

Strategy for Large Scale Housing Reconstruction; Pakistan's Experience

Snapshot – The Disaster

- 7.6 Richter Scale Earthquake Hit Pakistan in Oct 2005
- The Quake left 73,000 dead and more than 70,000 severely injured
- 3 million rendered shelter less over 30, 000 sq km
- 600,000 houses destroyed/damaged



Conception to Completion

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- October 8, 2005 The Earthquake occurs
- November 12, 2005 Damage & Needs Assessment Released
- November 19, 2005 Around **\$ 6 Billion** Pledged at Donors' Conference
- December, 2005 Preliminary Rapid Grants Distribution (Transitional Support Grant – 1st Tranche of Housing Subsidy)

- Jan-Mar 2006 Multi-stakeholder consultation for Housing Policy Development led by ERRA
- December 2010 Project completed

The Initial Response

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- Temporary Shelter Support Grant to 550,000 people
- Detailed damage assessment survey carried out, confirming 600,000 affected houses (approx. 80% totally destroyed)
- GoP through ERRA launched housing reconstruction program in 9 affected districts:
 - Rs.175k grant for reconstruction
 - Rs.75k grant for repair/restoration



Salients of the Policy

Policy Pillar 1: Owner-Driven Housing Reconstruction-Homeowners in charge of rebuilding their own homes

Strategies

Providing an enabling environment to homeowners, through:

- Prior training, information, & communication campaigns
- Rebuilding with familiar methods & easily accessible materials – *ensuring cultural preferences in design*
- Providing technical assistance during construction;
- Promoting use of own labor & salvaged materials;
- Establishing building materials supply chain;
- Facilitating opening of bank accounts.

Policy Pillar 4: Assisted and Inspected Reconstruction & Restoration



Strategies

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- **Over 600 assistance and inspection (AI) teams mobilized** for house-to-house outreach
- **Disbursements in tranchés** linked to stages of construction and compliance with seismic standards
- **Tranché disbursement through Banks** after progress/quality certification based on technical criteria
- **PMTs provided continuous assistance & advise**

Policy Pillar 2: Ensuring uniform assistance packages and maximizing program outreach



Strategies

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- **Cash SUBSIDY for core housing unit** – not replacement of loss;
- **Coordination of multiple reconstruction initiatives & standards for equity;**
- **application of uniform policies across the board:**
 - **Ascertaining application of seismic design standards**
 - **Ensuring full spatial coverage;**
 - **Reducing risks of beneficiary double counting or being missed;**
- **Rebuilding In-situ** - addressing land ownership & availability issues, minimizing relocation costs.

Policy Pillar 2: Ensuring uniform assistance packages and maximizing program outreach



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Strategies

- **Transparent, uniform criteria for grant eligibility:**
 - Replacement of a destroyed house with a new seismic-resistant core unit;
 - Restoration and strengthening of a damaged house to seismically acceptable standards
- **Relocation only where necessary** – i.e., where natural hazard risk remain very high due to seismicity, topography, soil conditions etc.

Policy Pillar 3: Ensuring judicious use of grants - avoiding socio-economic inequities; managing conflicts & grievances



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Strategies

- **Consistent & Transparent Damage Assessment criteria** - across all affected districts, with resurveys for specific trouble areas;
- **Eligibility subject to ownership; or in case of tenants, authorization from owners to rebuild the house;**
- **MOUs signed with beneficiaries** to ensure judicious use of grants, with penalizing clauses for intentional non-compliance
- **Participatory and inclusive grievance redressal systems**

Policy Pillar 5: Ensuring Seismic Safety



Strategies

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- **Development of designs, construction guidelines, and training curricula, that meet internationally accepted requirements for low cost earthquake resistant housing, such as:**
 - thinner walls
 - lighter roofing
 - well connected structural systems
 - excluding the use of “katcha” type construction;
- **Establishing a review and approval mechanism for additional design approvals** submitted by miscellaneous stakeholders, based on reference minimum structural design standards;
- **Seismic zoning and multi-hazard risk mapping factored in planning and construction.**

Success Factors of The Program



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- Owner Driven but assisted and Inspected reconstruction
- Local and Vernacular designs – Dhajji, Bhattar, Lipa Type
- Compliance Regime with phased inspection and COMPLINACE CATALOGUE for maximizing the compliance rate of the program
- Disbursement mechanism through banking channels
- Extensive social mobilization with the help of robust public information campaign to ensure behavioral change and culture of compliance
- Eligibility issues resolved based on local traditions – Owner Tenant issue
- By products of the program included – Rural landless and hazardous land policies
- Extended help to vulnerable through building of model houses



Success Factors of The Program

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- Policy of constant engagement with people and their training and public information campaign
- Optimum use of technology to resolve grievances at the local level through data resource centers
- Ensuring supply of construction material through establishing construction material hubs
- Mid course corrections in the policy where necessary



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Thanks