

Roundtable Discussions on Housing Finance in Melanesia - Agenda

Day One: Monday, November 12 "Housing Our Melanesian People"

09:00-09:15 Welcome Address (Mrs Tauvasa - Trade Commissioner, Pacific Islands Trade & Investment Commission)

Appropriate and affordable housing is a critical prerequisite for social and economic security, yet this basic human need remains out of reach for the majority of urban residents in the Solomon Islands, Vanuatu PNG and Fiji. This lack of appropriate housing affects the health, well being and productivity of the entire urban Melanesian workforce. The time has come for change and to tackle head on this bottleneck to economic growth. Doing something about changing this situation must be a priority for both the region's governments and the private sector.

Statement of Objectives:

Collaboratively explore:

- 1) Existing housing finance markets in Melanesia and identify commercial or policy impediments to improving better market access
- 2) Potential opportunities to improve access in Melanesian housing finance markets
- 3) A Regional alliance to further engage in collaborative efforts to expand access to housing finance in Melanesia

09:15-09:30 Introduction & Statement of Objectives for Roundtable (Mr Craig Wilson - Executive Director, The Foundation for Development Cooperation)

- Background to the Roundtable
- Purpose of the Roundtable
- Overview of the Key Issues

9:30-10:10 Brief Introductions from Participants (5 mins each)

- What is your role in housing finance?
- From your perspective, what are the key issues affecting housing finance in Melanesia?

10:10-10:30 "The PNG Housing Experience" (Wilson Kamit CBE , Governor, Bank of PNG)

10:30-11:00 Morning Tea

11:00-12:00 Building a Case for Action

11.00-11.10 Setting the Scene "The PNG Market" (Elizabeth Gima, Mgr Financial Systems Supervision Dept, Bank of PNG)

11.10- 12.00 Questions for Discussion

- What is the size of the market?
- Who are the existing providers?
- What are the existing products?
- What are the key regulatory frameworks?
- What are the positive effects on communities, economies if housing finance was more affordable and accessible?

12:00-12:30 What are the Impediments?

Questions for Discussion

- Land Title/Ownership/Saleability
- Savings/Sufficient Equity
- Limited size of market
- Costs of Building
- Administrative & Compliance costs

12:30-14:00 Working Lunch

14:00-14:45 Continuation of Impediments Discussion

14:45-15:30 Opportunities to Improve Home Financing

14.45 - 15.00 Setting the Scene "Nambawan' Super's Experience" (Leon Buskens, Managing Director, Nambawan Super)

15.00 - 15.30 Questions for Discussion

- What scope is there to improve coordination between different market participants and across borders?
 - Joint Ventures
 - Education Programs
- How could any identified inconsistencies in current arrangements be addressed?
 - Guarantee Schemes
 - Socially Responsible Investment Funds
 - Securitisation
 - Product Innovation?
 - Contract Savings Schemes(CSS)
- What scope is there to streamline regulation and reduce costs?

15:30-16:00 Afternoon Tea Break

16.00 - 16.05 "The Enterprise Challenge Fund" (John Hardin, Fund Director, Enterprise Challenge Fund)

16:05-16:30 Continuation of Opportunities to Improve Home Financing Discussion

16:30-17:00 The Way Forward

- Priority issues that need to be addressed
- Can you think of any strategies for:
 - Improving Government and Community engagement
 - Reducing costs/barriers to Market Development

Day Two Tuesday, November 13 "Housing Our Melanesian People"

09:30-10:30 Summary of Day One

- Recap
- Cluster Discussion Points

10:30-11:00 Morning Tea Break

11:00-12:30 Action Planning for the Future

- What - methods; outputs; activities; strategies.
- When - timelines.
- Who - personnel, roles, responsibilities.
- Resource requirements including funding.
- Next Steps.

12:30-13:30 Group Lunch

13:30-14:00 Closing Statements