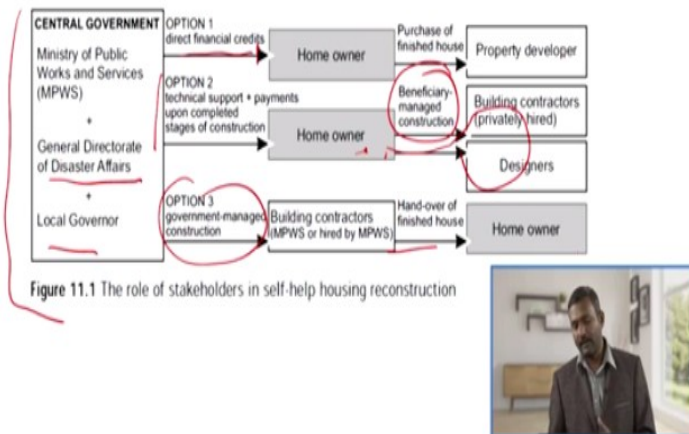


Analysis of the self-help housing reconstruction method



When we assess the self-help housing reconstruction method, we see that in Turkey first of all the central government which these ministries and the general director of disaster affairs and with the local governor of the state level, they look at the 3 different options. One is give them the cash credits, direct financial credits to the homeowner, so what they can do is; they can purchase a new house from the property developer wherein the second aspect, we have the provide technical support plus stage by stage you give some certain payments on construction; to completion of the construction that is delivered to the homeowner.

And he again relies on the either a beneficiary managed construction or it could be he relies on the designers of the building contractors who hire, so in that way, that is another process. Whereas in option 3, it is completely a government-managed construction so, in this, they rely on the contractor, so agency driven process and they finish the house and they deliver it to the homeowner so, this is how the self-house mechanism has been conceptualized.

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Dikmen's (2005) research on the reconstruction process after the 2000 Çankiri earthquake points out some other shortcomings of this approach:

1) the house designs offered by the government have little regard to local (often rural) living styles. While families can choose to use their own design, this entails hiring an architect, which the owner must pay for and manage themselves.

2) more technical support is needed to educate owners about earthquake safe construction and design

3) owners require more support in managing the projects themselves. There have been cases where contractors have run away with deposits, after only having verbal agreements with the owners, and

4) there is no involvement of the owners in important decisions, such as whether and where to relocate the villages and input into the government issued housing designs.

And even in this process, there are so especially, in the housing process especially, in after the 2000 Cankiri earthquake, there are also some other shortcomings; one is the house designs offered by the government have very little regard to local rural living styles and while families can choose to use their own design, this entails hiring an architect which the owner must pay for in manage themselves.

So, even though the family is getting an option to choose their own design but he has to pay for the architect or the contractor and here, in this process, though the government is ready to give them a training or provide guidance on how to build a technical support, so but it takes a long time to educate the owners about earthquake-safe constructions and design because it depends on their literacy levels, depends on the social and cooperation, how they come in negotiation.

I mean in contact with the government also, they need to know some the managerial techniques of how they can manage the projects themselves and in many cases, it has been noted that contractors run away with some basic deposits and maybe having a small verbal agreements with the owners and they run away so, in that way the whole project leave left incomplete.

And there is no involvement of owners in important decisions whether to relocate or where to relocate and what kind of input especially, in this process, so that is one of the important things.

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Table 11.2 The general situation of damaged houses in Duzce province after the 1999 earthquakes

Place	Badly damaged or collapsed	Semi- or medium-damage	Less damage
Centres and villages	12.562	7.897	8.237
Districts	4.104	3.071	4.833
Total	16.666	10.968	13.070

Source: Türkiye Cumhuriyeti Sayıştay Başkanlığı, 2002

Table 11.3 Houses constructed through the central government's financial support

Government provided housing type	Total number built in districts, villages and centres	Who qualifies
Mass housing ¹	8.004	Owner of badly damaged or collapsed house
Self-help (EYY) ²	3.622	Owner of badly damaged or collapsed house
Repair of semi-damaged houses ³	4.874	Owner of semi-damaged house

Source: Yazar, 2005 and Türkiye Cumhuriyeti Sayıştay Başkanlığı, 2002

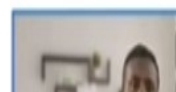


In Duzce province after the 1999 earthquake, you can see that in the centres and villages and the district we have the statistical you know, the damage statistics is in providing this table and the house is constructed through the central government financial support, one is the government mass housing process which is about 8004 who is qualified for this; owner of badly damaged or a collapsed house?

Self-help similarly, it was almost less than half percentage that is where owner of badly damaged or collapsed house. Whereas, the repair and retrofitting process of 4874 which is about owner of semi damaged house, which means it is possible for the reconstruction.

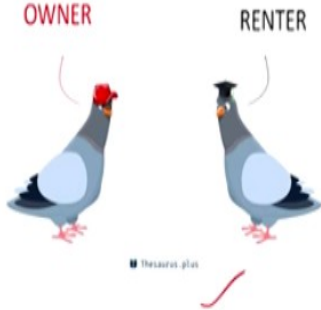
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A new approach to post-disaster reconstruction



So, this is where the turkey realized the sense of the self-approved, self-help development process and that is where the new approaches, the new partnerships has been developed, this is what we are going to discuss about 3 in different cases and in the Duzce province.

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OWNER RENTER

Thesaurus plus

Table 11.4 Selected cases from Duzce

Name of housing site	Location of housing site	Housing type	Number of houses	Method overview
Beyciler	Duzce centre	Row house	168	International National NGO + Local Government
Solidarity	Golyaka outskirts	Detached house	57	International National NGO + Community + Universities
UMCOR	Duzce peri urban	Detached house	220	International NGO + Community

If you look at the whole process, in the disaster acts or whatever they has been, it is mainly focus on whether someone owns something and whether it is lost and so that he can be compensated whether in the form of insurance, whether in the form of; then what about a renter; you know he was not having a house and he was completely ignored, so that is where one has to look at how these neglected groups who are basically the renting community.

And how they are not to be considered, so that is where in Turkey, there have been some efforts why various agencies have come forward that yes, we also need to take care of these not only the house owners who lost the house but what about 7, 8 tenants or 20 tenants who are living in that apartment, so what about them, who becomes homeless. So, the three case studies which we will be discussing now.

One is the Beyciler which is in the Duzce centre, it's the row house about 168 houses are delivered, here there is a international NGO along with the partnership with the local government, the solidarity housing project in Golyaka which is a detached house about 57 houses here, the international and national NGO plus community plus universities, the UMCOR Duzce peri-urban areas which is a detached house about 220 houses.

Here, an international NGO plus the community so, this is the three compositions of the self-help housing process which we will be discussing further.

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Case 1: Düzce-Beyciler Houses Social Housing Project

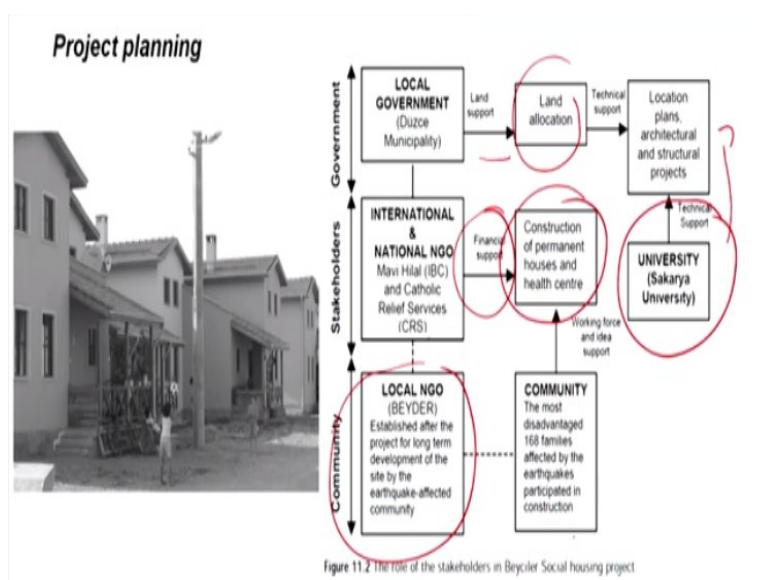


IBC entered into cooperation with the Municipality of Düzce and encouraged CRS to donate US\$2,500,000 to realize a project of 168 houses and a community centre for disadvantaged families who did not qualify for the government's reconstruction programmes.



In the first case, Duzce, Beyciler houses, social housing project, the international blue crescent entered into a cooperation of the municipality of the Duzce and encouraged the Catholic Relief Services to donate about a huge sum of amount to realize a project of 168 houses and a community centre for disadvantaged families, who were not qualified in the government schemes.

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So, this is where they focused on these small actors you know, in the whole project management here, what they did was on one side, the local government is looking at the land

support and the land allocation and the international support is looking at the Catholic Relief Services financial support and they are looking at the permanent houses of reconstruction.

And university of the Sakarya University is providing a technical support to develop the location plans, architectural and structural and also the feasibility studies whereas, a local NGO has been established for after the project for long term development and also who also can look at the maintenance process of it so, this is where the communities have actually participated in this process.

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Some Criticisms:

1. Families were largely absent from the important decision-making of the project, apart from what job they would do in construction, and how to finish their house.
2. The houses constructed in this project were only 168, whereas the total need for this type of project was at least 1,377 (number of families who applied to be part of the project). This certainly points to the great need for housing programmes for non-owners, whether programmes offered by the state, non-state actors or collaborations.
3. A residents' association, BEYDER, was started by the beneficiaries to oversee the managerial and financial responsibilities of the settlement. However, the residents need more sustained input from the NGO over the long-term to help them to maintain the organization of the community. This has proven to be difficult without outside support but yet is important for maintenance of the site as well as for new initiatives.

And even in this process, what happened is important some of the criticisms have observed, families were largely absent from the important decision making of the project, apart from what job they would do in construction and how to finish their house so, this is one of the important because they may come from a different livelihood background, so in fact, in this whole process, they couldn't see much of the public participation.

Because they need to get the technical training and they are not may not be aware of it and the second aspect is this project was only conceived for 168 houses but about 1377 who have applied to be part of the project, see in this process; in the whole process, when you are looking at delivered this kind of project for with the small actors who are the rental group, how will you decide on the number of stakeholders.

So that is where they started with them, they invited all these beneficiary groups to come forward to fill the application forms so, starting from the economic; the lower economic

background and their existing situations and that is how the priority has been given and that's the identified, only 168, so what about the others, out of 1300 odd have applied and who are non-owners and these, they are not complied with these central government or the state government schemes.

And also a Residents Association Beyder was started by the beneficiaries to see the managerial and financial responsibilities of the settlement, in the long run, aspect but then still they need the sustained input over the long term to help maintain the organization of the community and this has actually you know, why it's not only a delivery but one has to look at the long-term input, how this could be sustained.

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Case 2: Düzce-Gölyaka Solidarity Houses Project

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The *İmce Evleri Projesi* (Solidarity Houses Project) was constructed through a partnership of the Association of Volunteers for Solidarity (AVS) in Turkey with Gelderland Aid for Turkey Organization, which had collected money from Turkish people living in the province of Gelderland, the Netherlands.

