

42nd EAROPH REGIONAL CONFERENCE

24TH & 25TH September 2009

ROUND UP & LESSONS LEARNT

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CONFERENCE THEME:

“AFFORDABLE HOUSING -
FROM NOMADIC LIFE TO CITY LIFE”

Sub-Themes:

- Governance in Housing Provision;
- Design, Technology, Approaches, Financial resources;
- Community, Management, Sustainability.

MAIN SUBJECT MATTERS

Subject Focus	No. of Papers
1. Housing Supply	3
2. Community/ Citizen Engagement	4
3. Technology in Housing Provision	3
4. Housing Finance	2
5. Housing Management	1

1. HOUSING SUPPLY

Country	Summary of Presentation
Mongolia	<ul style="list-style-type: none">• UB receives 30,000 people annually from rural -urban migration;• Policy of 100,000 new homes to replace Ger settlements in the city;• To meet up with increasing demands for public facilities; as well as provision of water, sanitation, etc.
Malaysia	<ul style="list-style-type: none">• Government provides various programmes for low cost housing;• Policy of imposing 30% quota on all developments by private sector to provide for low cost housing;
Japan	<ul style="list-style-type: none">• Looks at low cost solutions for the buildings tailored to local climate, culture, risks;• The use of Land readjustment system has succeeded in providing basic amenities;

2. COMMUNITY/ CITIZEN ENGAGEMENT

Country	Summary of Presentation
Mongolia	UN Habitat Programme - Upgrading of Ger settlements into more permanent structured communities; Areas divided into 3 zones:
Mongolia	Urban Development Resource Centre - the receivers become the initiators & implementers- can get many things done with so little financial resource, esp. with high level of commitment
Mongolia	Community Driven Master Planning even with the children;
South Korea	Citizens survey influencing public policy especially at local government levels

3. TECHNOLOGY IN HOUSING PROVISION

Country	Summary of Presentation
Japan	The use of Land readjustment systems where land plots and configuration do not allow for proper services such as roads & utility services
South Korea	Use of a non- traditional approach such as the urban growth model with multi variables, taken into account
South Korea	Social Capital - Use of Surveys - vital in mass housing & issue of tenure; trust, norms & social networking of the target groups; issues of social exclusivity & marginalization

4. HOUSING FINANCE

Country	Summary of Presentation
Malaysia & South Korea	The comparison of financing housing projects for all types of housing products - the pros & cons and strengths of the systems in both countries in meeting housing demand & supply
Indonesia	Accessibility of the poor to own a house through several financial schemes such as micro loans; the application need to be a member of a cooperative;

5. HOUSING MANAGEMENT

General	Summary of Presentation
Australian example	Sustainable Public Housing (SPH); working together with Sustainable Community - two sides of the same coin; getting the family members to be employed to manage the housing area, and giving them simple skills training; making public housing an asset when properly managed.

LESSONS SHARED & LEARNT

- Vital to set a National Policy - What and How to achieve?
- Set out the targets; pricing; affordability; identify the groups;
- But Housing Policy does not stand alone - it must be accompanied by Economic Policies that affect Employment and Incomes
- Provision of housing must be accompanied with People's basic needs such as utilities and services

- Community engagement is vital so that the people have sense of belonging, ownership and accountability of their own housing area;
- Very little funding needed to get basic needs of the community such as kindergartens, street lighting, drainage, etc.
- Funding also very effectively used;
- Success generates more local commitments

- Citizens survey - getting feedback from the communities themselves can help in the setting of national housing policies;
- Public perception on residential type mix is important to create social inclusiveness and not marginalize certain communities - sustainable neighbourhoods

- Strengthening the community - they should manage their own socio-economic-environment needs; build up their skills;
- Start with housing for government staff - using Systemic Asset management; job creation for family members in managing the housing estate/park;
- So that all public housing becomes an asset and not a liability.

- Financial incentives and schemes are vital in the provision of the buildings and homes and access to owning a home;
- Different nations have different incentives and financial schemes for both developers and potential home owners but there are applicable policies that might address local issues

CONCLUSION

- We have had a lot to share in the approaches towards the provision of low cost houses for the urban poor;
- No matter whether one is in a developed nation such as Australia, Japan or South Korea, or a developing nation such as Indonesia, Malaysia and Mongolia, the sharing of approaches, especially in dealing with local communities, can assist in not repeating mistakes - such as over dependence on foreign aid & funding.

- What is vital is that we are dealing with people's lives - where and how they live affects a city's economy, society and environmental conditions.
- Intervention is needed;
- But more importantly, there must be partnerships between government, utility providers, the people we plan for, academicians, NGOs and the private sector - all vital players in the sustainable provision of housing for all.

Lastly, we now know who does what in which country and the network formed can be a start to more collaboration and cooperation

This can be undertaken through training, research and exchange of expertise amongst EAROPH member countries and organizations.

Thank You