

Land and Housing management

Week Six

Housing Development and Construction (continued)

By

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Last week: Housing Development and Construction

- Understanding Housing development and construction
- The housing regulatory environment
 - Uganda's history of housing regulation
 - The national housing policy
 - Housing development standards
- The practice vs the regulations

This week: Housing Development and Construction

Objective

- Understand the various actors in housing development and construction
- Deeper understanding of the approaches to housing development and construction

Housing Development and Construction

- Actors in housing development and construction
 - Public sector
 - Private sector
 - Civil society
 - Community
- Approaches to housing development and construction
 - Incremental building approach
 - Self help housing
 - Regeneration and redevelopment
 - Housing financing

Actors in housing development and construction

- Housing development and construction in Uganda is majorly done by individuals
- National housing policy affirms – the responsibility of housing delivery rests with individuals.
 - Government on the regulation – policies and standards
- Housing development therefore done mainly
 - By land owners / individuals
 - By private developers / real estate, investors

- Housing development driven by market forces rather than what masses necessarily need or want or can afford.
- Housing development challenged by;
 - Inadequate physical planning
 - Rapid and haphazard growth of urban areas
 - Limited regulations – sprawl, informal developments

Housing development and construction activities done by various actors from the private and public sector, as well as community, civil society and international organization

- Public actors
- Private sector
- Community
- Civil society

The Public Sector

The Government

Includes ministries and national institutions owned and operated by the government, local government authorities,

Government mainly Provides a conducive regulatory and legislative framework among other activities:-

- Policies
 - Formulation, implementation, monitoring and evaluation

- Provide key inputs
 - Serviced land – public service
 - Infrastructure (water, electricity, roads etc.)
 - Financing – make accessible
- Ensure compliance to regulations
 - Issue permits and approvals
 - Supervise construction works
- Engages in Partnerships
 - PPP are one way that government can contribute to housing development
 - Can partner with the private sector, civil society or religious organizations

The private sector

- The private sector can participate in housing development and construction by
 - Contributing expertise, resources and innovations to shape the built environment and meet the demand for housing
- The private sector includes;
 - Real estate developers – developers who identify an opportunity, acquire land and set up housing to meet the needs of buyers or renters
 - Private financial institutions – include banks, investment firms.
 - They offer financial services such as loans, and mortgages to facilitate housing construction, development and acquisition

Civil society organizations

- These mostly advocate for rights for marginalized groups and promote social equity in the housing sector
- These can include community organizations (CBOs) non-government organizations
- They can engage in;
 - Capacity building
 - Offering support to slum dwellers
 - Offer humanitarian assistance and disaster response
 - Community engagement and participation
 - Can help with research and knowledge generation

The community

- Community can include land owners and residents
- They play a crucial role in shaping the built environment especially through participation in housing and offering local resources
- Community play for following roles in housing development
 - Needs identification and prioritization
 - Actual construction (own-housing)
 - Planning and designing
 - Facilitate land access
 - Advocacy and mobilization

Approaches to housing development and construction

- Housing development and construction can take various approaches
- Approach chosen can be dependent on such as;
 - Available resources
 - Market conditions
 - The housing Project goal
 - The regulatory requirements

The Incremental building approach

Characterized by phased construction – building in bits

Takes a long period due to poses in between phases

Practiced mostly by low and medium income aspiring home owners

Incremental process takes three phases;

- **Phase one: access to land for residential use**

- Involves individuals or families identifying suitable land
- Access to land can be through buying, gifts, inheritance or other transfers
- How difficult or easy to access land depends on the position and interest of the prospective home owner

Uganda's case...

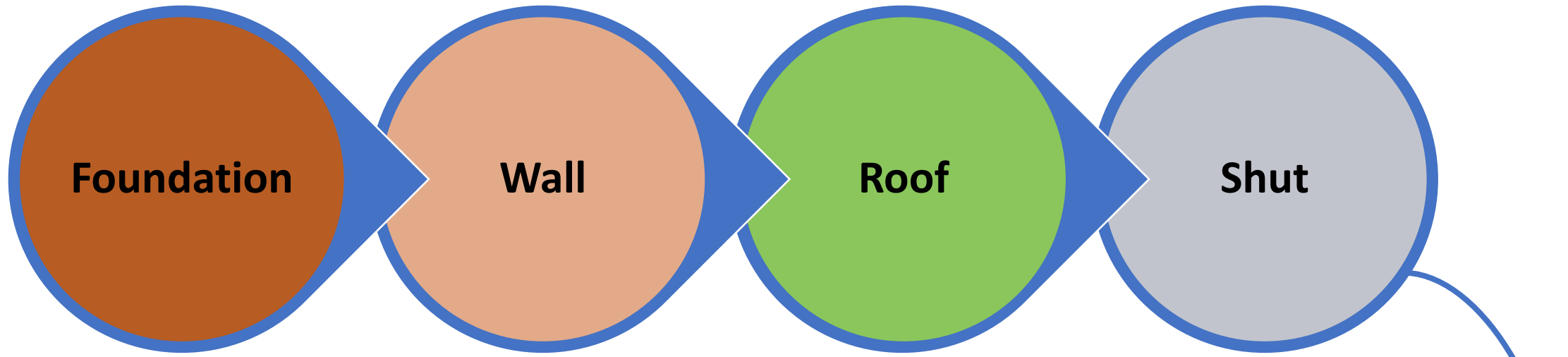
- The length of this phase will mostly vary, but usually will not take long – depending on availability of funds
- Acquisition of land for housing development is usually through buying (mostly), or transfers through inheritance
- The break between this phase and the next will also vary
- Many cases – land acquired and kept for years before actual construction

- **Phase two: construction of a basic habitable unit**

- After accessing land, first priority is to meet the basic housing standards;
 - Protection from sun, rain, wind and cold
- The home builder then needs to start the process of actual building – starts ground preparation, foundation then raising the wall, roofing and shutting the house.
- The length – differs depending on resource availability
- In some countries – programs that support incremental building – help quicken the process
- By the end of the phase – a **habitable housing unit**

Uganda's case ...

- Most used own-home development approach. Handled single-handedly
 - Whole burden lies on the owner / family
- This phase can last between months to year – years for most people (own home builders)
- Can be constraining financially – most people have to take loans to accomplish
- Phase is further phased into;
 - Foundation
 - Wall raising
 - Roofing
 - Shutting



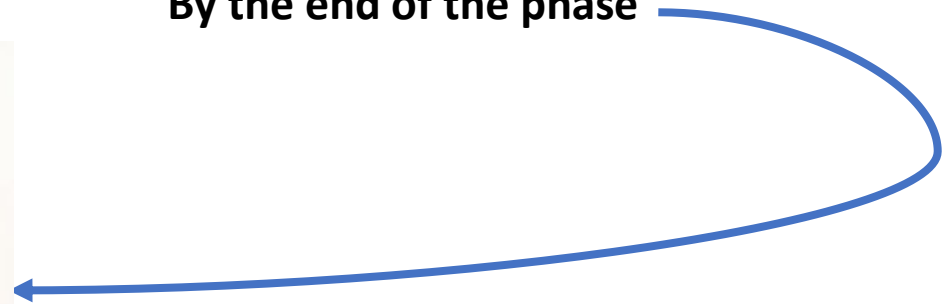
- **Phase three: incremental improvement of the house**

- Housing unit is now habitable and in most cases occupied immediately after the previous phase
- Occupying basic unit at this point helps owners save up on finances, materials and labor needed for improvements
- Incremental improvements mostly include fitting doors and windows, plastering and painting, ceiling boards and tilling floors, electricity wiring, plumbing works among others
- Length – varies depending on urgency and funds

Uganda's case ...

- Many families occupy at this point
- This phase can take a while – focus or priority may be given to support services and improving/ beautifying the interior

By the end of the phase



Regeneration and redevelopment approach

- Housing provision for families living in high poverty areas requires this approach
- Approach focuses on already available housing which may not be meeting acceptable standards and required conditions.
- It can include re-purposing the already existing structures for residential use
- The goal – to raise housing standards through improvements – regeneration
- Approach preserves underutilized properties (empty zones) which may even be historic

- Regeneration / redevelopment approach can be applied through:
 1. Urbanizing slum areas – develop basic infrastructure
 2. Improvements in shifts – option for temporary relocations
 - Allows for improvements or redevelopments while making use of the premises.
 - Depending on the size and style of housing –
 - occupants can confine in one side of the unit while redevelopments happen on the other side, then vice versa
 3. Mixed redevelopments – provides for blend between residential and commercial developments – where regulations allow
 - Promotes vibrant, walkable neighborhoods and communities
 - This can allow households to make an additional income to support their living

Uganda's example – Kisenyi

4. Re-use – Promotes turning old construction material into useable material

- Can include turning debris and other remains into bricks
- Allows for tremendous savings, while providing housing to communities

5. Resettlements – allows for de-crowding

- Can be done through resettling larger families in small houses into bigger houses

6. Provision of free plots of land to slum dweller – allows beneficiaries get access to tenure security

- Can therefore use the plot to access bank loan services
- Can be able to develop housing using the loans

The Self-help housing approach

Involves self construction and mutual help

can also include community – led housing development activities

- People in a community in need of housing come together to help one another access housing
- Can be done through free labor exchange for free construction material

- The Self-help housing approach is beneficial in various ways;
 - To speed up housing development
 - Reduce construction costs
 - Promote home ownership
 - Promote community engagement – technical assistance
 - Promotes local ownership
 - Leads to developments that reflect the community's needs and aspirations

- In Uganda ...
 - Happens in informal settlements and slum areas mainly
 - Residents mobilize themselves to construct a home for one owner
 - This is done in the shortest time possible
 - However ...
 - Normally happens without approvals – outside regulations and standards
 - Some times they resort to temporary structures in the bid to provide shelter

Financing housing development

- Support for housing development through financing housing development and construction processes
- Can be financed through;
 - Cooperatives – formed to facilitate home ownership
 - Allows individuals to pool resources together and strengthen their ability to invest in housing
 - All housing assets commonly owned by cooperative members
 - National financing – central government creates low rate financing systems
 - Fills up the gap when the market fails to provide adequate housing
 - Low rate financing through a national housing bank
 - Can be through grants
 - Can also be through government subsidies

Conclusion

- Housing development and construction involves several actors
- Housing provisions in Uganda is majorly the responsibility of the people
- Many owner-occupied housing, and a lot of rental housing in Uganda
- Private sector (real estate) mostly targeting high income groups
- Housing development takes various approaches
- Most commonly used in Uganda – incremental building approach

Next week

Housing typologies

References

- Republic of Uganda, Ministry of Lands, Housing and Urban Development (2016). The Uganda National Housing Policy.