

The housing question today

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Moscow



Ghana



USA



Sao Paolo - cortiços



Moscow



Tokyo



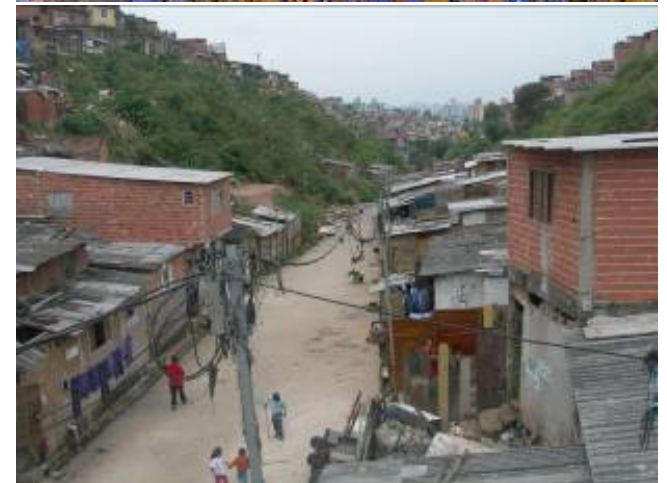
Singapore



Pakistan

Key issues related to the *housing question* today:

- Rapid urbanization
- Poverty
- Health
- Access to water
- Financial crisis
- Discrimination
- Mega events
- Climate change
- Post-disaster and post-conflict
- Homelessness
- Forced evictions and displacements



Meanings of housing

- shelter
- private space
- family
- social integration
- social status
- tradition
- investment
- consumption
-

Where? When?



Forms of **housing supply**

- Market (formal or informal)
- State
- Public Private Partnership (PPP)
- Cooperatives
- Self-help



Forms of **housing supply**

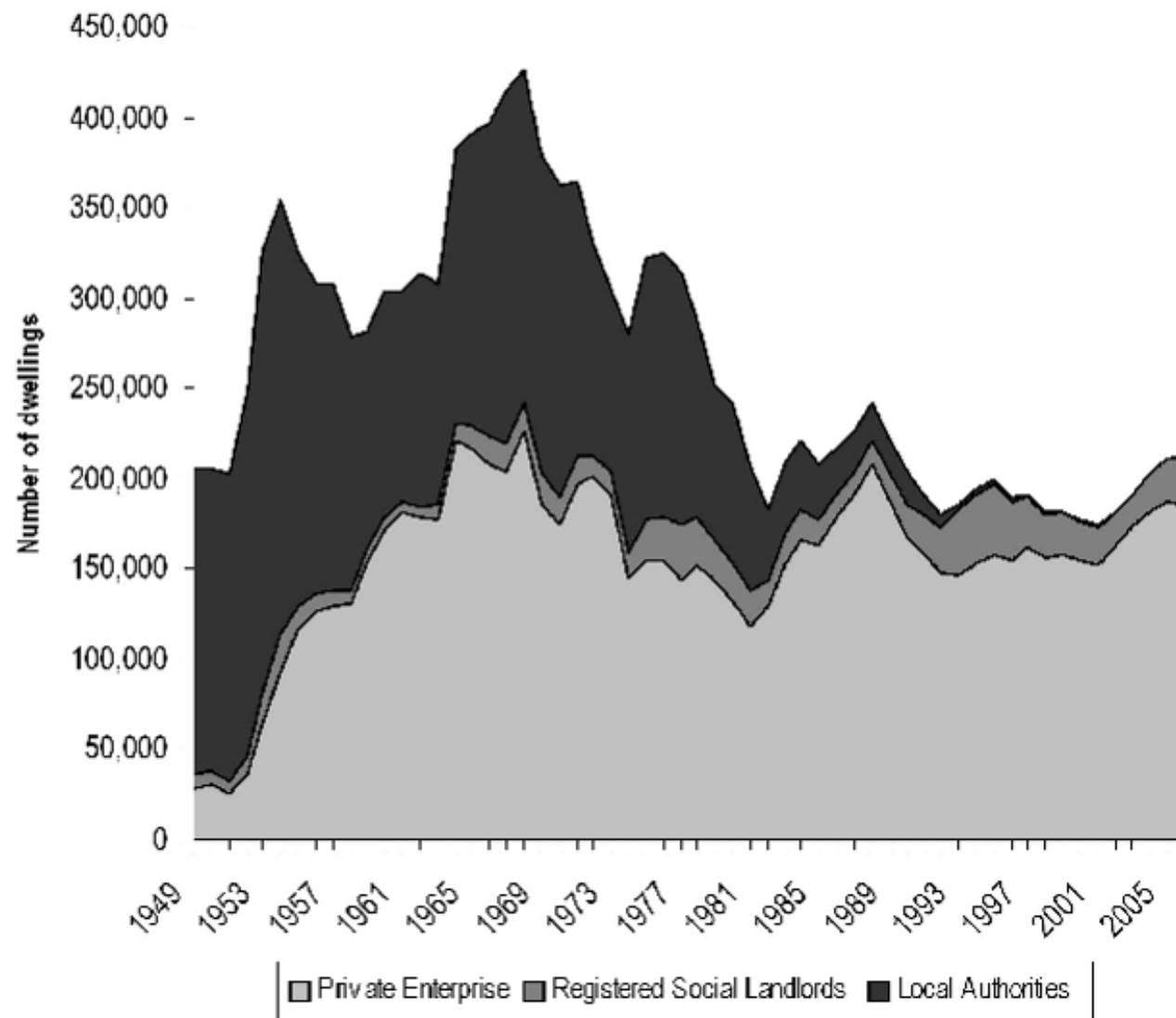
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- Cohousing
- Self-help

Forms of **housing tenure**

- Owner occupancy
- Tenancy
- Cooperative
- Condominium
- Public housing
- Squatting



Figure 1. Housebuilding in UK: permanent dwellings completed by tenure



Housing and **urban space**:

- Urban densities
- Relation between public and private space
- Relation with other uses and transportation
- Neighborhood
- Forms of land tenure and property
- Important sector for urban economy
- Land values
- Social division of urban space





interdependence between

tenure – supply – process of production – typologies - urban space

- The right to adequate housing - More than a roof and four walls

The right to adequate housing is part of the **right to an adequate standard of living**. It should be understood in broad terms as including the right of every person:

- to have access to a **home** and **community**
- to enjoy physical and mental **health**
- to live in **safety, peace** and **dignity**

Adequate housing includes:

- security of tenure
- access to public services and infrastructure
- access to environmental assets and to a balanced environment
- affordability
- good housing conditions
- priority for the needs of vulnerable groups
- use of materials, structures and space in accordance with the inhabitant's culture

Aspects of housing **policy** today:

- Provision of housing to certain social groups
 - social housing
 - affordable housing
 - low-cost housing





Slovenia – Tetris apartments etc

Architects: OFIS



South Africa - Design Indaba 10x10 Housing Project



Chile – Quinta Monroy



(Architects: Elemental)



Brazil - UZINA

Aspects of housing **policy** today:

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- Interventions in existing areas

- renewal of social housing areas
 - neighborhood regeneration
 - informal areas upgrading
 - slum clearance





Barcelona – Bon Pastor





Sao Paulo – Slum clearance

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- Enforcement of private property

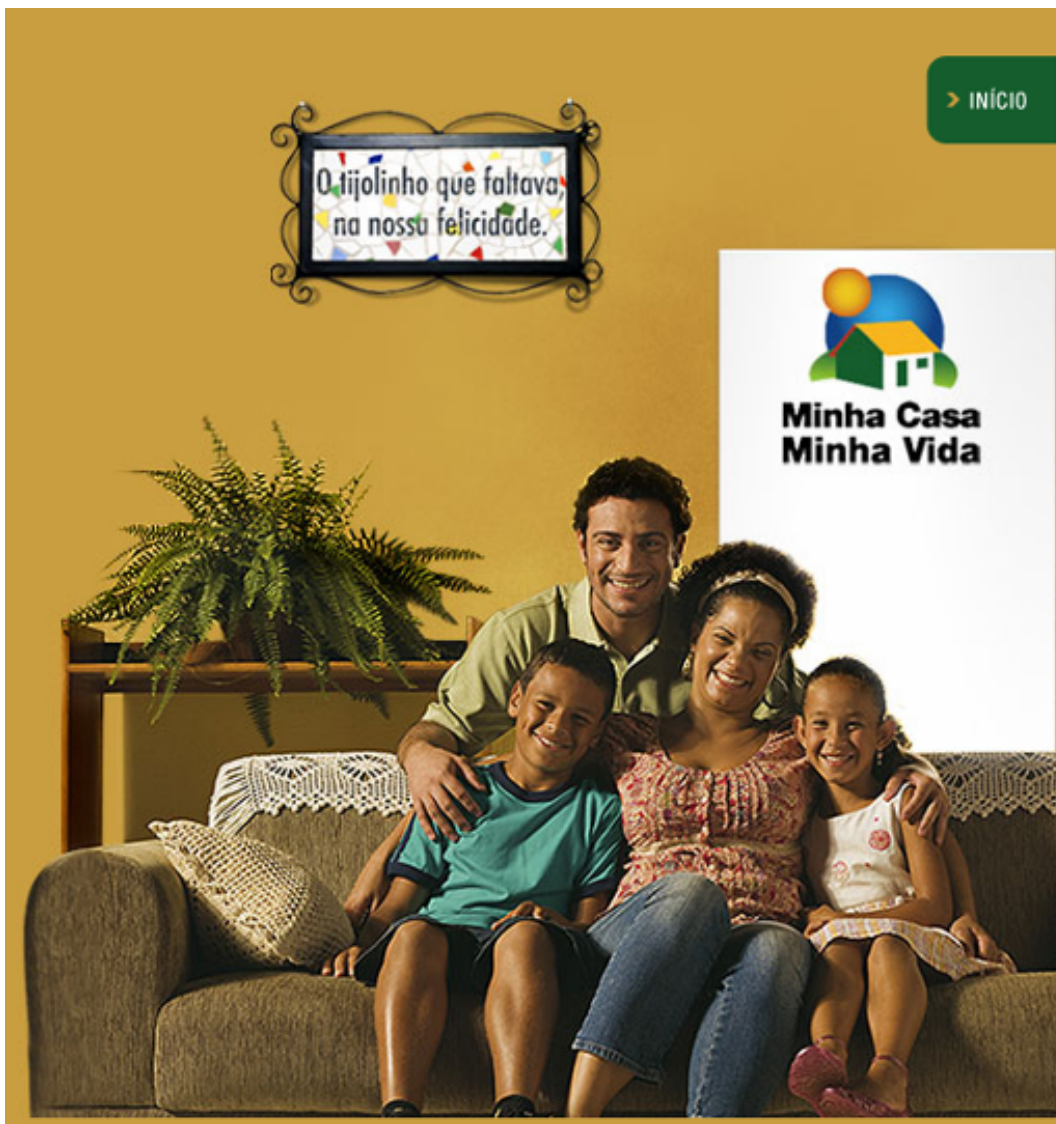
- privatization of state housing or social housing
 - formalization of informal housing
 - support of housing loan system



Table 1: Housing privatization (%)

	public rental as % of all dwellings		% privatised
	1990	after 2000	
Albania	35.5	1.0	97.2
Lithuania	60.8	2.4	96.1
Romania	32.7	2.7	91.7
Serbia and Montenegro	22.2	2.8	87.4
Croatia	24.0	2.9	87.9
Bulgaria	6.6	3.0	54.5
Slovenia	31.0	3.0	90.3
Hungary	23.0	4.0	82.6
Armenia	52.5	4.0	92.4
Estonia	61.0	5.2	91.5
Republic of Moldova	21.0	5.5	73.8
Slovakia	27.7	6.5	76.5
Kazakhstan	66.1	6.8	89.7
Latvia	59.0	16.0	72.9
Poland	31.6	16.1	49.1
Czech Republic	39.1	17.0	56.5
Ukraine	47.3	20.0	57.7
Russian Federation	67.0	29.0	56.7

Source: UN-ECE 2002, Hegedüs-Struyk, 2005



“My home, my life”

-400.000 housing units

- budget 20.000 million \$



ESPECIFICAÇÃO DO EMPREENDIMENTO

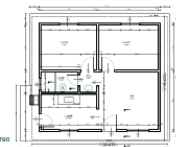
Casas térreas ou prédios de acordo com as características, especificações e custos pré-definidos. Com limite de até 500 unidades por módulo, ou condomínios segmentados em 250 unidades. Não incluem custos de comercialização e incorporação.

ESPECIFICAÇÃO PADRONIZADA

- * Tipologia 1 – casa térrea – 35 m².
- * Tipologia 2 – apartamento – 42 m².

ESPECIFICAÇÃO DA TIPOLOGIA 1 (CASA TÉRREA COM 35 m²)

- * Compartimentos: sala, cozinha, banheiro, 2 dormitórios, área externa com varque.
- * Área da unidade: 35 m².
- * Área interna: 32 m².
- * Piso: cerâmico na cozinha e banheiro, cimentado no restante.
- * Revestimento de alvenarias: azulejo 1,50m nas paredes hidráulicas e box. Babaco interno e externo com pintura PVA no restante.
- * Forro: laje de concreto ou forro de madeira ou gvc.
- * Cobertura: telha cerâmica.
- * Esquadrias: janelas de ferro ou alumínio e portas de madeira.
- * Dimensões dos compartimentos: confortável com mobiliário mínimo.
- * Placimento: 2,20m na cozinha e banheiro, 2,50m no restante.
- * Instalações hidráulicas: número de pontos definido, redeção independente.
- * Instalações elétricas: número de pontos definido, especificação mínima de materiais.
- * Acoplamento solar/telhado: instalação de kit completo.
- * Posse: 0,50m no perímetro da construção.



Exemplo da Tipologia 1 – Casa Térrea

Post-socialist countries:
“housing in transition”

- Property restitution
- Privatization of housing stock
- Development of housing market
- Construction boom
- New types of housing
- Informal housing
- Social polarization