

Approaches for Engaging Self-Reliant Housing Sector towards Sound Living Environment in the Southeast Asia and Vietnamese Cities

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This paper explores multiple approaches for applying the energy and resources of the self-reliant housing sector, whereby people construct their own houses using individual resources, usually outside of the required legal process, towards formation of sounder residential environment within a framework of the city planning policies, through community organization and collaboration with public/private entities. Section 2 presents the findings of previous study on urban housing development in Hanoi/Vietnam, particularly the “booming” of self-reliant housing since the 1990s and related issues(1). Recommendations for addressing such issues have mainly been for the government, and/or policies on involving private institutions. However, based on the experiences by other developing countries in the Southeast Asia, a shift in housing development/provision activities and related policies from the public to private sector leave out those who could not afford the market price housing.

Alternatives to housing supply by profit-making enterprise include self-reliant activities and those supplied by the non-profits. Collective efforts in housing construction and living environment improvement have long existed in both the West and East; and the majority of housing supply is still provided by such efforts in many of the Southeast Asian cities today(2). In Sections 3, examples in Indonesia, Philippines, and Thailand are introduced whereby people organize themselves to develop their own houses/improve their living environment through collaboration/networking. Such initiatives are taken by cooperatives and the community-based organizations (CBOs), with a support by, and partnership with government institutions and non-government/non-profit organizations. While these examples may not be directly applicable to Vietnam considering differences in political, socio-economic and cultural backgrounds, they may provide an idea for approaches in engaging SR housing sector toward more cohesive development of living environment as a whole. Section 4 considers potential for building of more sustainable living environment in future Hanoi/Vietnam by organizing self-reliant activities through community-based approach.

City Structure Models and Locations of Lower Income Settlements: The Context of Khulna City, Bangladesh

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Urbanization of the third world cities is basically a product of the poverty. It is generally seen in the third world countries that slums and squatters are located in here and there in the city area. Through influencing the informal economy, these slums and squatters are influencing the land use pattern of the city. Again due to the lack of control measures, ups and downs of the urban economy and evolution of the city the land use structure of the third world cities have become inconsistent. In addition, the settlements of the poor people do not really conform to any definite types of city structure models. Hence, planning and managing cities have become almost impossible. The locations of the urban poor settlements vis-à-vis the land use structure is to be justified for formulating sustainable urban land use management policies. This article discusses the theoretical aspects of the different city structure models as well as the application of these city structure models in relation to the existing growth and formation of the lower income settlements in Khulna city.

A comparison of housing subsidy policies and their impacts on housing accessibility of working low-income households, Case study of Hanoi city, Vietnam

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Urban housing system restructure as a part of economic reform have been conducted in Vietnam since 1986 to solve the problems of housing shortage and inequities through urban housing privatization, commercialization and socialization. The housing subsidies from the government gradually have been reduced but still play important roles, particularly for helping low-income groups for their housing accessibilities. The recently implementation of several housing subsidies programs show the inequities caused by these programs themselves.

This paper aims to compare recent urban housing subsidized programs which are implementing in Hanoi city. The impacts of these subsidy policies on working low-income groups have been examined through a household survey that conducted with three housing subsidy programs. The results of survey show that there are more housing options with better quality but less accessibility for working low-income people, and more financial intervention from the government, higher living condition and more satisfaction by the low income people.

The problem of housing affordability, living condition of rich and lower income households in these housing programs was raised with the need of balance of government intervention between housing development regulation and financial subsidy. If more intervention on planned development, it requires more subsidies for the infrastructure system, but these subsidies are paid for rich people rather than low income. In this case financial intervention is necessary.

This paper suggests that, in the future to balance the benefits of rich and low income people, the government should regulate more on the incremental development projects and financial intervene more on the commercial built case.

A case study of a low-cost housing development in the Jakarta Metropolitan Area: For whom does the development serve and how?

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A low-cost housing program has been a pillar of housing policies of the Indonesian government for more than 30 years. Whilst the program drew much attention from the housing financial point of view, other aspects of the program have rarely been explored. This study aims at in-depth investigations into occupants and housing conditions of a new low-cost housing development in the Jakarta Metropolitan Area, and finding for whom the development serves and how it does. The survey found the following. Main customers were young families working at private enterprises. Most of them were first homebuyers and generally satisfied with the development. They often invested further in their housing units immediately after the purchase. Most units had already extensions according to their needs and desires in spite of a short period after the completion of the original units. These findings suggest that the program helps young families involve themselves in their future through the realization of ownership. Meanwhile the survey also found the existence of investors who had purchased units from the developer, and sold or lent them to others. It may erode the credibility of the program.

Role of Government and Market in Indonesian Housing Sector: Identifying Housing Policy Networks

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Housing policy has become one of the most complex and contested policy arena, both in developed and less developed countries. There are so many agencies with so many aspects and programs involved in housing sector development. Housing policy field is a set of policies such as finance, land, infrastructure, spatial planning, construction industry, building technology, etc. Especially in less developed country like Indonesia, there has been an unclear situation who take the responsibility in housing development and who have to lead, to integrate all actors ranging from governmental, private, and society sector, whether they come from public institutions, from profit enterprises, or non for profit organizations. In such situation this study firstly describes the position of housing sector in national development,

then analyses the evolution of housing policy and its implementation in order to identify roles of state and market in housing process and at the end, this paper also identifies policy networks that was formed in the relation between actors involved, especially between government and private sector. Series of national data of housing sector performance in Indonesia, like housing production and housing loans, are elaborated to seek who is the main player in housing sector during particular periods, and how is its relation with the policy direction at that time. Beside as the result of the failure of both public and private sectors in delivery houses for all groups, the severe shortage of housing in Indonesia over the time also is the result of the policy networks capacity in the complexity of housing sector itself

Planning Implications of the Emerging Rental Housing Market for Urban Low-Income People in the Bangkok Metropolitan Area

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This paper is based on a research study conducted in six sub-districts of Bangkok Metropolitan Area. It covered three districts within the city of Bangkok and three more districts of the peripheral provinces. The scope of research was limited to identify the distribution of different types of rental units, assess the residents' perception of the quality of housing, identify the demand for rental units and propose strategic interventions for affordable rental housing in the area.

The study reveals that there has been a significant increase in the supply of housing units, most of which are one-room dormitory and apartment units. These types of housing offer advantages to both landlords and tenants. As most of the tenants have no written agreement with the landlord, the tenant have the freedom to leave the place as and when require, while on the other hand the landlord could escape the tax interest that needs to be paid on the rental income. It was also observed that the current supply of rental units cater only those who are in the city for a certain period. They are not found to be attractive enough for households aspiring to be owners. At the same time landlords are not willing to sell the one-room rental units as they consider it useful for long-term income. In effect there is a deficiency of affordable housing to attract younger migrants for ownership or larger duration of stay.

The rental housing in Bangkok and its peripheral areas demonstrate a market driven supply of affordable rental housing units based on increasing demand without government intervention or subsidies to either the landlord or the urban poor. The paper identifies the planning implication of the spontaneous growth of rental housing market and some useful policy options and recommendations are offered to encourage supply of better quality of affordable housings in the areas earmarked for future urban development.

Effects of Incentive System of the District Unit Plan on the Apartment Housing Market in Metropolitan Cities and Rural Cities

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The district unit planning (DUP) in Korea is a planning instrument. One of the key methods is the incentive system focused on the mitigation of the financial charge of business proprietors with use of various planning deregulation. Here in this paper, it is examined whether the incentive system is indiscriminately applied not only in the metropolitan cities but also in the rural cities. The analysis is carried out with six indicators in relation to the effect on the incentive system on the market of Apartment Housing Development. The indicators are a. the building-to-land ratio (BLR), b. the floor area ratio (FAR) c. the publicly assessed value of land (PAVL), d. the sale price of land (SPL), e. the sale/lease price of apartment house (SLPH) and f. the ratio of housing subscription (RHS). The final result is that the incentive system has different effects between metropolitan cities and rural cities. One of reasons lies on the too high FAR in rural cities to be given basically. Another reason lies on the difference between the cost for purchasing public installation and the profit of the sale & lease price of apartment house. In rural cities their difference becomes much narrow. Finally, the

low ratio of housing subscription (RHS) in rural cities makes the effect of the incentive system nearby meaningless.

A Study of User Behavioral Attitude and Usage Relationship in Residential Environment from the Sustainable Development Point of View

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Traditionally, the pattern of housing development in Taiwan was oriented horizontally. The spaces that weaved together each housing units used to be ground-level streets and alleys. However, in recent decades, the surging of urbanization and the changes of land use patterns have geometrically shifted the long-existing spatial relationships among each housing units. The axis of development pattern is now stretching vertically instead of horizontally. As a result, the spatial linkages among each housing units are no longer single-dimensioned. As the living spaces extend taller and taller, a consequential issue starts to emerge: how would the changing geometry of landscape impact the inhabitants in terms of their attitudes toward living spaces and their behavioral patterns of using spaces? The study intends to examine, from the perspective of sustainability, the attitudinal and behavioral evolutions of the Taiwanese residents who have experienced the paradigm shift of the Taiwanese landscape.

The examinations of attitudinal and behavioral evolutions of Taiwanese residents shed light on the fundamental land use values of Taiwanese. Albeit living in a totally shifted landscape pattern, Taiwanese people still hold the traditional mentality that lands are where families stem, and where wealth come from. Unfortunately, under the context of vertical landscape, such mentality manifested itself as self-centered land use behaviors. The property owners tended to treat the lands on which the buildings reside as the extensions of their own private properties. The modifications and alterations of physical properties were thus carried out solely for self interests regardless of public wellbeing. The self-interested land use behaviors were not improved until 1980 when the area of public space started to increase and the residents started to pay attention to the qualities of public spaces. The focus of modifications and alterations of physical properties in this period were shifted from outdoor to indoor. The attitude of treating lands as public owned started to emerge. After year 1990, the persistent pursuance of living qualities by Taiwanese people has transferred the activities of modification and alteration from private to public spaces. The mentality of mutuality and communality becomes solid, and the concept of sustainability started to be widely accepted.