

Post Disaster Urban Housing Reconstruction

Post Disaster Land Management Perspectives

Case of Sri Lanka and Gujarat

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POST DISASTER LAND MANAGEMENT ISSUES

- Land Access
- Inclusive reconstruction strategy
- Post Disaster Urban Planning
- Urban Land Market Implications
- Lessons Learnt



Gujarat Earthquake in 2001

Bhuj City after the Earthquake



Housing Damage

- Nearly one million houses damaged
- 70% of building damaged in Kutchch District
- Four main urban centers required rebuilding



Sri Lanka Tsunami in 2004

Tsunami Impacts Kalutara Coast

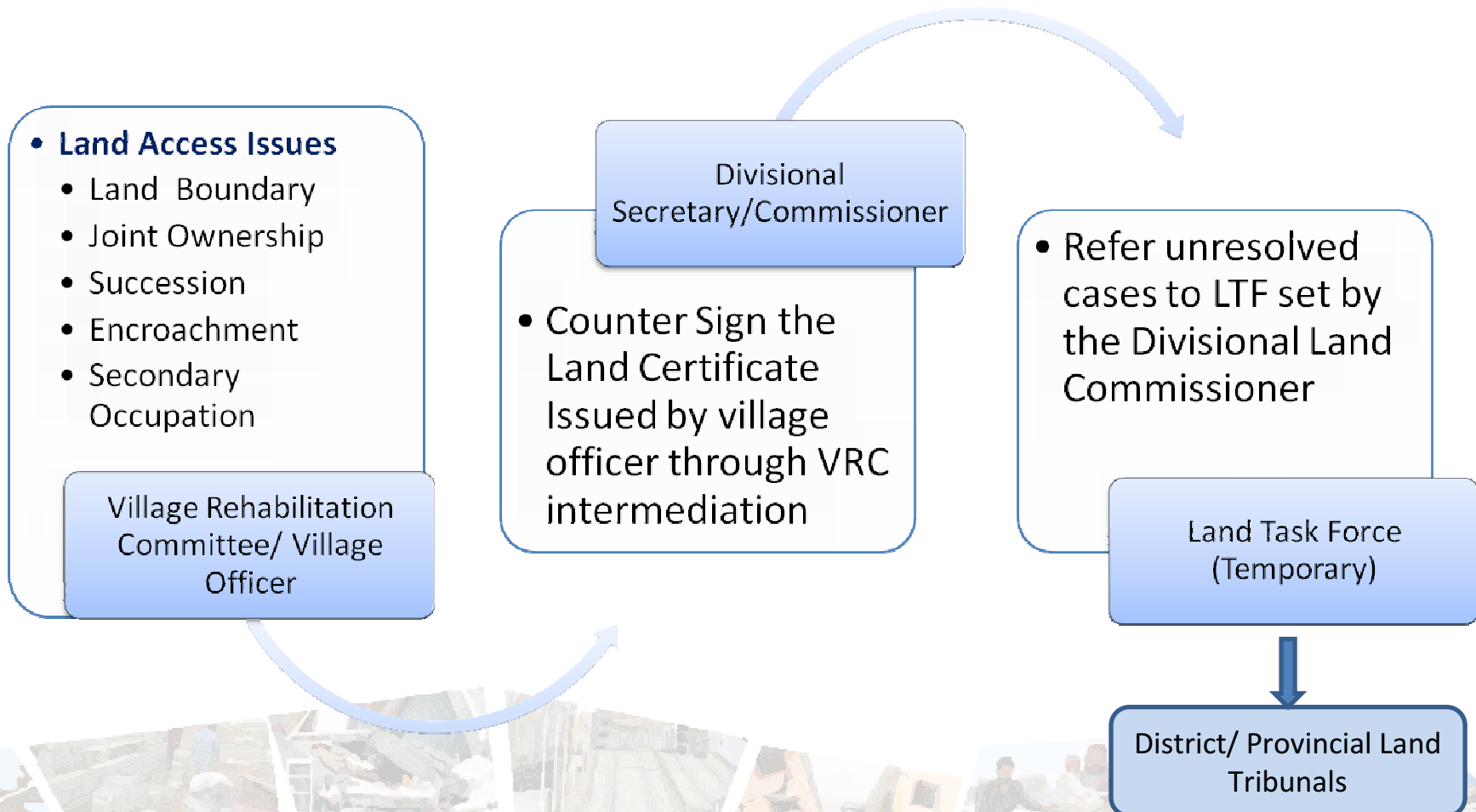


Housing Damage

- Nearly 98,500 houses damaged (3% of housing stock of 21 Divisions)
- 70% of damage occurred in conflict hit North East
- Nearly 32,000 families targeted to relocate from Coastal Areas



Land Dispute Resolution Process



Housing Reconstruction Policy

Reconstruction Policy in Sri Lanka

- Compensatory approach
- **Assistance to rebuild all damaged houses-multiple assistance**
- Two damage category
- Land ownership required for assistance
- **Land grants** in relocation sites for landless/tenant families
- Co-financing to supplement government grants for all beneficiaries
- Donor built relocation housing and Home owner housing strategies

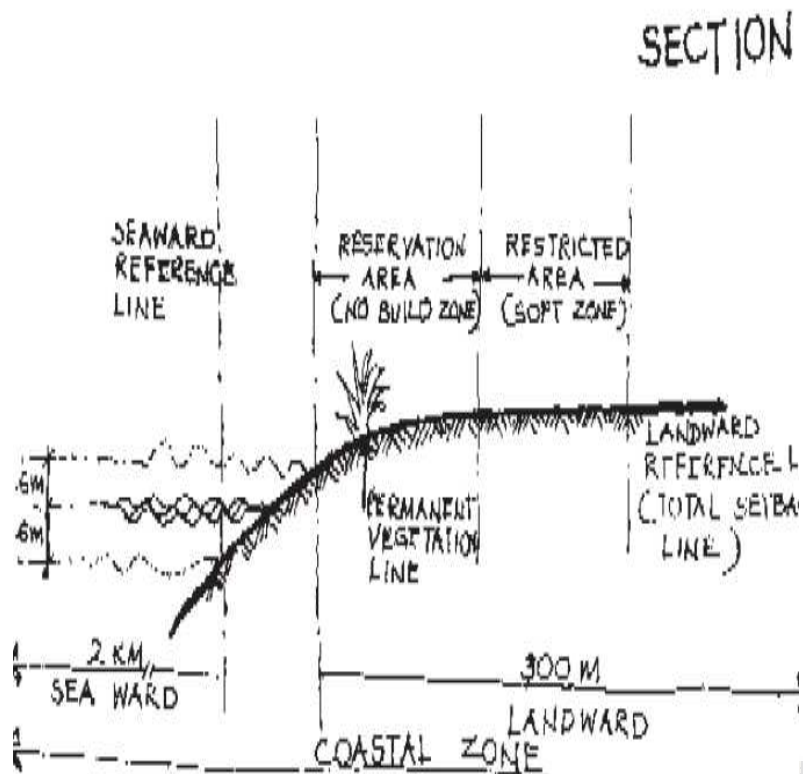
Reconstruction Policy in Gujarat

- Equity approach
- **Only one house for family irrespective of number of houses owned**
- Five damage category
- Land ownership required
- Special financial packages for urban landless and tenants, **but no land grants**
- Home owner housing, NGO supported in-situ reconstruction and relocation housing strategies



No-Development/ Buffer Zone in Sri Lanka

Coastal Buffer Zone



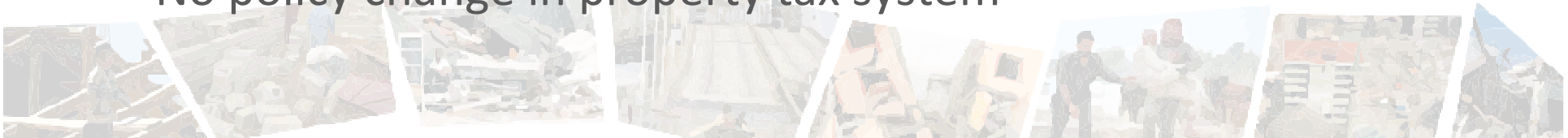
Coastal Buffer Zone Guidelines

- **No Housing Build Zone: 100 M from MHWL in the South and 200 M in NE**
- No financial assistance If decided to rebuild within the CBZ
- Post disaster nearly 74% of families preferred not to return
- **MOU signed for 31,200 units in 457 sites under donor built relocation program- Only 36% completed**
- Lack of clarity on transfer of old lands
- **Buffer zone revoked in 2006**; restored coastal conservation set backs ranging from 35M to 125M from MHWL



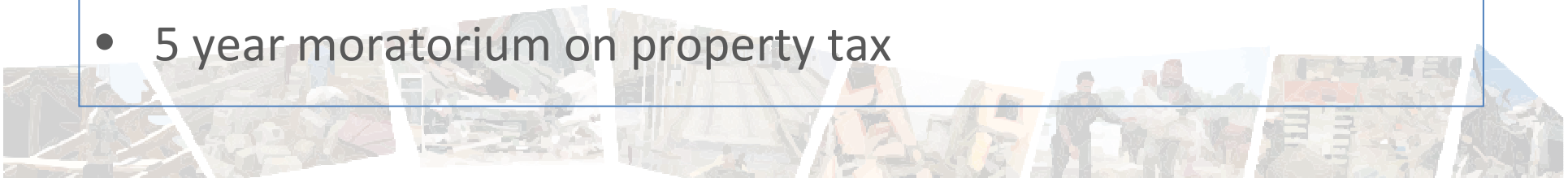
Impacts of Buffer Zone Policy

- Land price within the Buffer Zone crashed and price outside increased by 5 to 10 times
- **Few families lost their lands due to the policy flux**
- Additional financial assistance to purchase lands, land grants and co-financing by donors improved program inclusiveness
- **Nearly 11,700 families migrated from donor housing program to owner driven housing program**
- Nearly 5% of families received dual benefits
- Disparity in program implementation in South and Northeast
- No building permission required for in-situ reconstruction of fully damaged houses
- No policy change in property tax system

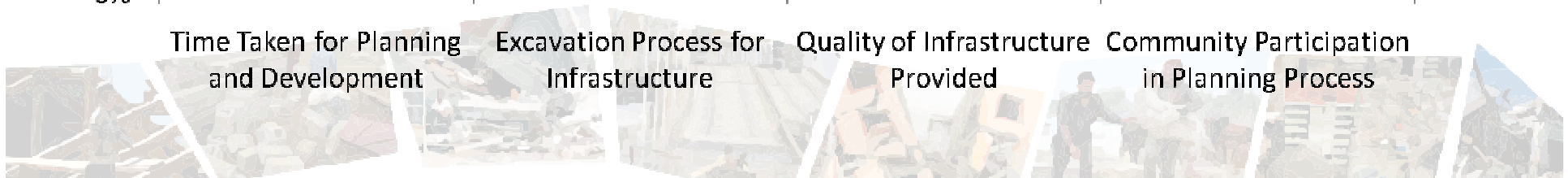
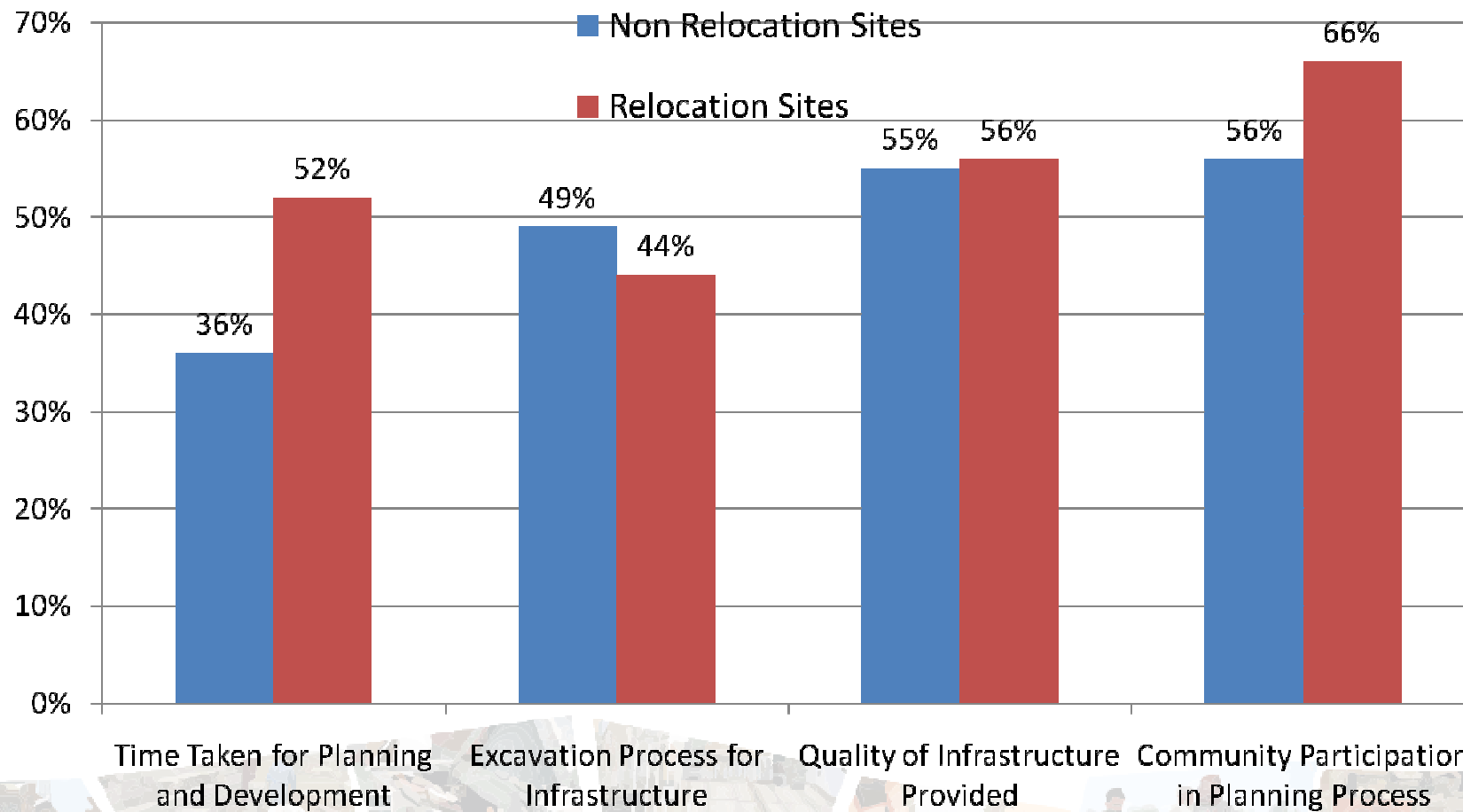


Town Planning Performance

- Planning process, infrastructure planning, politicization of community views delayed housing reconstruction process
- The revised development plan came into effect in Dec' 2001 - The final TP Schemes were sanctioned only in 2006
- **Developed area of the City increased by 80% after planning; Residential land use increased by 76%**
- 32% of the city plots were adjusted for redevelopment
- 20,900 people were relocated in 4200 plots
- 10% of the readjusted plots were not legally transferred
- 5 year moratorium on property tax



Community Satisfaction in Bhuj Planning Process



Bhuj After Reconstruction



Land Management Policy Impacts of Urban Land Price

- Land price rise in regulated land market (Bhuj) is less than unregulated land market (Mandvi) due to Supply Effects of land use planning
- Land price rise in Mandvi (Control Town) is 278% as compared to 171% in Bhuj
- Lack of a pro poor land access strategy reduced the project impacts of urban poor
- Land price increased to 5 to 10 times after the declaration of buffer zone policy in Sri Lanka



LESSONS LEARNT



Post Disaster Reconstruction Policy

- **LTF and District Land Tribunals** are effective institutional arrangements to resolve land access issues
- The “House for House Policy” though Inclusive, is not sustainable in the long run;
- The Co-financing/ Supplementary financing in housing reconstruction should orient towards supporting the urban poor/ tenants more than compensating the housing loss
- Special housing reconstruction strategy for vulnerable families required for improving program inclusiveness
- **A Special Town Planning Act and Development Regulations for Disaster Prone Areas would speed up planning and reconstruction**



Coastal Buffer Zone Policy

- Knee jerk approach to Land Management Policy based on post disaster response of affected people is not sustainable
- Effective implementation of Buffer Zone Policy is influenced by efficient implementation of relocation [program](#)
- Mismatch in the time required for land acquisition and funding cycle of partner organizations needs to be addressed
- **Warrants a Resettlement Framework which addresses the Land Acquisition Reality of the [country](#)**
- Effective interface with Partner Organizations in funding ex-ante and expost disaster management programs
- **Need for a Disaster Management Fund to align multiple sources of funding for sustainable and effective vulnerability reduction and disaster recovery initiatives**

Post Disaster Urban Land Management

- Post disaster urban planning has improved the quality of social and built environments
- “Supply effect”- lands zoned at lower density has impacted more than the “amenity effect” in dampening the land price increase in Bhuj/ regulated market,
- Policy of moratorium of property tax should follow with a revision in the tax base post reconstruction
- Need to leverage increased land prices through **development charges/impact fees** for sustainable urban management efficiency

