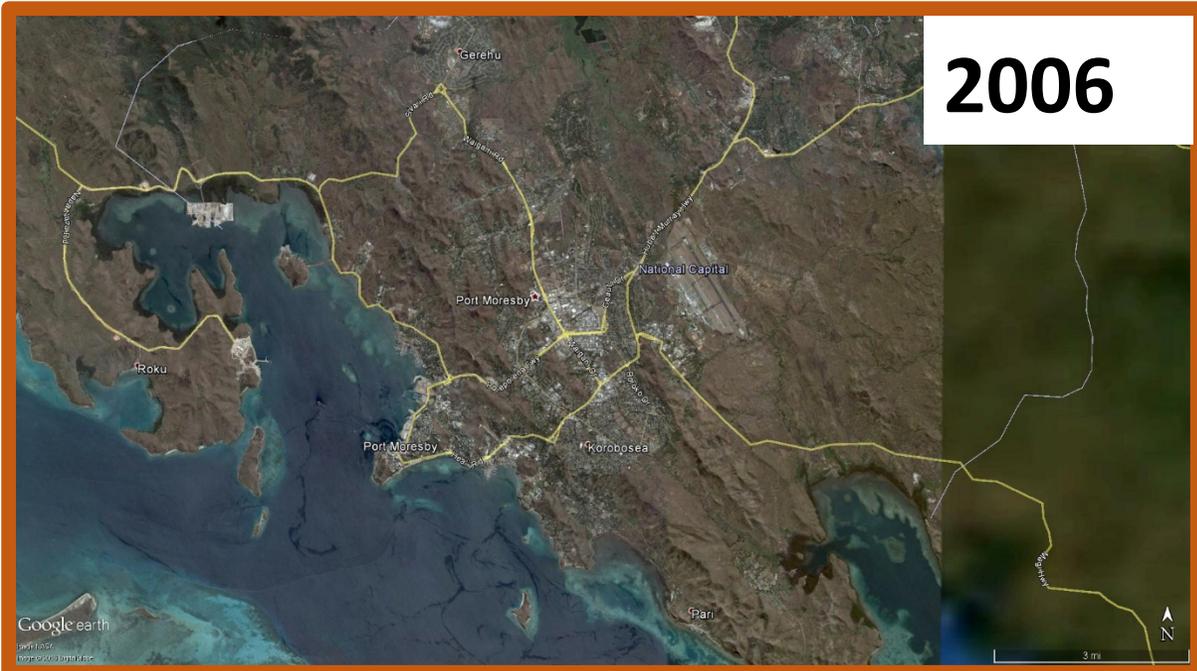


Average advertised sale prices for 2 and 3 bedroom houses in Moresby Downtown



Investment style properties





Moral Economy of Housing

- Economics of housing – how we produce, consume, allocate resources in a society
 - How are private and government resources allocated to construct houses and ‘housing stock’
 - Who owns a house?
 - Who occupies a house?
- **Market Economy** – money: bank loans for construction; bank loans for financing mortgages; investment returns.
- **Moral Economy** – money, citizens need housing, customary landowners must be recognised, policy, what society things is good and right.
- **Public Policy** - How are government resources allocated to housing?
 - The issue for policy arises when government funds are allocated to these issues. How are government funds allocated? How are decisions made?
- Many residents move to settlements because they cannot afford the high prices

- BUT Just because people move to a settlement does not mean they don't still live in the city and have relationships with others in the city
- Family strategies are important for securing shelter and housing
- For some families both the city formal housing and settlements are important – its not one or the other

- How should government funds be used in the housing economy when we take both market and moral values into consideration?
- Should government funds be allocated to private market economy housing or should it be used in ways that support a more general approach to housing that includes the views of and the needs of people who live in settlements?

Em tasol

...Na Tenkiu tru!