

Lessons from the Owner Driven Housing Reconstruction

Sungi Development Foundation
PPAF Supported Project

Owner Driven Housing Reconstruction



In-Situ owner Driven Housing proved to be the most effective, efficient and transparent in Gujrat, Sri Lanka, and other areas in the Past



93.3% beneficiaries expressed satisfaction over owner driven housing in Gujrat against donor driven (71.8%)

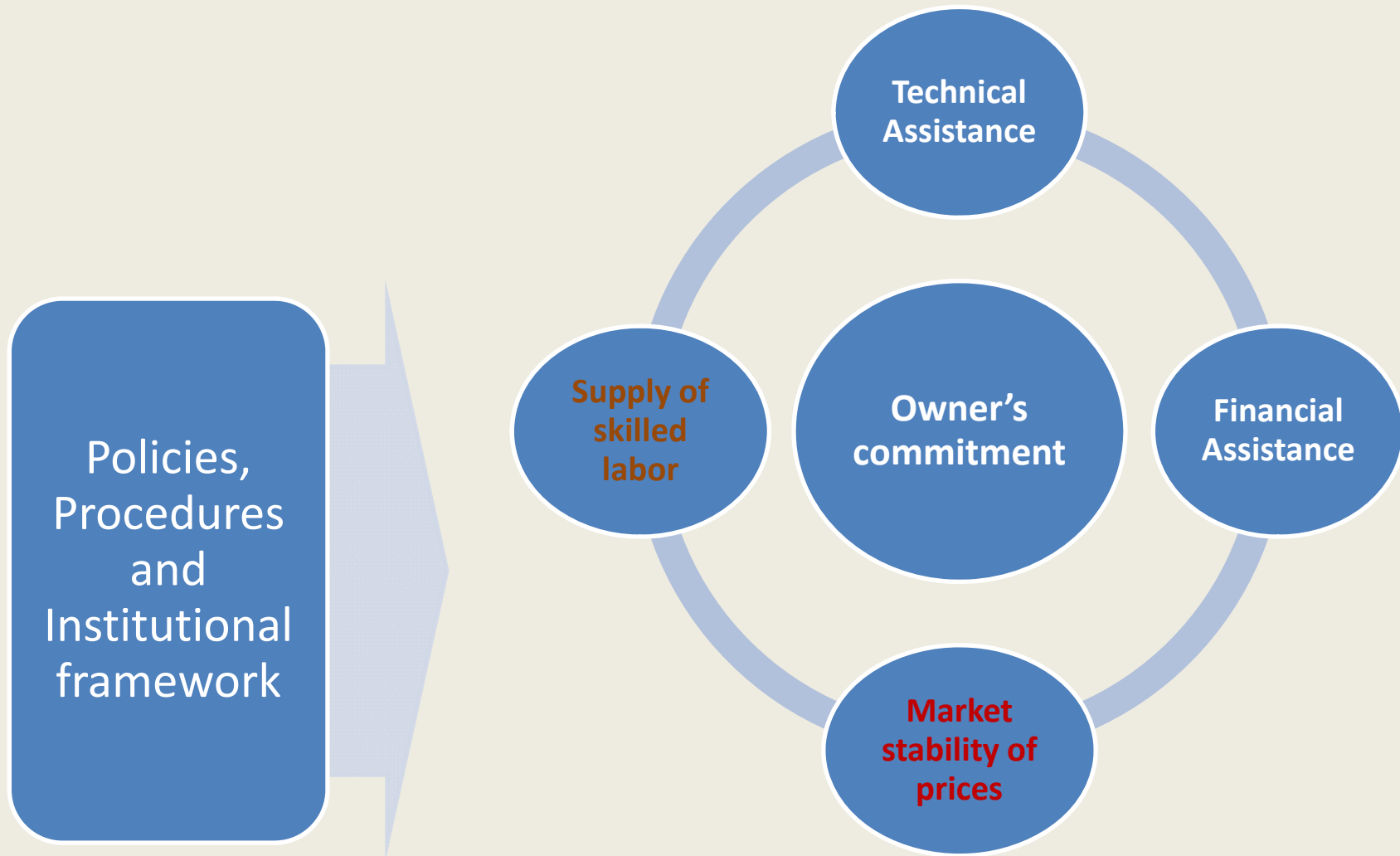


95% of households in Sungi UCs expressed satisfaction on this approach

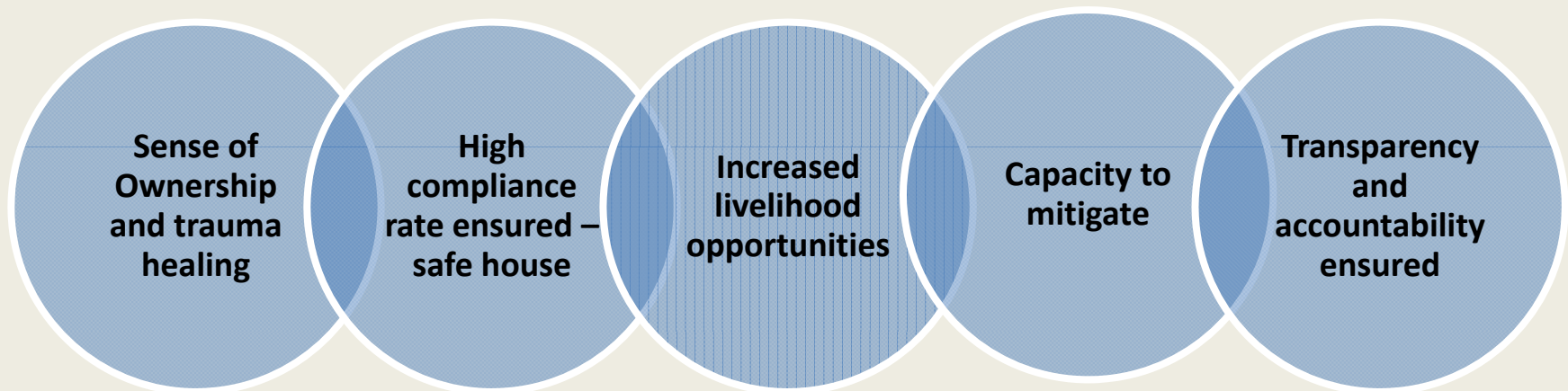


A means of “healing of post disaster trauma” through building ones own home

The Success Elements of Owner Driven Housing Reconstruction



The results



Safe house built– potential to built better houses

The capacity

- Earthquake resistance housing techniques practiced and will continue
- Capacity to mitigate and response disasters built and would continue

Lessons to be replicated...

Owner Driven Approach of housing is the best practice

Inspection based compensation on installments

Involvement of communities in ensuring individual housing reconstruction (VRCs/VCs)

Capacity building - skilled and unskilled laborers and the owners including women

On ground technical assistance and follow-up

Robust MIS and disbursement mechanism

....Lessons to be replicated

Support to the vulnerable through community support

Compliance catalogues and other guidelines

Joint procurement by the community

Local cost effective and socially acceptable construction

Community infrastructure to be initiated early to support housing

Livelihoods recovery programs as part of the housing reconstruction – linking with regular Sungi program

Experience of non compliance referral system with UN-HABITAT

Remedial measures support to enhance compliance with UN-HABITAT

Issues to be addressed in future...

The initial guidelines were not area specific, cost effective and labour friendly for most of the areas

Delay in approving cost effective and people friendly designs and construction guidelines

One roof one compensation – the poor suffered and well-off benefited the most

Material quality ensuring was a challenge

Landless policy was too late – no time for house reconstruction

....issues to be addressed in future...

The roof level compliance inspection was not included in strategy – final installment

Emphasis on Safe houses but not on the “Better Houses”

- **No emphasis to ensure sanitation facilities in the houses – only seismic resistance was the priority**
- **No emphasis on ensuring designs to ensure specific provisions for differently-abled**
- **No or limited emphasis on introducing alternative technologies i.e. rain water harvesting etc no linkages of rural housing**

Compensation was not enough to built a compliant house – poor families suffered the most

...issues to be addressed in future

No other financial support system integrate with this program

No control over the price hike - government failed to control prices as promised

No measures for partially damaged houses

How to ensure building code compliance in rural housing

The disaster benefited the empowered - the industrialists and businessmen/investors

Delayed Transfers from the Banks.. an accountability issue

Themes for discussion

The compensation – amount, installments and the procedure adopted

Technical assistance – capacity building and hands on support

How to Convert Adversity into Opportunity – what can be done to make “Safe houses into Better Houses”

How to ensure compliance in rural housing – building codes



Thank You

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