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Project **Reconstruction and Livelihood Programme RLP**

Project name **Rural Private Housing Reconstruction Program Pakistan**

Country	Pakistan
Region/town	NWFP Project Office Mansehra Field offices Battagram and Balakot
GIS data (WGS 84)	
Project type	Reconstruction
Typology	Rural private housing
Approach	Owner driven / cash approach
Beneficiaries	Response to earthquake 2005
Climate	Summer hot, dry / winter cold
Special constraint	Earthquake
start / end of project	2006 / 2008
Country GNP	3'300 USD/cap



Partners

Organization (donor)

World Bank:	US\$ 210 million (loan)
ADB:	US\$ 400 million (loan)
AFD (French Development):	US\$ 45 million (loan)
IDB (Islamic Development Bank):	US\$ 203 million (loan)
Government of Pakistan	US\$ 300 million

IO/NGO partners

UNHABITAT, SFL, BEST, BRC, FRC, ACTED, national NGOs

GO partners

ERRA (Earthquake Reconstruction and Rehabilitation Authority)

Context to project

Initial Situation

Following the earthquake of October 8th, 2005 in Northern Pakistan that affected over 3 million people, the Government of Pakistan embarked on an ambitious Rural Private Housing Reconstruction Programme (RHRP). This programme targeting the rural private households is based on an "owner driven" approach whereby beneficiaries receive a financial grant to rebuild or repair their house. The grant is restricted to beneficiaries following approved "Build Back Better" construction designs. A total of 460'000 houses were destroyed and 120'000 partially damaged.

Goals, Beneficiaries

The adopted policy is aimed at "Building Back Better" by training thousands of self-builders, artisans and village leaders in earthquake resistant building techniques and monitoring the progress of each construction.

Implementations / Results

The data available in May 2008 indicates that 225'000 houses have been completely rebuilt according to approved earthquake-resistant standards and 160'000 were under construction most of these being expected to be completed by end of summer 2008.



Reference data (comparative) Reconstruction of existing structure no standard buildings

Land plot (per house unit)	500 m2	Garden	m2
Ground floor (incl. walls)	60 m2	Floor (incl. walls)	floors
Occupants max.	6 persons	Occupants min.	2 persons
Total house area	60 m2	Surface / occupant	15 m2/cap
House volume (outside dimension)	150 m3	Volume / occupant	35 m3/cap
Number of rooms	2 rooms	Occupant / room	2 cap/room
Heated area	m2	Heated area/occupant	m2/cap
cost /unit	4,000 USD	cost/occupant	1'000 USD/cap
cost/m2	66 USD/m2	cost/m3	26 USD/m3
Total housing cost	USD	Self help (beneficiaries)	300 USD/cap
community development projects cost	USD	Comm. Dev. cost/occupant	USD/cap

Approach to results

Initial Situation

Following the earthquake of October 8th, 2005 in Northern Pakistan that affected over 3 million people a total number of 460'000 houses were destroyed and 120'000 partially damaged.

Approach

The Government of Pakistan embarked on an ambitious Rural Private Housing Reconstruction Programme (RHRP). This programme targeting the rural private households is based on an "owner driven" approach whereby beneficiaries receive a financial grant to rebuild or repair their house. The grant is restricted to beneficiaries following approved "Build Back Better" construction designs.

SDC Rural Private Housing Reconstruction Programme was officially integrated in ERRA operations. The MoU between SDC and ERRA stipulates:

"SDC shall act as institutional partner of ERRA for the implementation of the Private Rural Housing Reconstruction Programme as defined by ERRA's Private Rural Housing Strategy."

It further outlines that:

"SDC's contribution to the programme implementation extends over a period of 2 1/2 years from April 2006 with a budget of up to 1.6 million USD for direct implementation and 0.75 million USD for the co-financing of partner organisations under guidance of UN HABITAT."

Problems/Constraints

- Difficult access in the very traditional regions such as Battagram. This applies specially to female staff and gender-based activities as some of the religious leaders perceive it as an intrusion undermining their authority. Threats and incidental attacks on NGOs increased the level of security concerns. The deployment of female teams to the field was stopped in Battagram since July 2007.
- Difficult mobility and low rate of literacy makes the dissemination of information material and training difficult and time consuming for the Mobile Teams.
- In reconstruction the role of the women is limited to minor technical reconstruction works and focuses more to social aspects.
- World Bank involvement concerning construction standards, lengthened decision-taking time, SDC-HA had no direct involvement with WB in Pakistan

Lessons learned

- Good synergy between different SDC-HA projects increased credibility and impact
- Intervention at three levels - Field, District, National - generated positive feedback loop
- Social mobilization and creation of VRCs had a larger impact than initially expected thanks to good understanding of the context and integration of SDC-HA field teams in traditional society
- The methodology and the strategies underlying SDC-HA's intervention were firm on the objectives but flexible on the means. This was one important key to the successful outcome
- Holistic approach beyond "Rural Reconstruction", including restoration of livelihood, small projects, social mobilization, training as well as reconstruction of infrastructures in education and health proved very positive in the overall perceived impact of SDC-HA in the region



Evaluation

See Evaluation Report June 2008

Legal framework

Politically attached to

Rural Private Housing Reconstruction Programme (RHRP) of ERRA (Earthquake Reconstruction and Rehabilitation Authority) a body of the Government of Pakistan

Type of ownership

Private house owner



Construction information

Construction

Average cost per model house		Masonry 8'000 USD	Dhajji 4'000 USD	Bhatar 4'000 USD
Structure	Foundations	10	10	10
	Walls or columns	20	20	20
	Facade			
	Roof	5	10	10
	Earthquake protection	20	15	15
materials	Floor surface			
	Walls	10	10	10
	Doors	5	5	5
	Windows	5	5	5
	Ceiling	5	5	5
watsan	Thermo insulation			
	Roofing	10	10	10
	Water			
	Toilets	5	5	5
	Waste water	5	5	5
equipment	Rain water			
	Heating system			
	Electricity connection			
	Telephone connection			
	Cooking facilities			
Total		100%	100%	100%

Urban planning

Distance to	Health center	6km
	Education facilities	3km
	Income activities	1km
	Public transport	3km

For further information

Involved SHA construction group consultants	Project Office Mansehra Pakistan
Other involved SHA consultants	Marc Gschwend (External Evaluation)
Author / Contact:	Martin.weiersmueller@sdc.net
Recommended Institutions:	ERRA
Recommended partners:	UNHABITAT, FRC, SFL
Recommended books/reports:	Field Reports Project Office Mansehra Evaluation Report June 2008
Relevant other projects (links):	http://www.erra.gov.pk/WebForms/home.aspx
Annex	



Relevant illustration

Masonry House



Bhatar House



Dhajji House





Humanitarian Aid construction group

Standard 2 room house

