

Nova Cidade do Kilamba — Angola's Oil-Financed New Town and Who It Actually Housed

City Innovation Library · Good practice · Angola

Quality score: 52/100

Evidence strength: Moderate

Summary

Angola built 20,002 flats outside Luanda on a US\$2.5bn oil-backed Chinese loan. Only 220 of the first 2,800 sold; the town filled only after a steep price cut and open-ended subsidy — and peer-reviewed analysis found beneficiaries came almost entirely from the richest 30%.

Key dimensions

Dimension	Score
Evidence of impact / measured results	2/3
Transferability / demonstrated replication	3/3
Scalability	3/3
Sustainability / continuity	1/3
Innovation	1/3
Inclusiveness / equity	0/3
Multi-stakeholder collaboration	1/3

Evaluated by C-NAPSE

Data sources

[C-NAPSE web research](#) — accessed 2026-08-20

[Government of Angola — Programa Nacional de Urbanismo e Habitacao \(built by CITIC Construction; managed by IMOGESTIN\)](#) — accessed 2026-08-20

[AidData — Kilamba Kiaxi Housing Project \(financing, contract and build record\)](#) — accessed 2026-08-20

[BBC News — Angola's Chinese-built ghost town \(Louise Redvers, July 2012\)](#) — accessed 2026-08-20

[SAIIA Policy Briefing 88 — 'Oil for Housing': Chinese-built New Towns in Angola \(2014\)](#) — accessed 2026-08-20

[Africa Research Institute — Views of suburban Luanda: banishing the ghosts from Kilamba \(Buire, 2015\)](#) — accessed 2026-08-20

[CAHF — Rent strike narrowly averted in Kilamba City, Angola \(Cain, 2016\)](#) — accessed 2026-08-20

[Cain \(2020\) — Housing for whom? Rebuilding Angola's cities after conflict \(open access\)](#) — accessed 2026-08-20

[Croese & Pitcher \(2019\) — Ordering power? State-led housing under authoritarianism, Urban Studies](#) — accessed 2026-08-20

[Croese \(2017\) — State-led housing delivery as developmental patrimonialism, African Affairs](#) — accessed 2026-08-20

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