Housing Microfinance Initiative

Beaconhouse National University
Basic propositions

- Everybody needs shelter
- Shelter, like food, is a basic need for human beings
October 2005 Earthquake

Intensity: 7.6 on Richter Scale
Location: Muzaffarabad and Islamabad
Death Toll: 73,000
Destroyed Shelters: 600,000
July-August 2010 Floods

Cause: Heavy monsoon rains
Location: Khyber Pakhtunkhwa, Punjab Sindh, Balochistan and Gilgit-Baltistan
One-fifth of Pakistan's total land area was underwater
Death toll: 1600
Destroyed shelters: 1 million
People affected: 20 million
Vulnerable Housing Conditions

Along river

Mud houses
Housing shortage in Pakistan

- Total shortage 8.8 million houses
- 700,000 houses/year to cope with increasing demand
Public Housing

concentration in the production of finished new houses

Low density single family houses  Apartment buildings

restricted public budgets and high cost of the solutions
Far off Locations

usually built in the outskirts of cities with minimal services and difficult access to the city leave to the beneficiaries to built the houses and improve the neighbourhoods
Public Housing

finished houses for a few
end-up mostly in the hands of middle-income households

poor housing conditions for many
How Pakistani people built houses?
What 70% of people do ......
Drawing room converted into bedroom for newlyweds

Incremental Construction with Personal Savings
After few years

The houses have sufficient space to accommodate household needs.

Later they grow to have space for rent.
Escape from rental accommodation

Incremental construction with Housing Microfinance
Retired people at work

Shop inside house with Business Microfinance
Family at Work

Incremental construction of house with Housing Microfinance and Shop with Business Microfinance
Purda for Muslim Women

Incremental Construction with Housing Microfinance
Raising children with work

Beauty salon inside house with Business Microfinance
House construction with Business Microfinance

And shop with Business Microfinance
Housing Microfinance

Business Microfinance

Business

Personal Savings, Loan from friends & family, pension money etc.
Design issues

Wastage of construction material
Kitchen with attached bath
Un-hygienic conditions

- Bathroom entrance
- Water container to cool milk
- Drainage for kitchen
Ventilation

View: From top of house

In bathroom

Mugh in Courtyard
Newly constructed open drainage after rise in road level
Change in level

Newly constructed stairs after rise in road level
Recommendations
Model for Incremental Housing Development in Pakistan

- **Internal Infrastructure**: Lane sewerage, internal roads
- **Community Organization**
- **Social Services**: Education, health care facility
- **External Donors**: Funding for micro-loans
- **Revolving funds**: (Kameti)
- **Labour**: Flow between nodes
- **Building Material Suppliers**: Building materials on credit
- **Incremental House Builder**
- **NGO (MFI)**: Micro Credit, Technical Assistance
- **Land Tenure & External Infrastructure**: Underground sewers, water pipes, electric poles, paved roads
- **Government Agencies**: Incentive to MFIs
- **Tax relief on Building Material**
Role of School of Architecture

- Incremental construction – not designed from start
- Involves destruction
- Waste
  - Building materials
  - Labor
  - Money
- Architect can provide
  - Access to public spaces and utilities
  - Adequate ventilation
  - Structurally sound: earthquakes and floods
House in Lahore

- Average lot size - 3marla (76 sq m, 816 sq feet)
- Household size - 6
- Average house cost in Lahore, Pakistan including land, labor and construction cost- Rs.500,000
- Low-income family with Rs.10,000 income per month
- a monthly installment of max. Rs.1000
Role of Architects

- 7 people (average household size in Pakistan is 6.8)
- Service installation: bathrooms & kitchen placed on same wall
- Windows – opposite side of the entrance door

Cross ventilation, privacy, visual impression: bigger
Vacant lot

Lot Size: 40’x80’
- Water, septic tank, and power
Sanitary core

Sanitary Core: 12’ x 6’, 72 square feet
- Includes: toilet, shower, wash basin, and septic tank
Core Starter House

Slab: 12' x 25'
Enclosed Space:
  Multipurpose room, 12' x 25'
  300 square feet
Incremental expansion possibilities

Lot Size: 40' x 80'

Sanitary Core: 12' x 6', 72 square feet
- Includes: toilet, shower, wash basin, septic tank, water, septic tank, and power

Enclosed Space: 12' x 25', 300 square feet

Optional slab: 12' x 25'
Owner expansion:
Up to 300 square feet for living area, bedrooms, or porch
Owner expansion:
10' x 24', 240 square feet
Two bedrooms, service yard
THANKS