Let people be the solution

city-wide upgrading in Asia2009-2013

ACHR I CAN I ACCA

GSEF 2013

Problems with supply driven approach does not match with demand side – the targetted urban poor

Rethinking – **How to make the demand side Become main actors and drivers at the realistic scale of the problems**

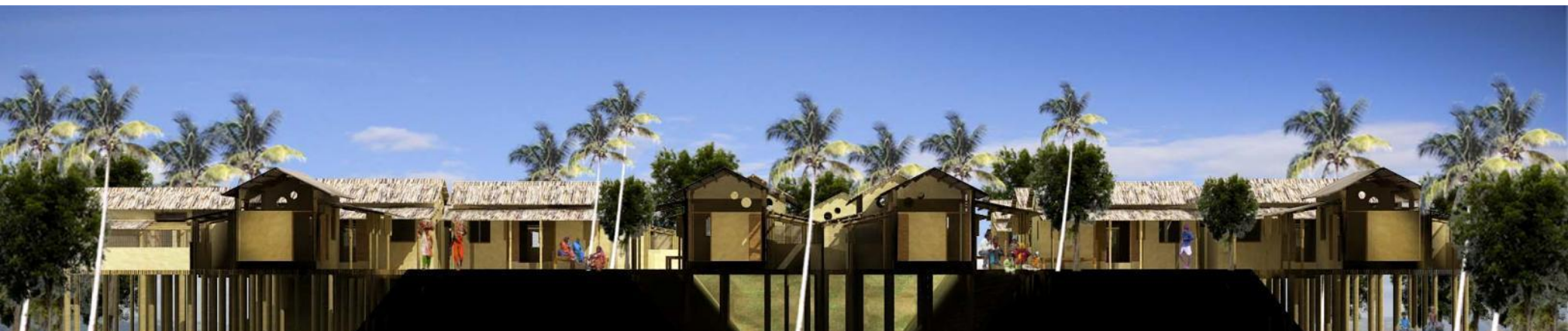**Trust that people can do, everyone has basic goodness**

Jabangdhigor community,Pattani<thailand 2006

In Mandartala, Gopalganj Municipality,Bangladesh.

Learning by doing

Build partnership and network

participatory design+planing **process**

Identity

Information

relationship

community

The needs and challenges to go city-wide not the projects approach

- **City-wide ;** to make change at the real scale of the problems covering all communities in the city with clearer plan
- **Active demand-driven** ; To activate urban poor communities to be active actors and citizen
- **Integrated approach;** to solve all related problems ; social, economic, housing, with integrated approach
- **Localization ;** Decentralize the work to LGUs to be actively working with communities and all development actors as a team in active city joint development process

Key development direction

- City-wide participatory **information gathering and mapping**, at city and all houses and families in communities
- Organize communities and link into **network**
- Develop community **savings and funds**
- **Participatory design**, planning and implementation
- Building **joint development mechanism** to jointly manage the program with communities with joint plan and city-wide target
- Develop **city-wide knowledge and learning**

Why is a people's process necessary?

Tacit · Dialogue · **Explicit**
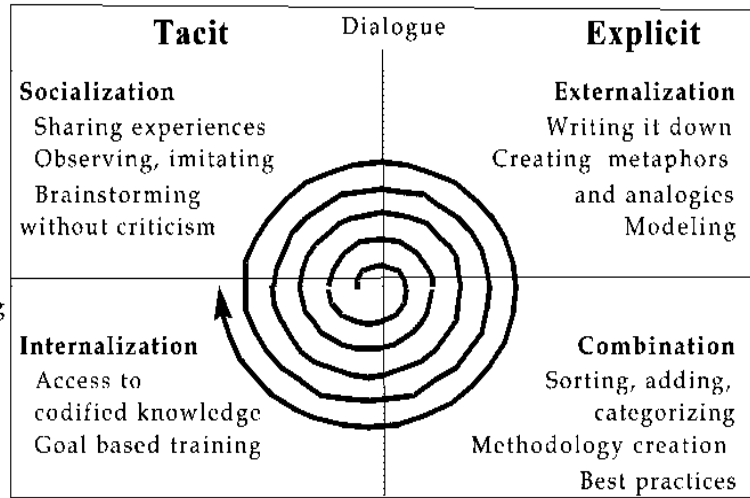
Tacit

Socialization
Sharing experiences
Observing, imitating
Brainstorming
without criticism

Externalization
Writing it down
Creating metaphors
and analogies
Modeling

Field
Building

Linking
Explicit
Knowledge

Explicit

Internalization
Access to
codified knowledge
Goal based training

Combination
Sorting, adding,
categorizing
Methodology creation
Best practices

Learning by Doing
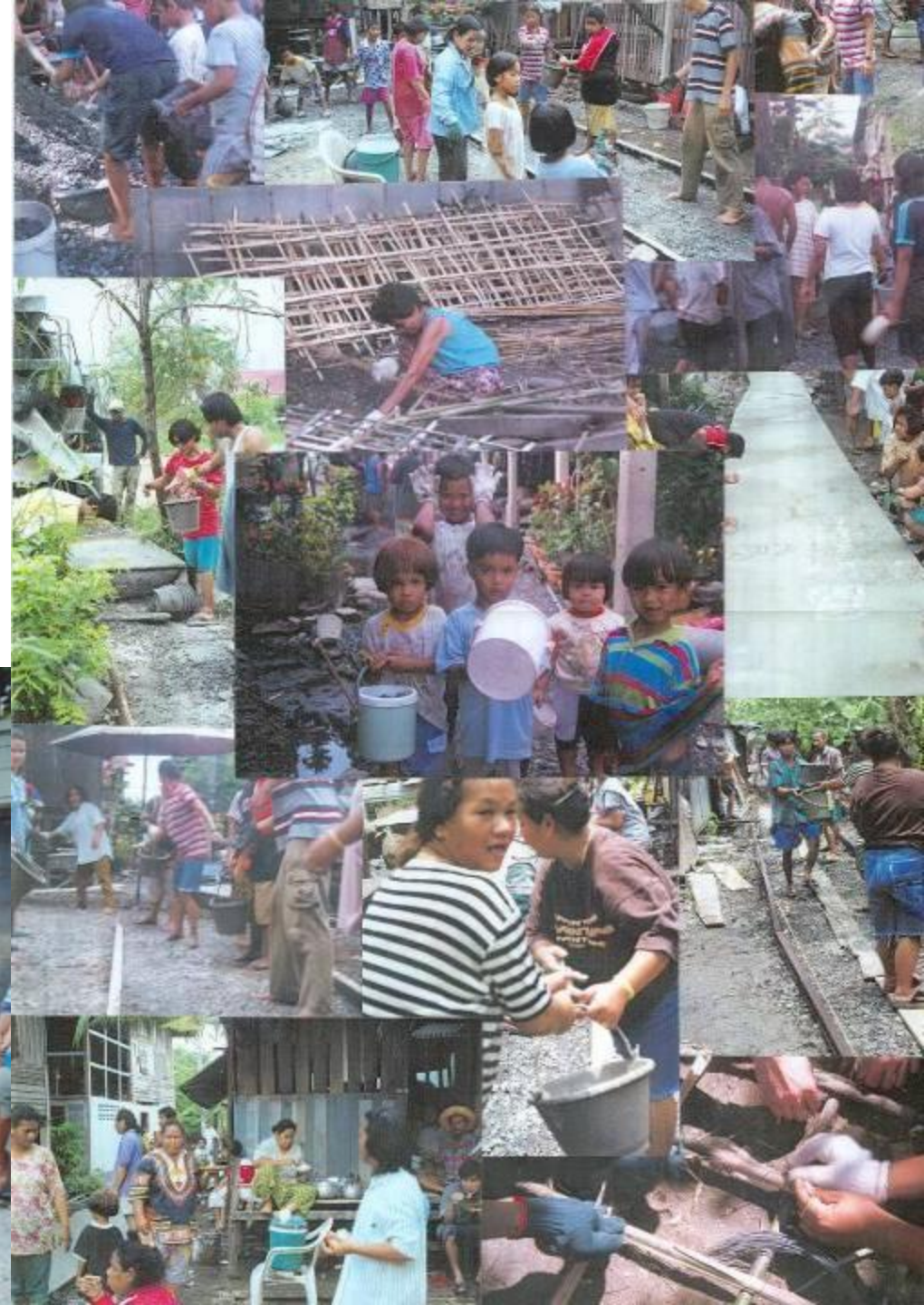
1

2

3
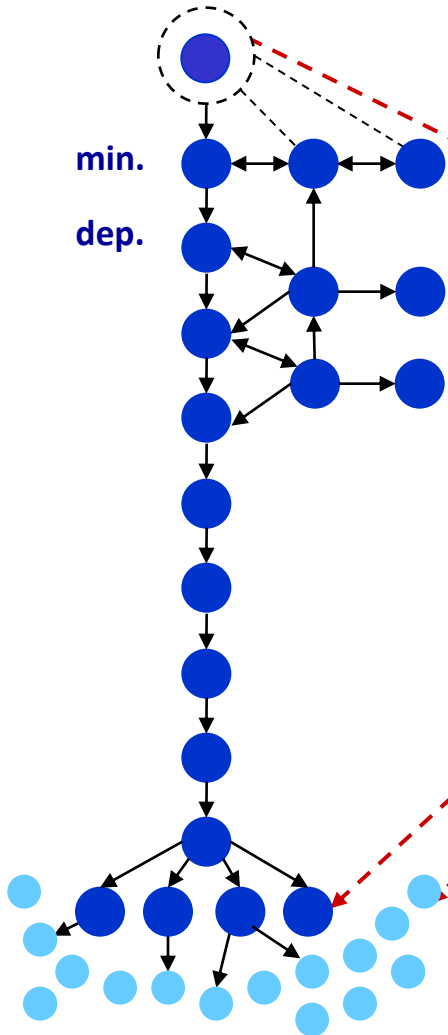
CODI:Community Organization Development Institute

1. **Conventional govt, Fiscal budget, top-down system.**

2. **NGOs Service delivery.**

min.

dep.

Donors

NGOs

CDF.

proj.

proj.

Com.

Indi.

Community Development Fund

Conditions of first world.

Market.

Bank

Company.

Individual.

COMMUNITIES

3. **Private sector banking system.**

Network

Network

Network

CODI

SAVINGS - CREDIT

LAND - HOUSING

WELFARE

COMMUNITY ENTERPRISE

ENVIRONMENT

OTHERS

Academics

Community Development Committee

Supported Agencies

NGOs

Others

Local Authorities
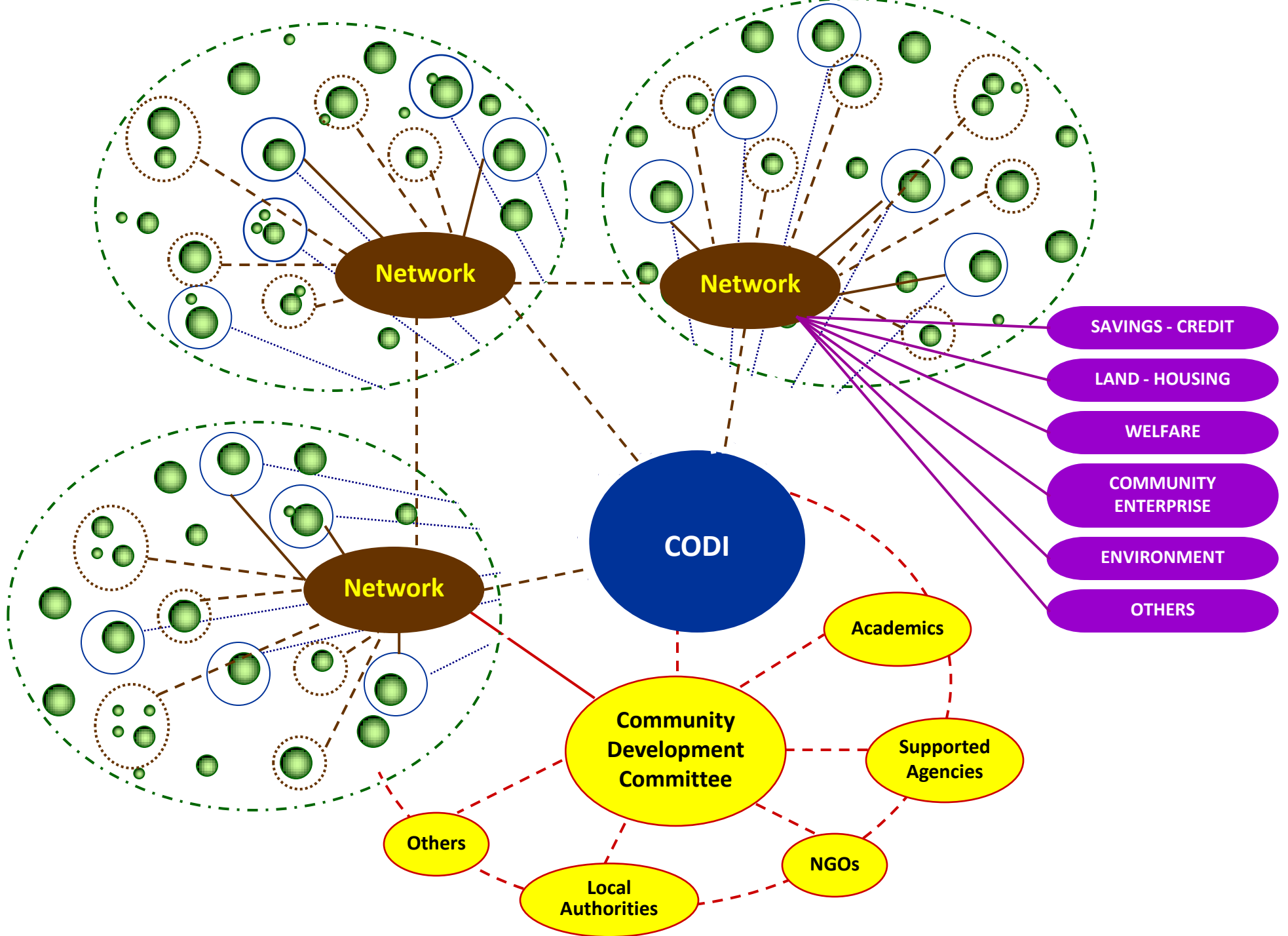
City-wide upgrading involving many possible city development actors and find various secured housing solutions for all communities in the city

Project Mechanism

Local Authorities

Academics

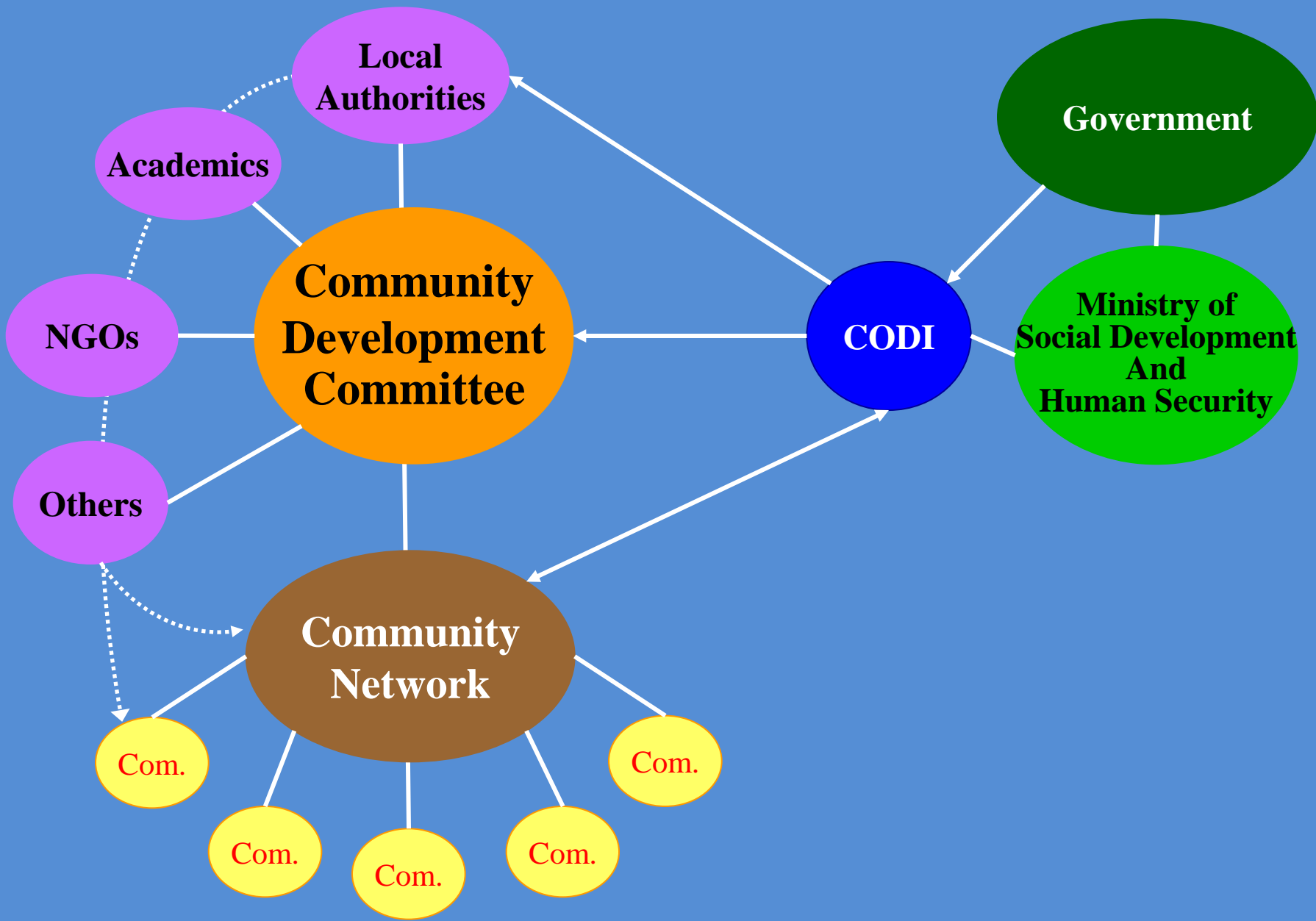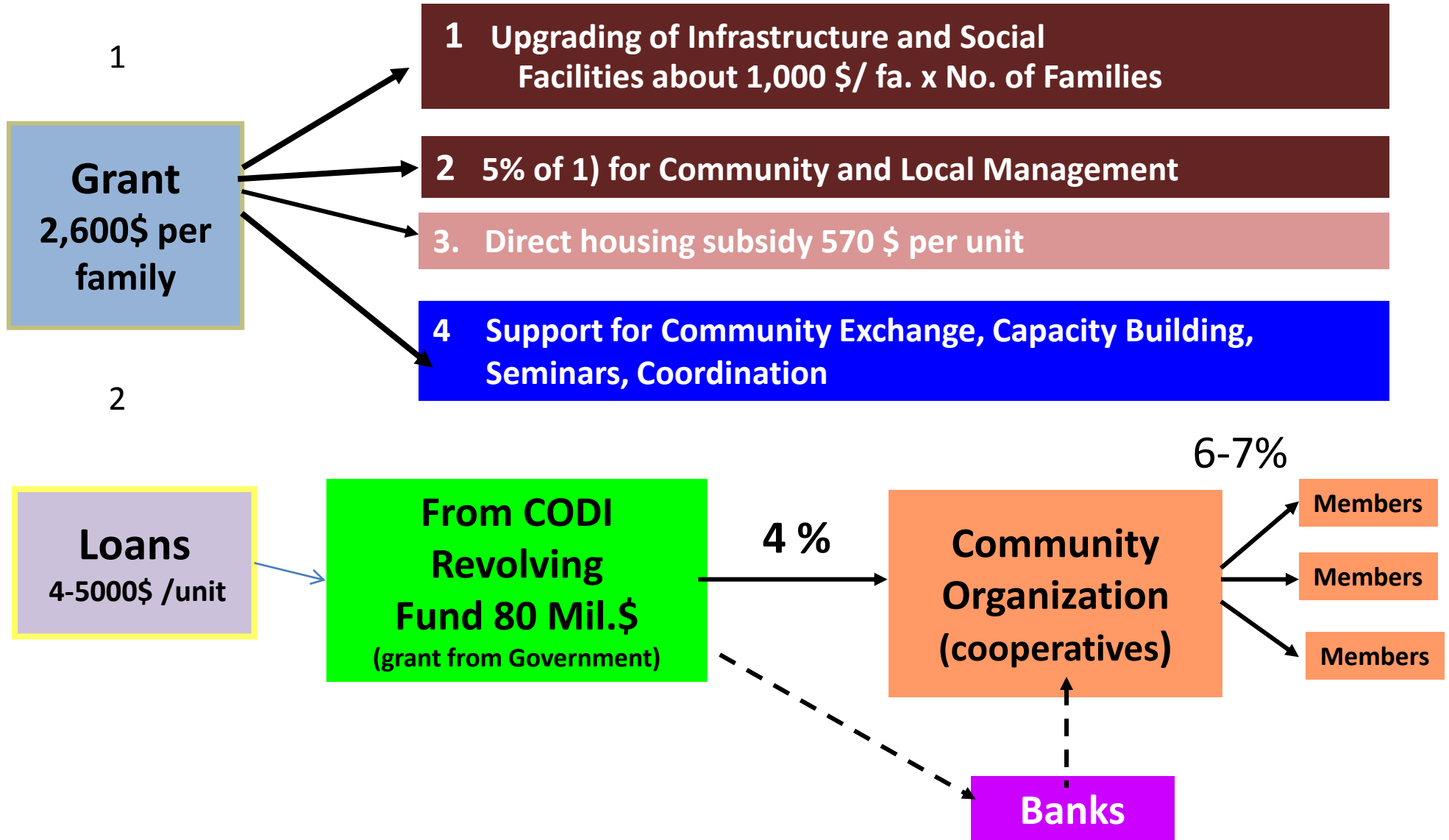Government

Community Development Committee

NGOs

CODI

Ministry of Social Development And Human Security

Others

Community Network

Com.

Com.

Com.

Com.
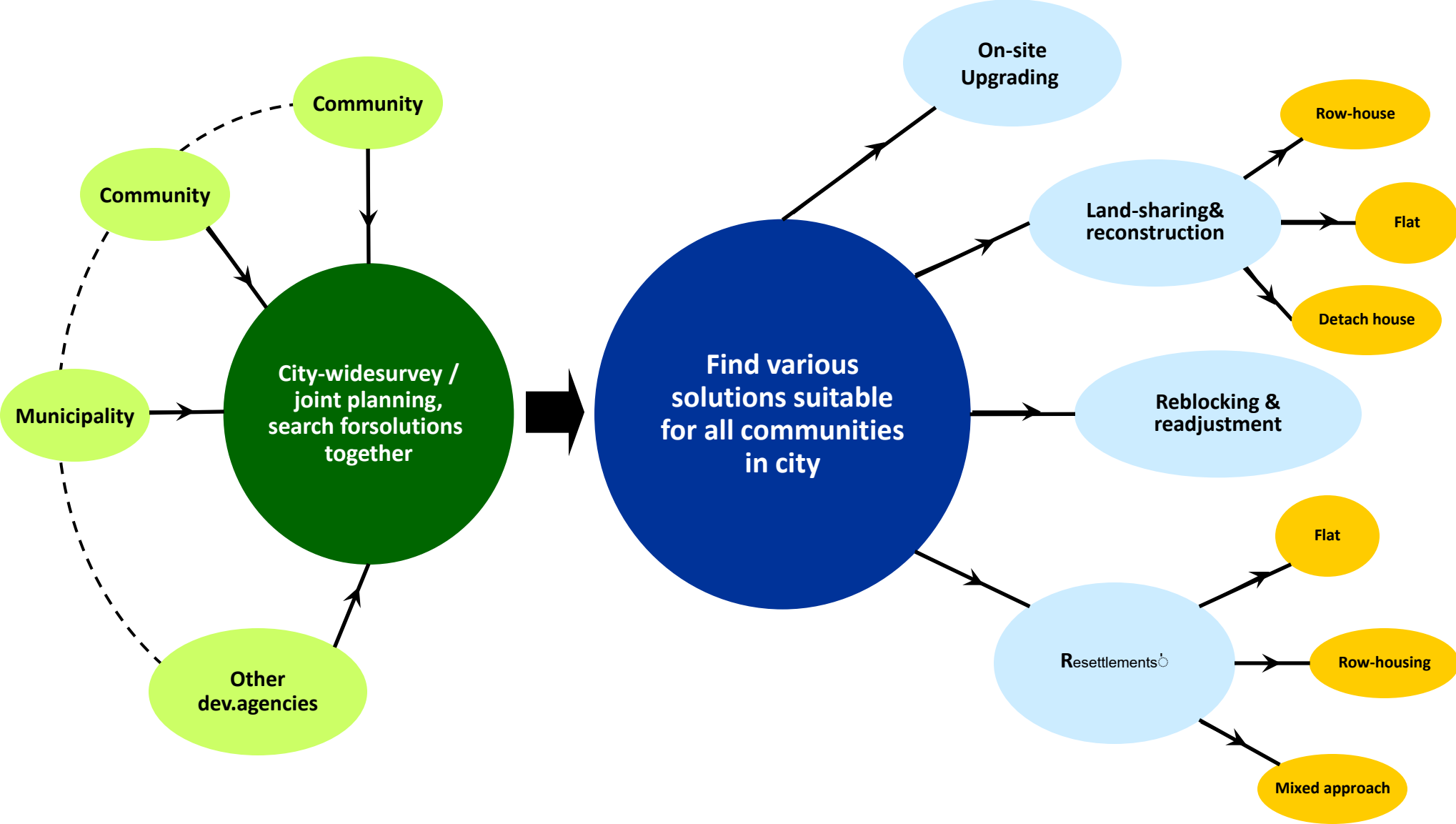
Com.

Providing Flexible Financial Support
for City-wide Upgrading by Communities

1

**Grant
2,600$ per
family**

1   **Upgrading of Infrastructure and Social Facilities about 1,000 $/ fa. x No. of Families**

2   **5% of 1) for Community and Local Management**

3.   **Direct housing subsidy 570 $ per unit**

4   **Support for Community Exchange, Capacity Building, Seminars, Coordination**

2

**Loans
4-5000$ /unit**

**From CODI
Revolving
Fund 80 Mil.$
(grant from Government)**

4 %

**Community
Organization
(cooperatives)**

6-7%

Members

Members

Members

Banks

Whole sale loan from CODI to community cooperatives and Development of sub-groups in new com. management

Interest 4%

CODI

Bonkai Community Credit Union

subgroup
subgroup
subgroup
subgroup
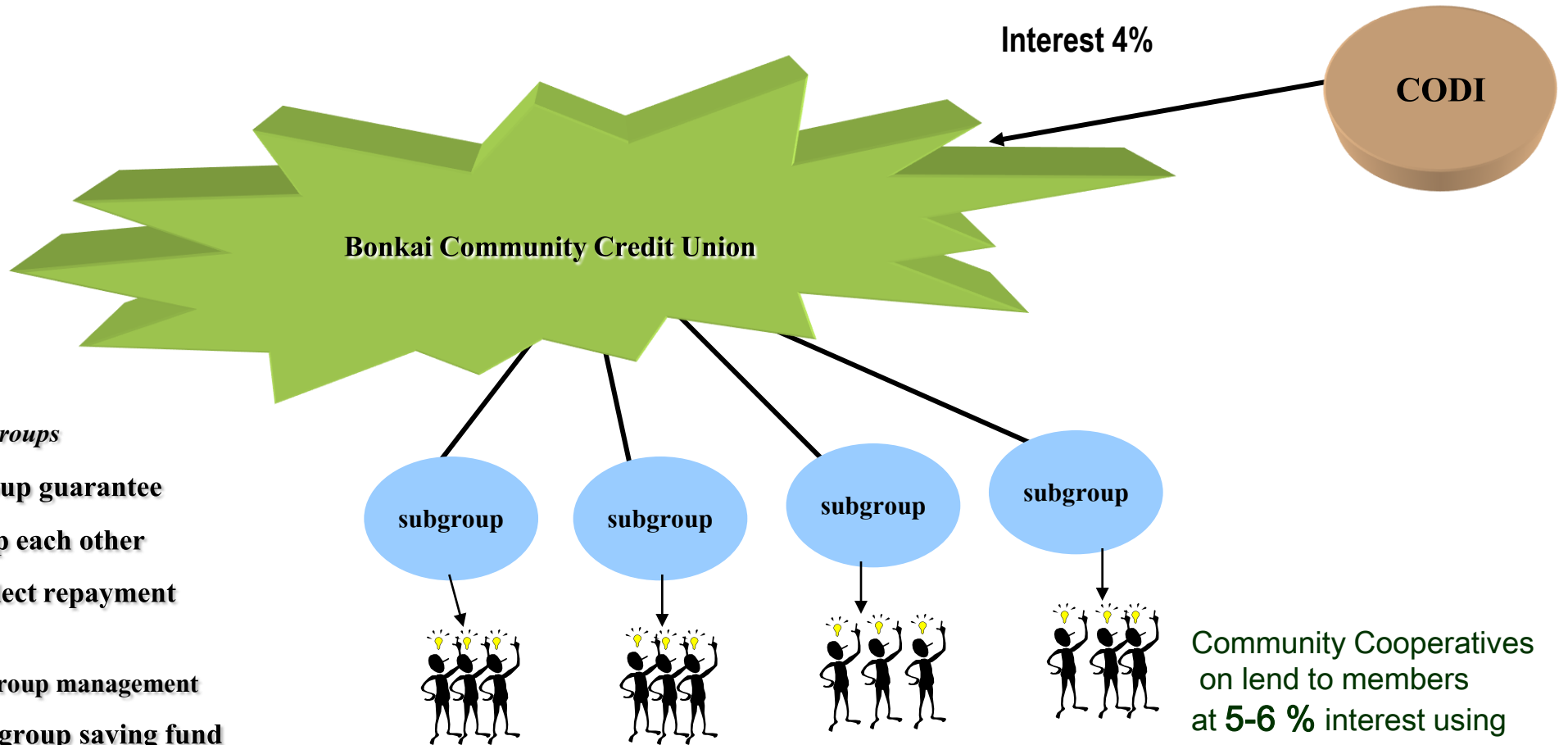
subgroups

- **Group guarantee**
- **Help each other**
- **Collect repayment**

Subgroup management

- **Subgroup saving fund**
- **Daily savings collection**
- **Monthly meeting**
- **Help members who can't pay**

Community Cooperatives on lend to members at **5-6 %** interest using margin for community development, management and welfare

Community Saving Activities
**Saving people, saving money, saving group managerial capacity
And building community financial system
for long term sustainable community and housing development**

Community Survey
all communities in districts and city

Community survey of all households
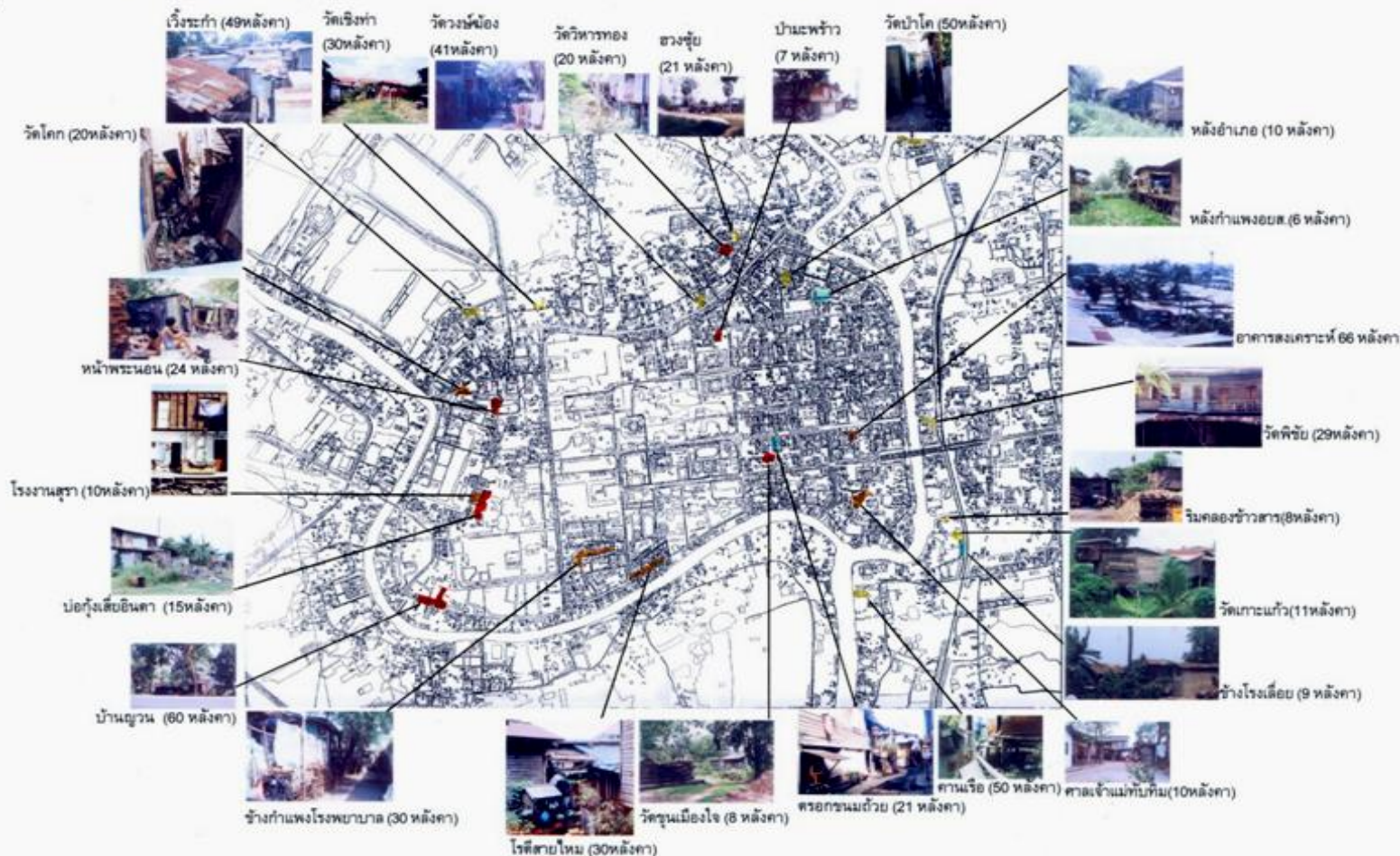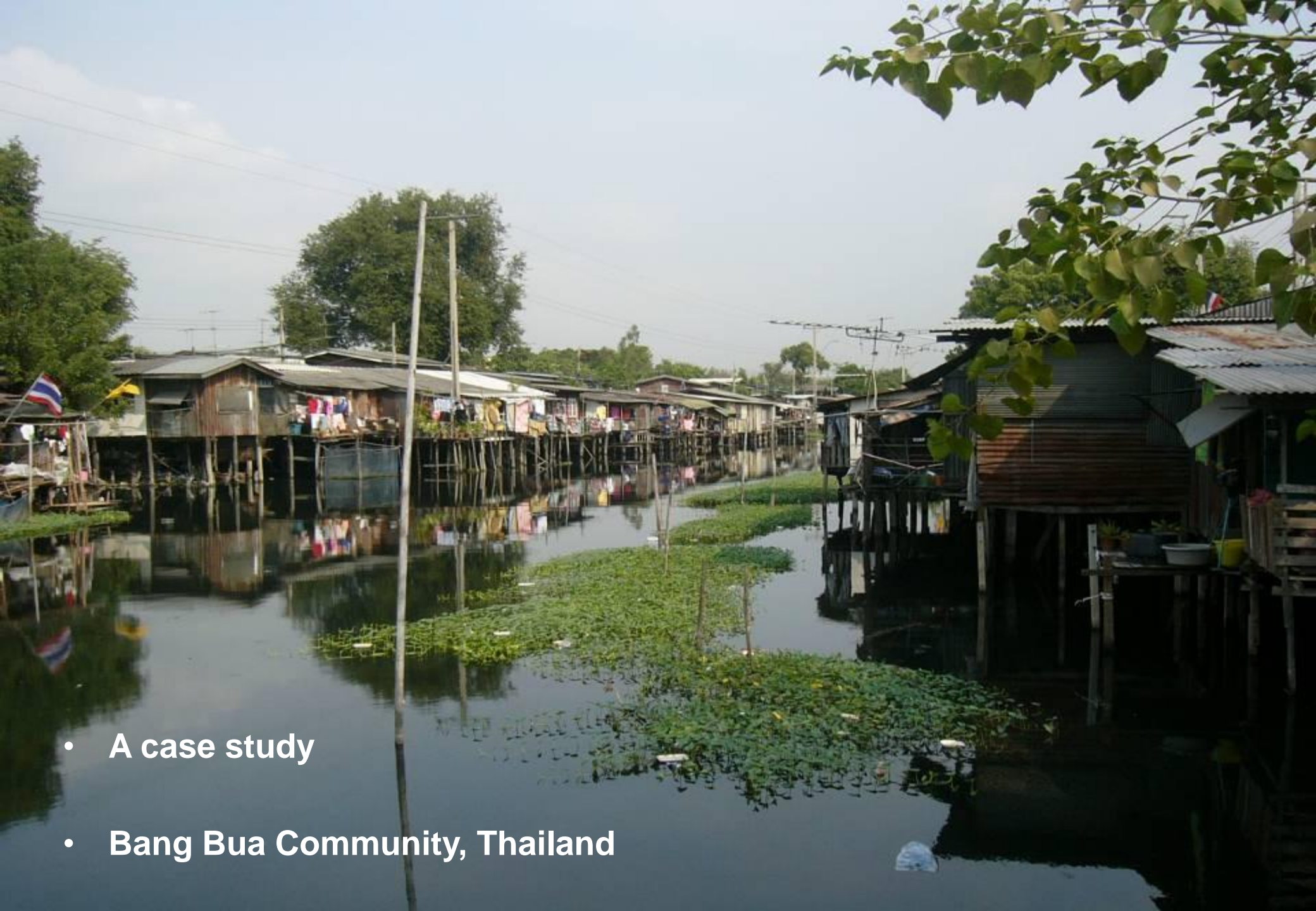In the community and city carried out by
community people

ผังแสดงตำแหน่งกลุ่มชุมชนที่มีปัญหาเรื่องที่อยู่อาศัยจำแนกตามเจ้าของที่ดิน

■ กลุ่มที่ได้รับผลกระทบจากโครงการอุทยานประวัติศาสตร์ (134 หลังคา)   หน้าพระนอน / บ่อกุ้งเสี่ยอินตา / วัดวิหารทอง / วัดขุนเมืองใจ / บ้านญวน / ป่ามะพร้าว

■ กลุ่มที่อยู่บนที่ดินกรมธนารักษ์ (201 หลังคา)   ข้างกำแพงโรงพยาบาล / ศาลเจ้าแม่ทับทิม / โรตีสายไหม / วัดโคก / โรงงานสุรา / อาคารสงเคราะห์

■ กลุ่มที่อยู่บนที่ดินวัด (324หลังคา)   หลังอำเภอ /คานเรือ / ฮวงซุ้ย / วัดพิชัย / วัดวงษ์ม้อง / วัดเชิงท่า / วัดป่าโค / วัดเกาะแก้ว / ริมคลองข้าวสาร / เวิ้งระกำ

■ กลุ่มที่บุกรุกที่ดินสาธารณะ (36 หลังคา)   ตรอกขนมถ้วย / ข้างโรงเลื่อย / หลังกำแพงอยส.

เวิ้งระกำ (49หลังคา)
วัดเชิงท่า (30หลังคา)
วัดวงษ์ม้อง (41หลังคา)
วัดวิหารทอง (20 หลังคา)
ฮวงซุ้ย (21 หลังคา)
ป่ามะพร้าว (7 หลังคา)
วัดป่าโค (50หลังคา)
วัดโคก (20หลังคา)
หลังอำเภอ (10 หลังคา)
หลังกำแพงอยส.(6 หลังคา)
อาคารสงเคราะห์ 66 หลังคา
หน้าพระนอน (24 หลังคา)
วัดพิชัย (29หลังคา)
โรงงานสุรา (10หลังคา)
ริมคลองข้าวสาร (8หลังคา)
บ่อกุ้งเสี่ยอินตา (15หลังคา)
วัดเกาะแก้ว (11หลังคา)
ข้างโรงเลื่อย (9 หลังคา)
บ้านญวน (60 หลังคา)
ข้างกำแพงโรงพยาบาล (30 หลังคา)
วัดขุนเมืองใจ (8 หลังคา)
ตรอกขนมถ้วย (21 หลังคา)
คานเรือ (50 หลังคา)
ศาลเจ้าแม่ทับทิม (10หลังคา)
โรตีสายไหม (30หลังคา)

- **A case study**

- **Bang Bua Community, Thailand**

This was Bangkok's early case of public land being leased directly to communities of canal-side squatter settlements

Bang Khen District is in the center of Bangkok - a district which is intensely developed with housing, commercial areas and universities and criss-crossed by major infrastructure and transport arteries. There are many poor communities scattered around the district, but the greatest number of them are squeezed along the banks of the Bang Bua Canal, which runs along the edge of the districts. For almost half a century, some 3,500 families have lived in squalor and uncertainty in the 13 informal communities that line this 13-kilometer canal, with the daily risk of fires and eviction and facing constant accusations of polluting the canal.

Bang khen facts :
•**Total number of poor and informal communities in the city** :
17 settlements (2,523 Households)
•**Land ownership** : 13 communities live on public land and 2 communities live on private land
•**Tenure status** : some land-rental agreements, some squatter settlements

Bang Khen District

Saphanmai 1
Finished 35
Remain 49

Bangbua canal
Finished 43
Remain 299

Kowna
Finished 17
Remain 56

Samakki
ruomjai
Finished 55
Remain 57

Bangbua
Finished 185
Infrastructure
developing

Roonmai
pattana
In planing
Process.

Roikong
New
Construction
19

North ruomjai
Pattana
on right
allocation
process

Middle ruomjai
Pattana
Saving process

South ruomjai
Pattana
on right
allocation
process

ทางเข้าจากกองการภาพ

คลองบางบัว

4 houses

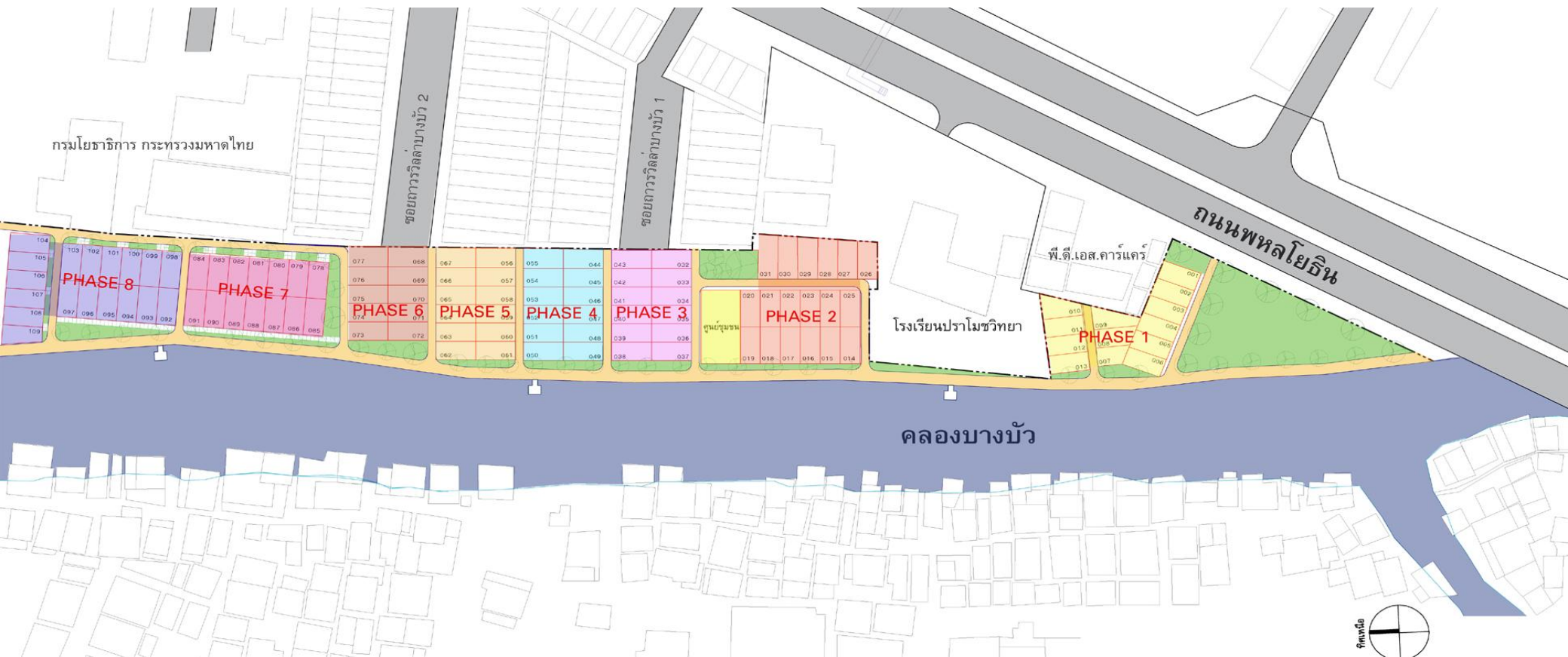26 houses

ชุมชนบางบัว (หลังกองการภาพ)
ผังเดิมก่อนการปรับปรุง

ทางเข้าจากกองการภาพ

คลองบางบัว

ชุมชนบางบัว (หลังกองการภาพ)
ผังหลังการปรับปรุง

กรมโยธาธิการ กระทรวงมหาดไทย

PHASE 8

PHASE 7

PHASE 6

PHASE 5

PHASE 4

PHASE 3

ศูนย์ชุมชน

PHASE 2

โรงเรียนปราโมชวิทยา

พี.ดี.เอส.คาร์แคร์

PHASE 1

ถนนพหลโยธิน

คลองบางบัว

ทิศเหนือ

BANG BUA COMMUNITY

No. of Households : 264
Location : Phaholyothin Road, Soi.49/2
Joined BMK in 2003
Type of BMK: Reconstruction

C: The main open space is currently used for a playground, football field and for special ceremony and festive events. The architect intended to keep traces of community's old small walkway, trees and ponds, which existed before the reconstruction. There is a plan to build a community nursery and community learning centre in the near future. Recently, the community got some financial support from Action-Aid for the construction work. Along the canal bank, there are designated points for weekly garbage collection by the boat from the District Authority.
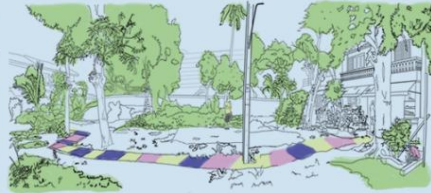
F: This community centre was built on land that was formerly occupied by Uncle Sanit. After many negotiations and also social pressure, his land was redistributed equally to others, and one part was given to the community centre. The building offers an office and a multipurpose space for the community to hold meetings and workshops. The women's group, which set up a small catering enterprise, also uses the space to run their activities regularly. This group has generated income for housewives in the community. A youth group has also actively runs activities to generate income, such as producing artificial flowers and growing vegetables in the canal for sale to some local schools. At this centre, there is an old tree that the locals pay great respect to and set up a spirit house for this tree.

G: This compound of self-built houses is owned by a local builder, who lives with his relatives. Self-building is an alternative for the family to save on their construction costs. These skilled community builders eventually formed a network and set up as a community enterprise to help build other Baan Mankong housing projects. At Bang Bua in particular, the community builders, together with community cooperative, set up a 'Home Service Centre' which provides construction services to the public, in order to generate more income.

← To Samaki RuamJai

To Roonmai Pattana community →

A: This multi-purpose pavilion was used as a meeting space of the Bang Bua community members during the participatory planning process with CODI and architects.

B: Baan Klang ("welfare house"). The community built two welfare houses to accommodate the poorest, elderly and disabled people who have nobody to look after them. The houses were financed by community members collectively with a small subsidy from CODI. These people live downstairs, while other rooms upstairs are occupied by renter families who have lived in this community but did not have structure-owner rights. If these renters stay and rent for ten years, then they will get full rights and build their own houses. The rents the community cooperative earns from these rental units will partly be used to feed and take care of those living in the welfare houses, and to build up a fund for taking care of future needy people.

D: Some rows of houses have electrical lines passing through them. That is because the Electric Generation Authority of Thailand, which was supposed to move the electric poles three meters away from the site, did not cooperate well at the beginning of the program. The community recently got some financial support from the District Authority to relocate these electric poles. But it took them years to get this done.

Entrance from Phaholyothin Road, Soi 49/2.

E: The main entrance to this community is from Phaholyothin Road, Soi 49/2. In the past, Uncle Sanit, a former community leader, asked a local politician to help the community to negotiate with the adjacent military base to open this access for the locals.

H: The first phase of this community is a group of houses planned next to a small garden. These houses became examples to help other community members to visualise what their houses would look like. Khun Tan's house was the first house built here, since her old wooden house was badly decayed. The house of Mr. Prapas, a community leader, was also built in this first phase. Though his family once owned a big plot of land with rental houses, the family agreed to participate in Baan Mankong program and built a smaller house. Mr. Prapas considered that his position as a leader and a pioneer in the upgrading process would encourage others to participate in the upgrading program. In these ways, the first visible, physical changes the upgrading process starts bringing about work to give people faith in the upgrading program.

I: This community library in Bang Bua was supported by the Bang Khen District Authority, as a pilot project. The district's support includes paying the salary of one librarian at $200 a month. This library is going to be shared between the Bang Bua community and the Roonmai Pattana community nearby.
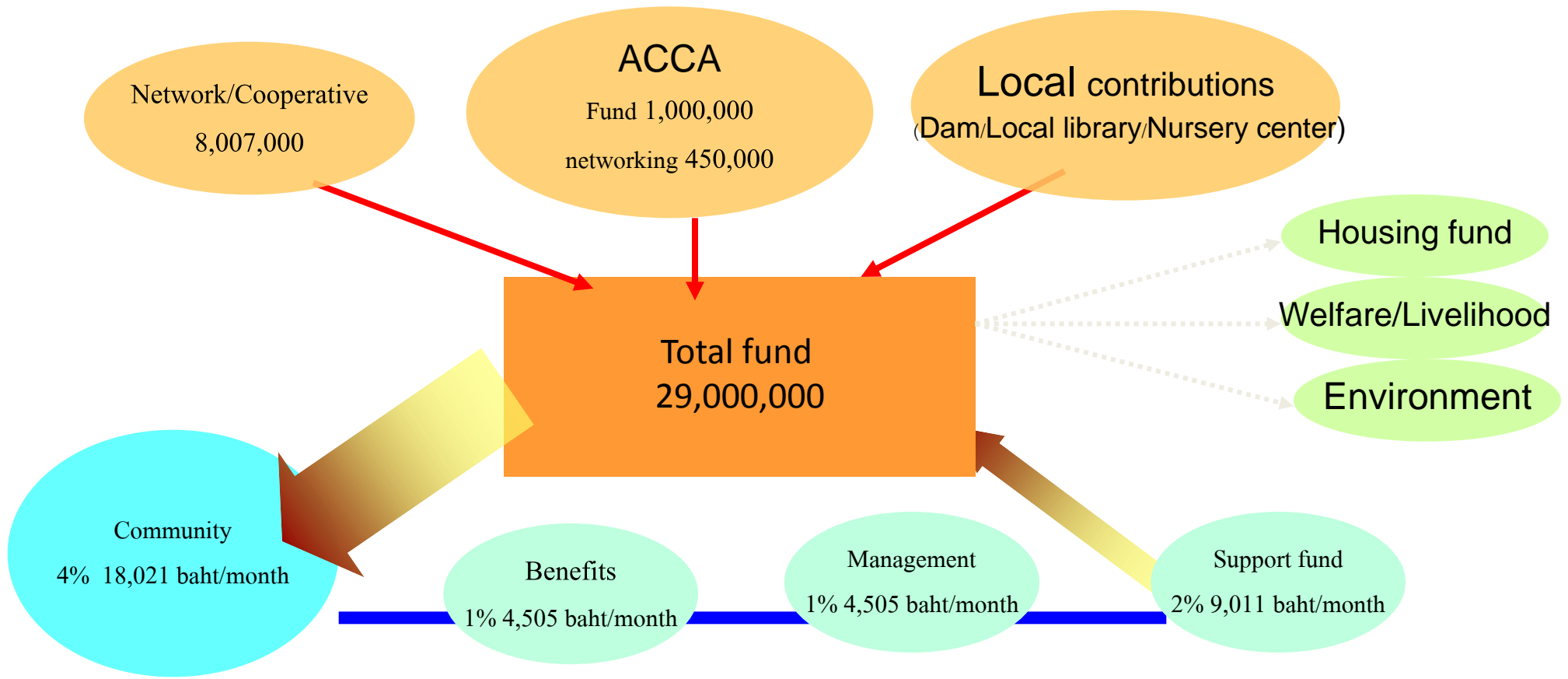
Every house has its own water treatment and children/youth participation in water clean up

Community's City Development Fund

Network/Cooperative
8,007,000

ACCA
Fund 1,000,000
networking 450,000

Local contributions
(Dam/Local library/Nursery center)

Housing fund

Welfare/Livelihood

Environment

Total fund
29,000,000

Community
4% 18,021 baht/month

Benefits
1% 4,505 baht/month

Management
1% 4,505 baht/month

Support fund
2% 9,011 baht/month

Condition – At present, the saving by 15 communities is 21,000,000 bath but there is no networking system. So, the mutual fund is established to support each other.

- There is system of assurance at all level; from the sub groups to local community and from the community to the city network.

- There is social welfare for members (birth / death), by collecting one bath per day from the members. There is also this welfare saving collected from community to the Bangkhen district network.

- Collective community maintenance budget: 0.50 baht/ square wah ,0.50 baht for district housing fund , and 0.50 baht for community housing fund.

- 10 %Saving fund from community sent to city network fund/ signing the MOU between district communities and the city network.

Activities after developing.

Baan Mankhong PROJECT in THAILAND

BAAN MAN KONG PROJECTS APPROVED FROM CODI (Until JUNE 2011)

Provinces	Cities	Projects	Communities	Households DIRECTLY benefitting	SUBSIDIES from CODI (INFRASTRUCTURE CITY PROCESS)
71	278	893	1,557	91,986	4,705.92 (Million Baht.)

LAND / HOUSING LOAN SUBSIDIES (Until JUNE 2011)

Organization	Communities	Households DIRECTLY benefitting	APPROVED Budget
301	1,195	26,566	4,590.46 (Million Baht.)

Type of upgrading

Nearby Relocation
9,741 families (10.10%)

Relocation
27,247 families
(28.25%)

Shelter House for Homeless
473 families
(0.49%)
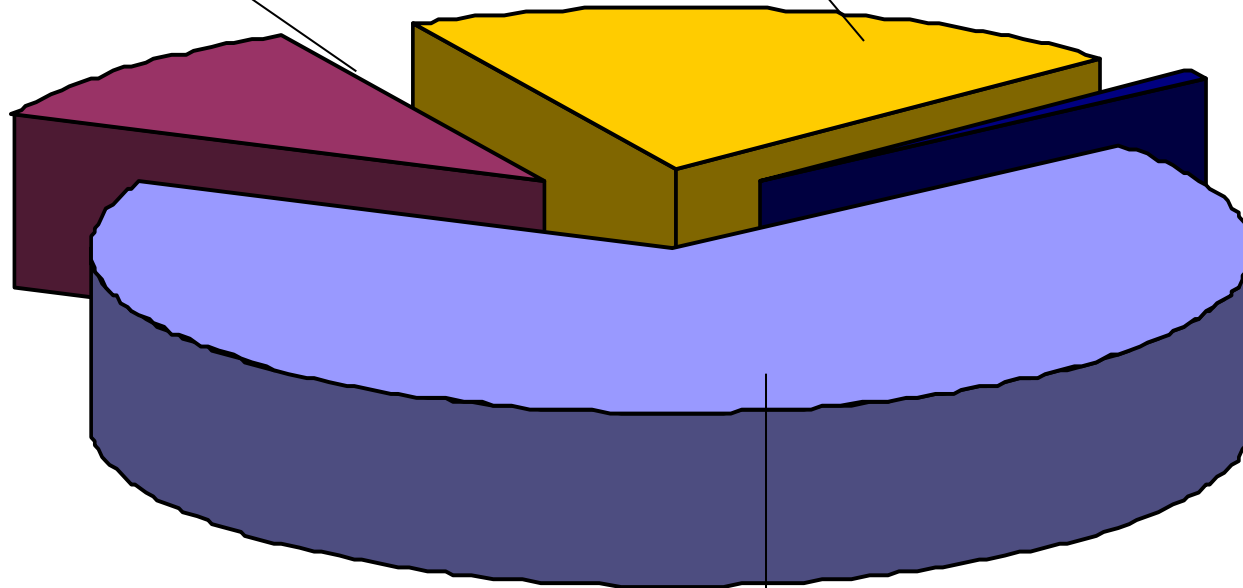
Upgrading/Reconstruction
58,987 families
(61.16%)

Legend:
- Upgrading & Reconstruction
- Nearby Relocation
- Relocation
- Shelter House for Homeless

Status of Land Tenure Security Improvement
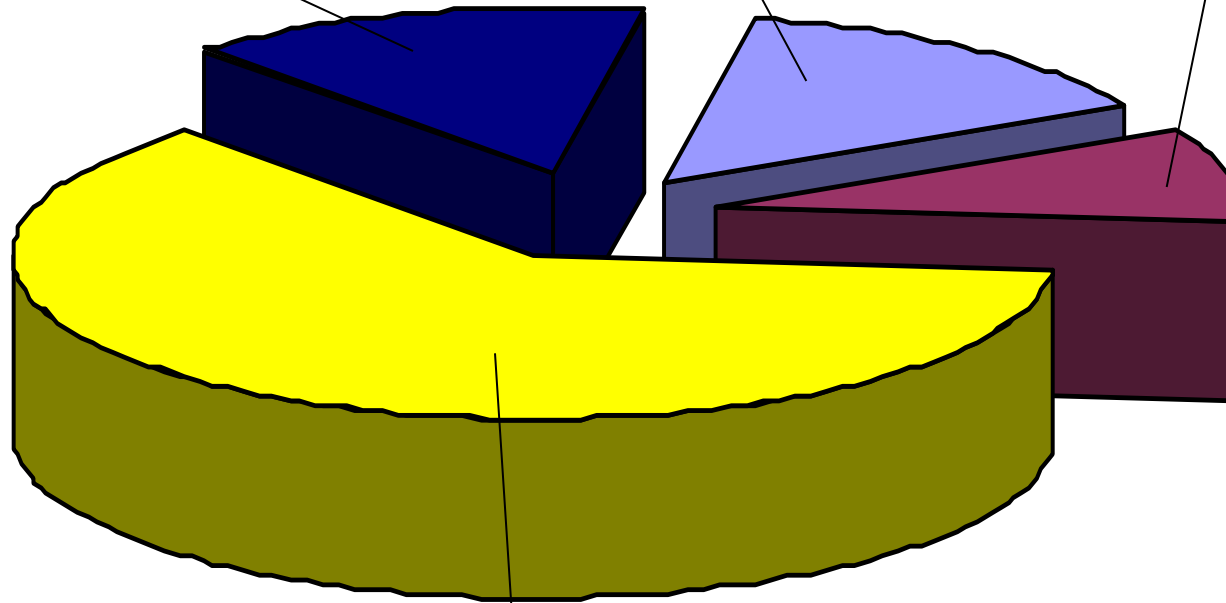
Cooperative ownership 15,383 families (37.48%)

Permission to use land 4,302 families (10.48%)

Short term security 2,762 families (6.73%)

Long term tenure security   18,598 families (45.31%)

Permission to use land

Long term tenure security

Short term security

Cooperative ownership

Building new secured community

- **Collective land** ownership, or lease
- **Community savings and fund** (acting as community bank)
- **Welfare activities** : scholarship, children, youth, elderly, sick and advantaged, dead
- Active linking with **community network** and city organizations and regular meeting
- **Collective management**
- **Active citizen**, closer or regular link with local authority

Urban poor housing development is an investment, not only social expenses
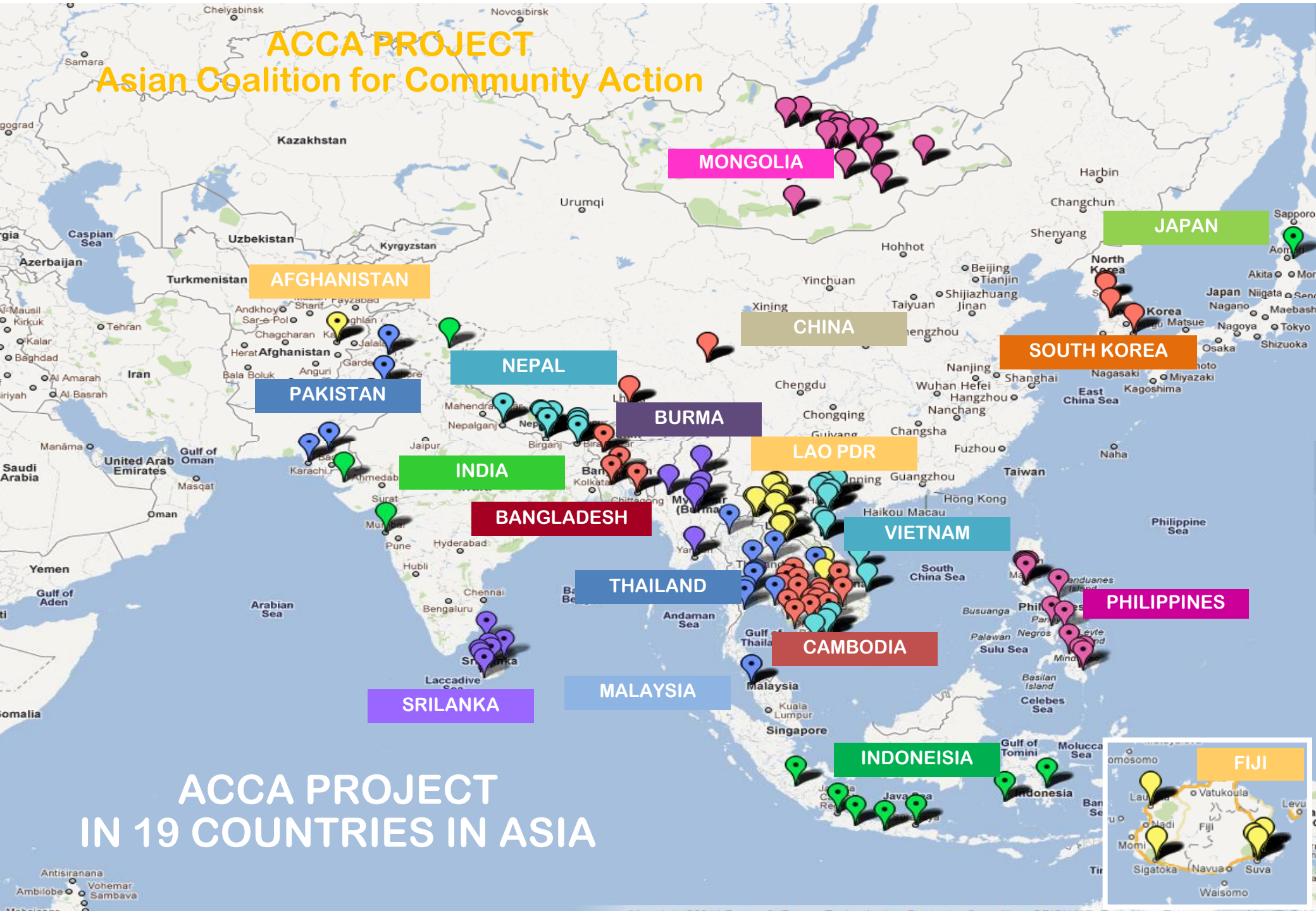
Input :

- **Government subsidy 2,000 $**
- **Loan for land/housing average 4,500 $ (to be repaid)**
- **Community contribution 500 $**
- **Other contribution 500s**

    Total investment 7,500 $ (govt. less than 30%)

Output : For urban poor family

1. *Economic Assets* for the urban poor family more than 15,000 USD
2. *Legitimacy* ,and security
3. Healthy environment
4. Community asset : Community organization ,welfare , better social cohesion
5. *Political asset* of active community network and participation

ACCA PROJECT
Asian Coalition for Community Action

ACCA PROJECT
IN 19 COUNTRIES IN ASIA

MONGOLIA

JAPAN

CHINA

SOUTH KOREA

AFGHANISTAN

NEPAL

BURMA

LAO PDR

PAKISTAN

INDIA

BANGLADESH

VIETNAM

THAILAND

PHILIPPINES

CAMBODIA

SRILANKA

MALAYSIA

INDONEISIA

FIJI

OBJECTIVES :

Support development options for *community managed delivery*
City-wide upgrading approach and building city partnership.

Building up Community Development Fund to support community-led development at scale

Change relationship between the poor and the city

Consolidate city change process leading to *change in structure and policy*

ACCA PROJECT 2011
167 CITIES

Regional network[19 coutries/165 cities] $11 million

National network [10 cities/ countries]

Key process

1city-wide approach mapping +survey
2saving groups
3community networking CDF
4partnership with local government
5participatory planning and design

CDF

ACCA – Fund/ one city
-big housing project =**40,000** usd[1 project]
-small projects at least 5 communities
@3,000 usd/community=**15,000** usd
-support community networks
activities=**3,000** usd
Total fund =58,000 usd.

Community network + **local government**+ academic&university+**professional**
[architects,planner,engineer etc.]

Community cluster/zone/land owner

Community cluster/zone/land owner

community community community

community community community community

Sub-group [5-15 hhs] Sub-group Sub-group Sub-group

SMALL ACCA Projects :
(as of November, 2012)

Total number of projects approved in three years :   949 projects

Total number of projects actually implemented :   1,185 projects
in 963 communities, in 158 cities, in 18 countries

Total small project budget approved   US$ 2,189,300

Budget contributions to the 963 small projects *(actuals, in US$)* :

- ACCA $2,046,426   (33%)
- Comm. $1,253,744   (20%)
- Govmnt. $2,620,083   (42%)
- Other $395,145   (5%)
- Total $6,284,949   (100%)

Number of households who directly benefit from these small projects :
145,990 households

BIG ACCA Projects :

(as of November 30, 2012)

Total number of big projects approved in three years : **111 projects**

Total big project budget approved **US$ 3,929,767**

Number of households who benefit from these projects :

- **8,611 households** *(directly)*
- **79,284 households** *(indirectly)*
- **42,760 households** *(got secure land tenure through the projects)*

Status of the 111 big projects :

- Fully completed (47 projects)
- More than 50% done (24 projects)
- Less than 50% done (30 projects)
- Not yet started (10 projects)

Community people are actively planning to upgrade and changing slums to proper settlements. *The poor themselves are the best actors in planning their new lives*

Picture from ACCA Program implementing   in 165 cities around Asia 110 housing projects
Picture from Myanmar, Vietnam, Fiji and Thailand

Plan together

Build together

Manage together

With strong feeling of ownership

It is important to build community network and alliance with the city and other actors to support and to get various aspects of collaboration
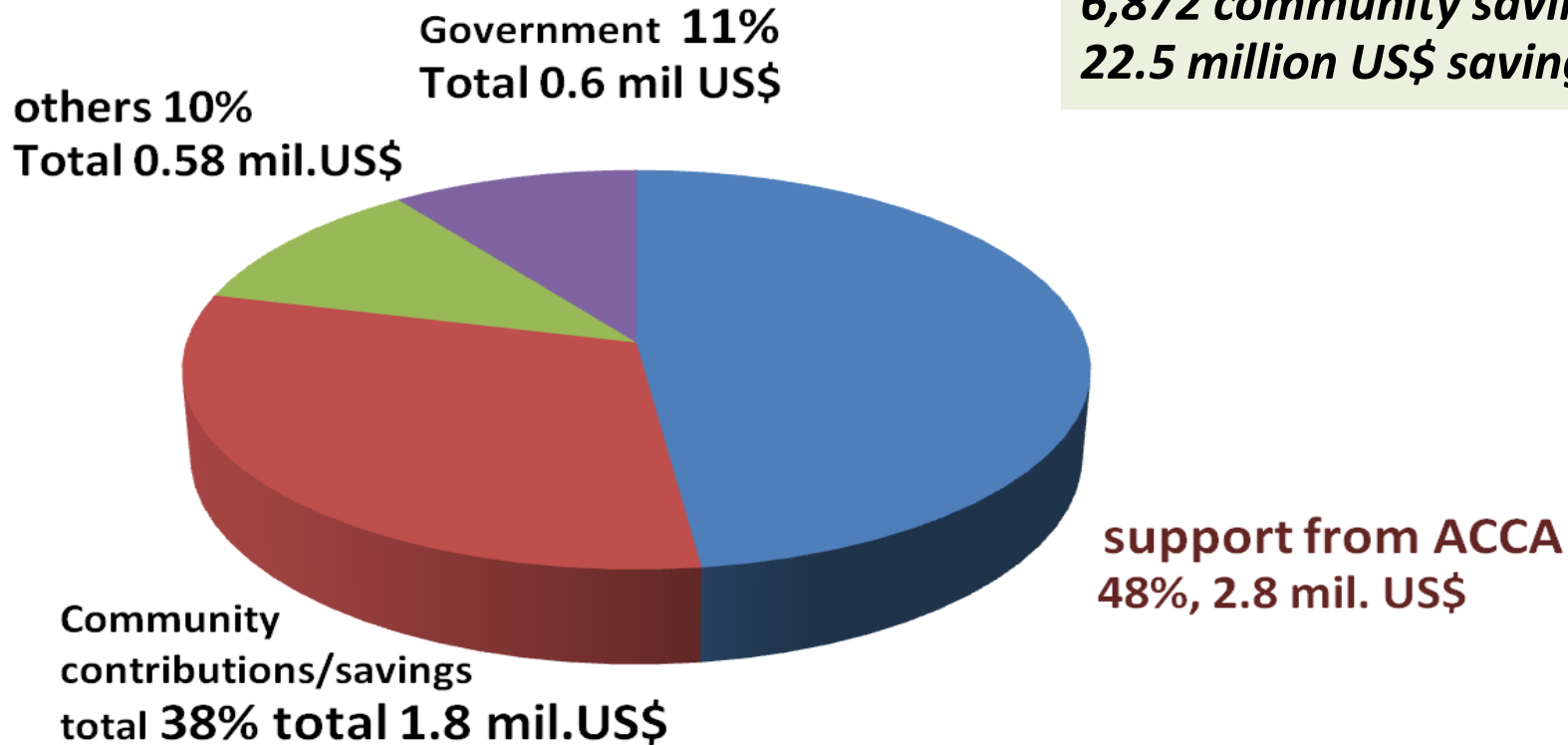
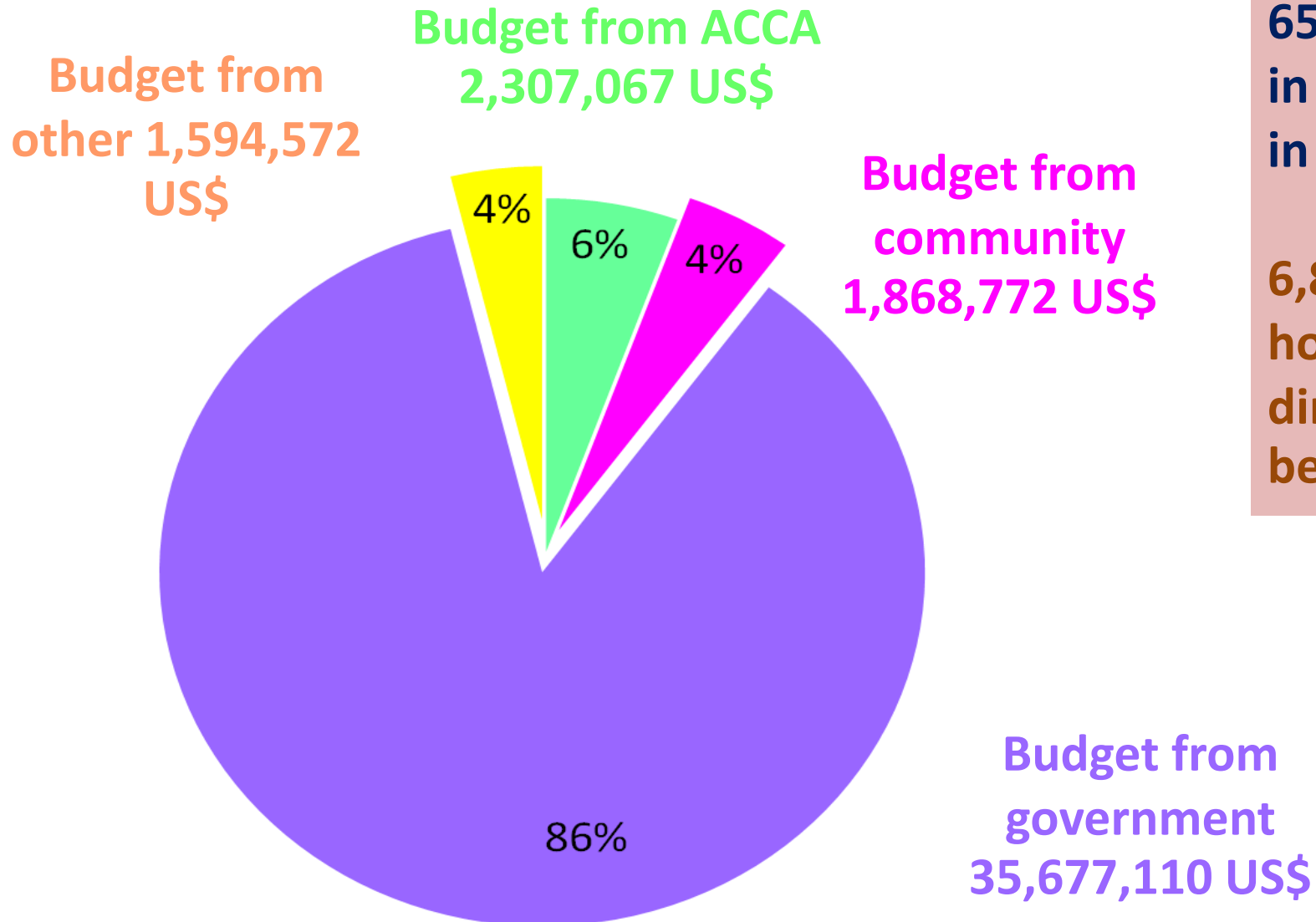# New politics of Cooperation and building LOCAL PARTNERSHIP

City Development Funds
Support by ACCA Program total 98 CDFs 2.8 Million US$
Make total 5.6 million US$

In 165 cities
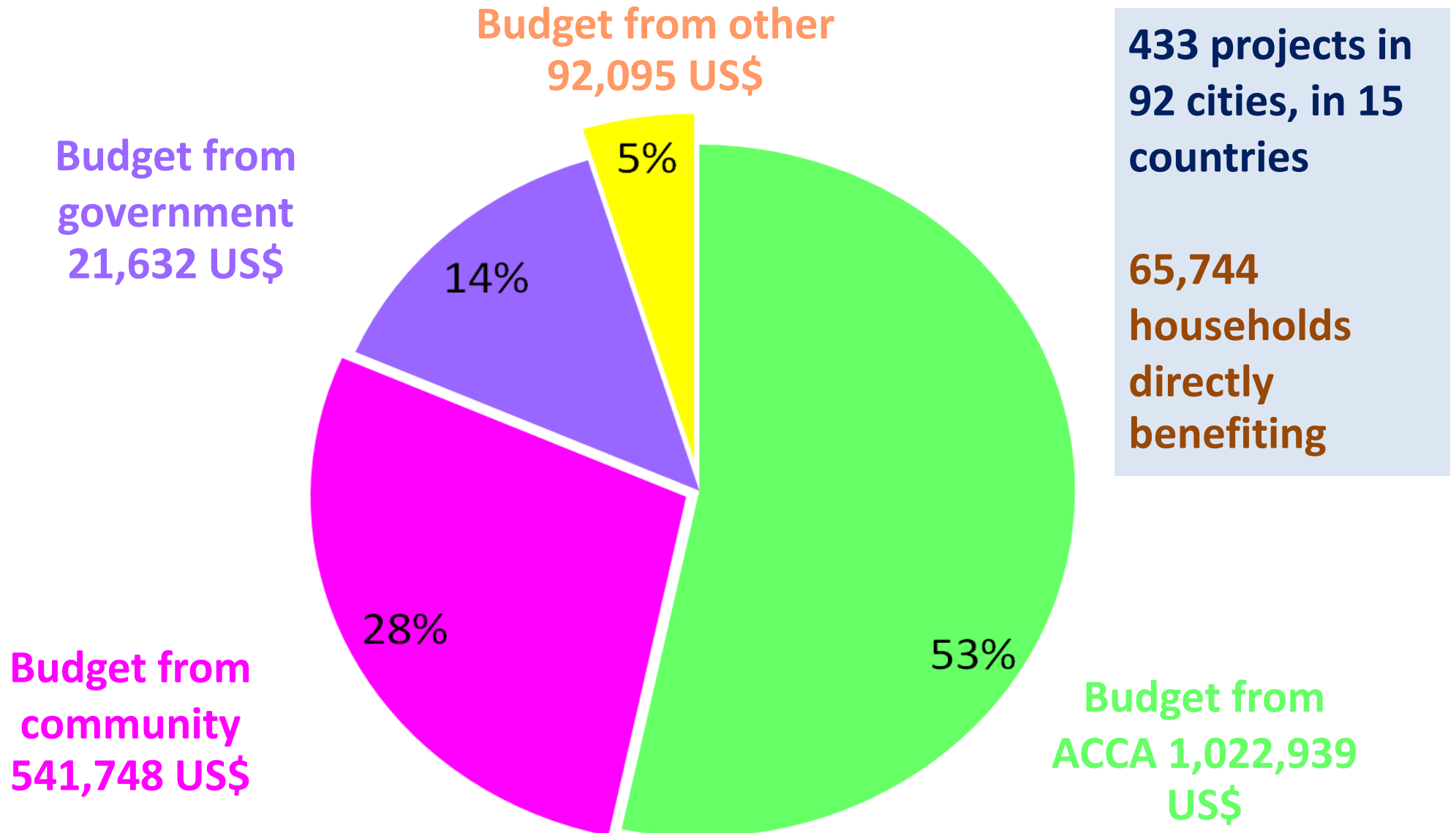*6,872 community saving groups*
22.5 million US$ savings.

others 10%
Total 0.58 mil.US$

Government 11%
Total 0.6 mil US$

support from ACCA
48%, 2.8 mil. US$

Community
contributions/savings
total **38%** total 1.8 mil.US$

Budget contributions to the Big project

Budget from other 1,594,572 US$

Budget from ACCA 2,307,067 US$

Budget from community 1,868,772 US$

65 projects in 65 cities in 15 countries

6,838 households directly benefiting

4%

6%

4%

86%

Budget from government 35,677,110 US$

Budget contributions to the Small project

Budget from other
92,095 US$

5%

Budget from
government
21,632 US$

14%

433 projects in
92 cities, in 15
countries

65,744
households
directly
benefiting

53%

28%

Budget from
community
541,748 US$

Budget from
ACCA 1,022,939
US$

서울시 비닐하우스촌/무허가촌 위치 Location Map
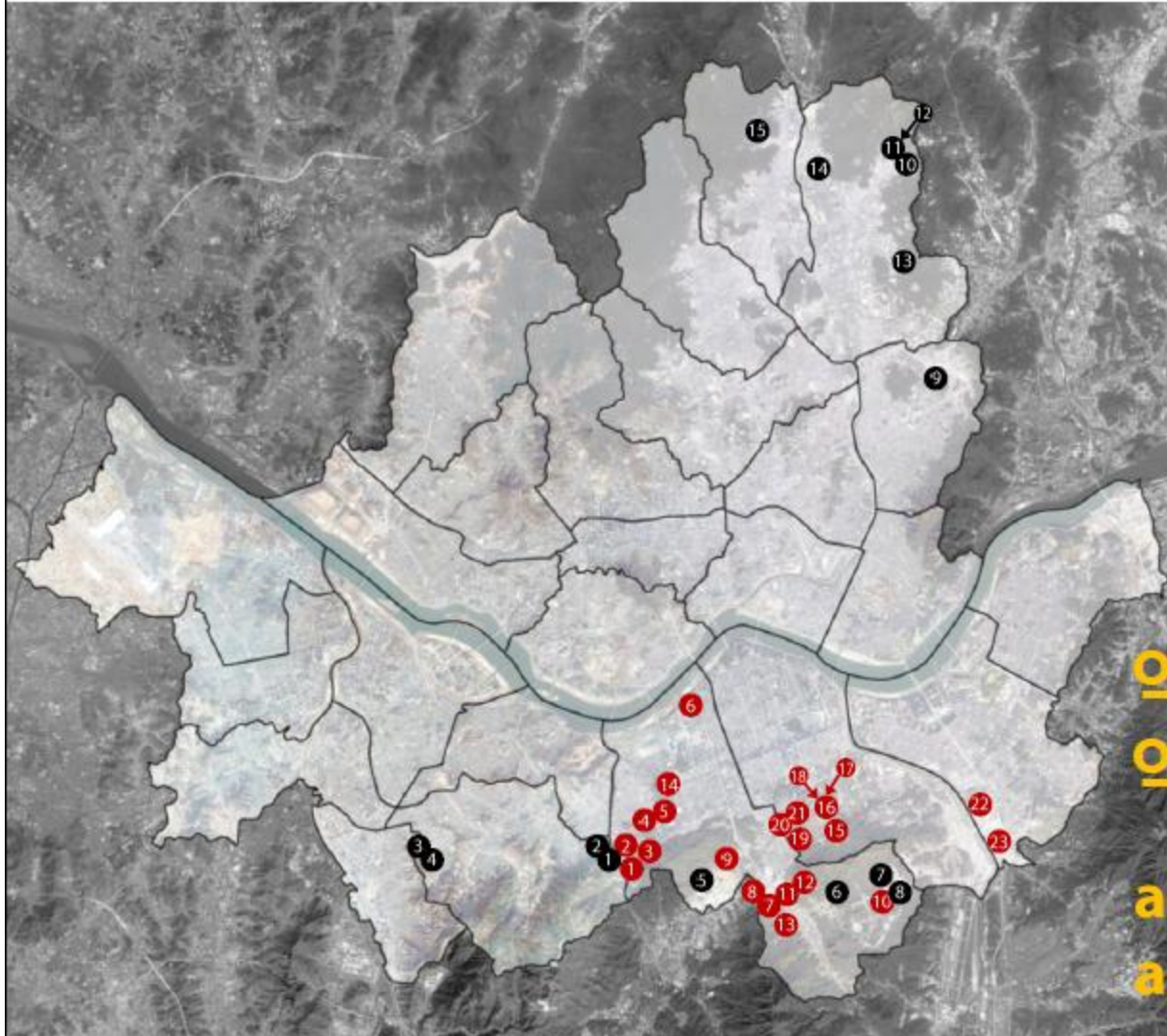
약 38개 마을
약 4,800 가구

apprx. 38 communities
apprx. 4,800 HHs

Re-development area in Souel Korea

More than 60 projects of Re-development will happen in Souel.

It will evicted poor dweller more than 300,000 people.

비닐하우스촌위치 – 서초, 강남, 송파구

Seocho-gu
서초구

Gangnam-gu
강남구

Songpa-gu
송파구

45
잠원체비지

43
산청

82
재건

270
달터근린

17
개미/새마을

25
은봉

31
두레

11
양재정형
외과

61
수정

1300
구룡

40
아래

40
윗성뒤

화훼
185

98
전원

23
접시꽃

9 내곡 동사무소

6
태화농원

15
주암

6
초대

15
신원동

9
바람골

약 23개 마을, 약 2,350 가구
(구룡마을 제외시 약 1,050 HHs)
apprx. 23communities, 2350 HHs
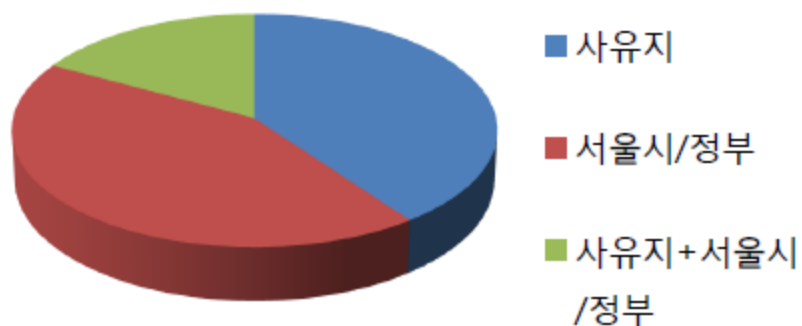(apprx. 1,050 HHs excluding Gooryong comm.)

마을 현황 개요 (서초, 강남 및 송파구)
Brief Information on Communities
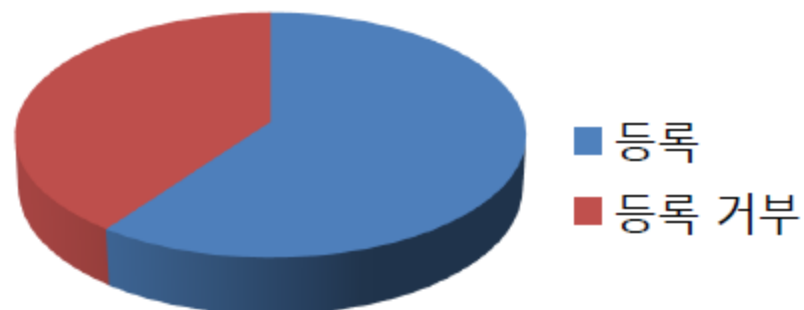### - in 3 districts (Seocho, Gangnam and Songpa)

토지 문제 Land ownership

사유지 거주 40%, 사유지와 시유지가 혼합된 토지 정주마을 17%, <u>시유지 거주마을 43%</u>

현 거주지로 주소지 등록 인가 여부

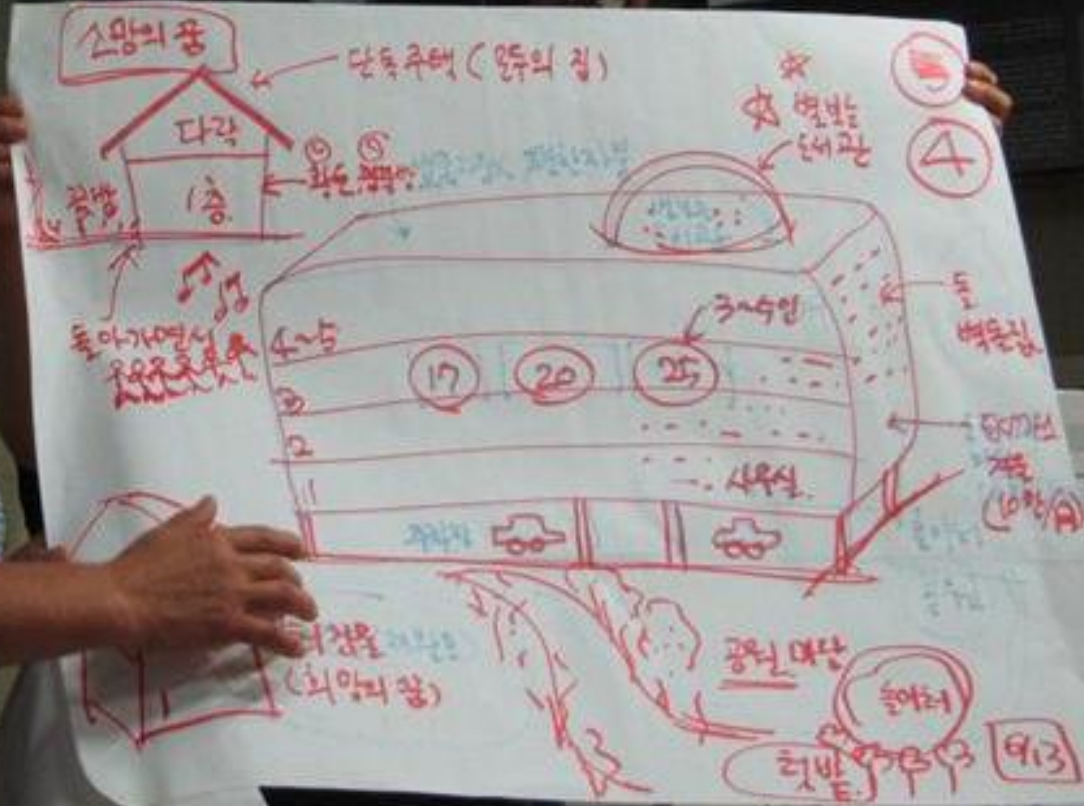2009년 이후 법적으로 주소지 등록이 가능해졌으나, 40%가 넘는 마을이 주소지 등록을 거부당함.

- ■ 사유지
- ■ 서울시/정부
- ■ 사유지+서울시/정부

- ■ 등록
- ■ 등록 거부

집을 지으려면 우리가 얼마나 필요할까?
Can we afford the cost for housing?

Type of Ownership and Management
(소유/관리 유형에 따른 분류)

Possible Options (선택가능한 방법)	LAND (토지)	HOUSE (주택)	
		CORE STRUCTURE and BASIC SERVICE	INTERNAL FURNISHING
OPTION 1	Rent from GOV. 정부로 부터 임대	GOV. invest and people payback in rental fee	
OPTION 2	Rent from GOV. 정부로 부터 임대	GOV. invest and people payback in rental fee	People will incremental build by themselves
OPTION 3	Rent from GOV. 정부로 부터 임대	GOV. subsidy for the cost	People will incremental build by themselves
OPTION 4	Buy from GOV. 정부로 부터 매입	Hire contractor	People will incremental build by themselves
OPTION 5	Buy from Private owner 민간으로부터 매입	Hire contractor	People will incremental build by themselves

7

UNITS

필요 면적

26 m² (약 8평)

50 m²정 (약 15~20평)

(약 25평)

< Toilet + Kitchen >

🏠 A =
1~2 People

🏠 B =
2~4 People

🏠 C =
≥ 5 People

25 PY ← 82 m²
2 person

SIZE (㎡)

3 × 5 = 26 m² (약 8평)

50 m²
× 185 = 15~21 평 → 69 m²
10 person 10 people m² = 21 년

No. of HH.

5 | 130 m²
70 | 3500 m²
| 345 m²
5 | 3,975 m²

3,975 m²

TOTAL HOUSING AREA

1,192.5

+ 30% OPENSPACE = 5,167.5 m²

3 STOREY ENOUGH = 1,722.5 m²

LAND OWNERSHIP OPTION

#1   SELL TO PEOPLE INDIVIDUAL CO-OP

#2   RENT TO PEOPLE (long lease + low interest)

#3   gov land to civilian land.

AREA = 12,632 m²
HOUSING = 6,000
No. of HH = 200 HH

OPTION I

AREA = 12,632 m²
HOUSE = 12,632 m²
No. of HH = 96 HH.

OPTION II

LIBRARY

AREA = 12,632 m²
HOUSING = 3,632 (TORN BACK)
No. of HH. = 96 HH.

OPTION III

LIBRARY

LAND 9,000 m²

①1~2인 가구 : 5가구   50 m²정 (약 15~20평)

②2~4인 가구 : 70가구   82 m² (약 25평)

③ 5인 이상 가구 : 5가구

◎ 필요 면적

합 : ① 5 가구 × 26 m²(8평) = 130 m² (40평)

② 70 가구 × 50 m²(15평) = 3500 m² (5,250평)
1050

③ 70 가구 × 70 m²(21평) = 4,900 m²(1470평)

③ 5 가구 × 82 m²(25평) = 410 m²(125평)

5,440 m²(1635평)

공용공간 (도로, 배송회관 등)

= 주주거면적 × 30%   1630 m²(494평)

7,070 m²(2129평)

3층주거 가구
(1632 × 3층 = 5466 m²)(1653평)

1,770 m²/층 (535평/층)

Budget Planing (사례 가정을 통한 예산 계획안)

Basic Suppositions (기본 가정조건)

- Total Land Area (**토지면적**): **1,800 ㎡ (550평)**

- Total Number of Households (**총 세대수): 80** (1-2 인: 5, 2-4인: 70, >4 ppl: 5)

- Land Price (**토지공시지가**): 450,000 KRW/㎡ (**45만원/㎡**)

- Standard Construction Cost (Government): 1,630,000 KRW/㎡ (**163만원/㎡**)
  국토해양부 2012년 임대주택 표준건축비 (5,380,000 KRW/py, **540만원/평**)

- Construction Cost (Community) (apprx): 1,210,000 KRW/㎡ (**121만원/㎡**)
  협동조합형 주택 평균 건축비 (가정): 4,000,000 KRW/py, **400만원/평**)

Calculation (세부내역 산정)

Co-operative Social housing (협동조합형 사회적 주택)	No 가구 수	Area 면적/가구		Total Area 총 필요 건축면적		Construction cost 가구당 건축비		
		m²	PY	m²	PY	1,210,000 W/m²/hh	4,000,000 W/PY/hh	$3,600 m²/hh)
Households (1-2 people) - 세대수	5	26	8	130	39	3150만	3150만	$28,000
Households (2-4 people) - 세대수	70	70	21	4,900	1,485	8500만	8500만	$77,000
Households (More than 4 people)	5	82	25	410	124	9900만	9900만	$90,000
Total of Households (총 세대수)	**80**			**5,440**	**1,648**			
community + open space (30% of total area) 공동체 공간 + 야외 공간				1,632	495			
Total Area for Cooperative Social Housing (협동조합형 사회적 주택에 필요한 총 토지면적)				**7,072 m²**	**2,143 평**			

Calculation, continued (세부내역 산정, 계속)

Possible option for size of the land (토지 크기에 따른 선택가능한 방법)	Area (m2)	Total Land Price		Total Land Price per HHs 가구당 토지비용
		450,000 W/㎡	410 USD/㎡	
Option 1: Ground Floor House (1층집)	7,072	32억 원	7,762,000	4000만 원
Option 2: 2-storey House (2층집)	3,536	16억 원	3,881,000	2000만 원
Option 3: 3-storey House (3층집)	2,357	11억 원	2,587,000	1300만 원
Option 4: 4-storey House (4층집)	1,768	8억 원	1,940,000	1000만 원
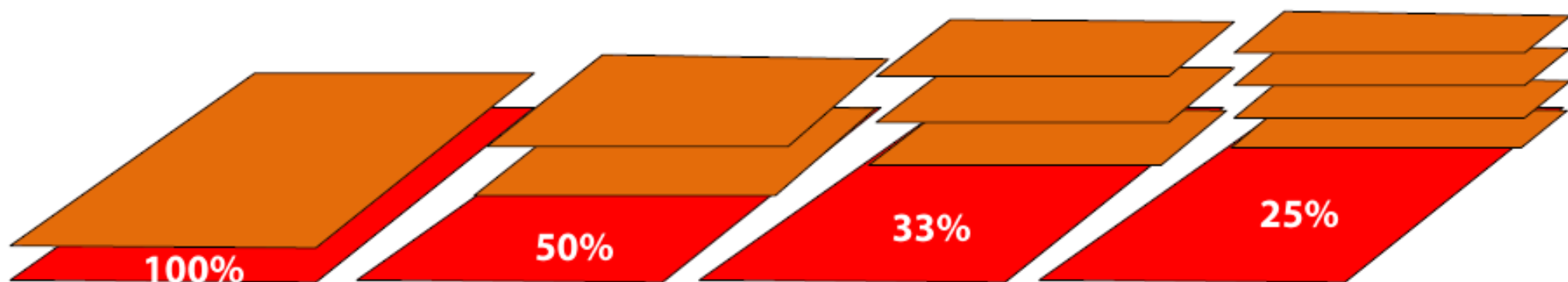
Calculation, continued (세부내역 산정, 계속)

협동조합형 사회적 주택 예산 상세 (<u>토지매입 경우 전제</u>)

Total Budget for Cooperative Social Housing (Including Land Conditions : To buy)	on ground	2-storey	3-storey	4-storey
Total cost for community (KRW)	98억 원	82억 원	76억 원	74억 원
Total cost per household (가구당 소요비용)				
Households (1-2 people)	7100만 원	5100만 원	4500만 원	4100만 원
Households (2-4 people)	1억 2500만	1억 500만	9800만 원	9500만 원
Households (More than 4 people)	1억 4000만	1억 1900만	1억 1200만	1억 900만
Total cost per housing per year (Total 20 years) (가구당 매년 소요비용, 총 20년간)				
Households (1-2 people)	360만 원	260만 원	220만 원	210만 원
Households (2-4 people)	620만 원	520만 원	490만 원	470만 원
Households (More than 4 people)	700만 원	600만 원	560만 원	550만 원
Total cost per housing per month (가구당 매월 소요비용)				
Households (1-2 people)	**300,000**	**210,000**	**190,000**	**170,000**
Households (2-4 people)	**520,000**	**440,000**	**410,000**	**390,000**
Households (More than 4 people)	**580,000**	**500,000**	**470,000**	**460,000**

Calculation, continued (세부내역 산정, 계속)

협동조합형 사회적 주택 예산 상세
(20년 상환 가정, 건축비만계산, <u>토지매입 경우 배제</u>)

Total Budget for Cooperative Social Housing (Excluding Land Conditions: Whether to rent or get from the government)	
Total cost for community (KRW) 총 건축비	66억 원
Total cost per household	
Households (1-2 people)	3100만 원
Households (2-4 people)	8500만 원
Households (More than 4 people)	9900만 원
Total cost per housing per year (Total 20 years)	
Households (1-2 people)	160만 원
Households (2-4 people)	420만 원
Households (More than 4 people)	500만 원
Total cost per housing per month 20년 상환시 가구당 월별 예상 상환액	
Households (1-2 people) 1~2인 가구	13만원
Households (2-4 people) 2~4인 가구	35만원
Households (More than 4 people) 4인가구 이상	41만원

Comparison of Results (결과 비교)

정부 공공임대주택과 협동조합형 사회적 주택의 총 건축비 비교

|	일반 공동임대주택 Rental Public Housing (A1)	협동조합형 사회적 주택 Community-led Construction (A2)	A2/A1 (협동조합형 사회적주택/공공임대주택)
Total Construction Costs (Excluding Land Prices)	89억 원 (평당 건축비 538만 원)	66억 원 (평당 건축비 400만 원)	**74.2%**

정부 공공임대주택과 협동조합형 사회적 주택의 월 분납비용 비교

|	Rental Public Housing	Community-led Construction		
		토지매입경우 Buying Land	토지 장기임대 Renting Land	시유지 무상임대 Gov't grant
20년 상환 월 상황금(예상) Monthly Payment (for 20 years)	KRW 300,000 ~ 600,000 (Deposit: KRW 30,000,000 ~ 60,000,000)	**KRW 170,000 ~ 460,000**	**KRW 130,000 +@ ~ 410,000 +@**	**KRW 130,000 ~ 410,000**

어떤 디자인이 가능할까?

Possible Design Models of Cooperative Social Housing

LAND AREA (토지면적) : 7,800 sqm. (2,300 평)
No. of HH (총 세대수): 80

LAND AREA(토지면적) : 1,800 sqm. (550 평)
No. of HH (총 세대수) : 80

25%

75%
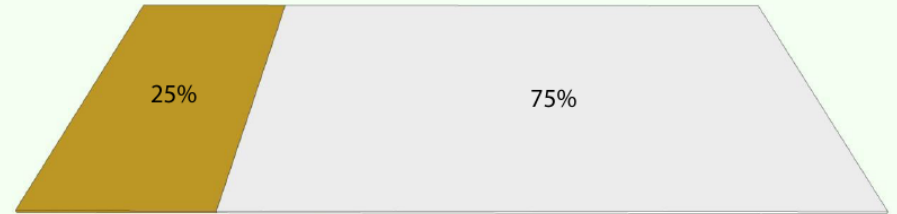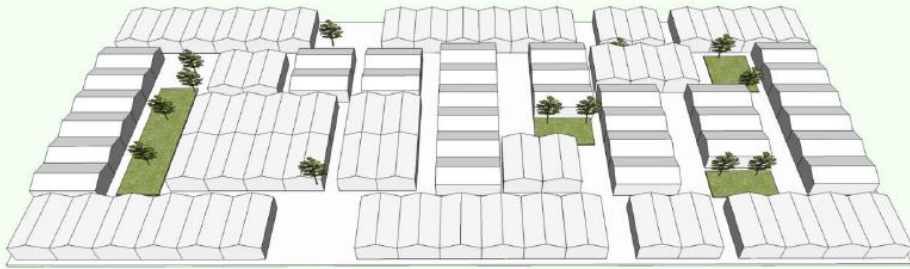
LAND AREA (토지면적) : 1,800 sqm. (550 평방미터)
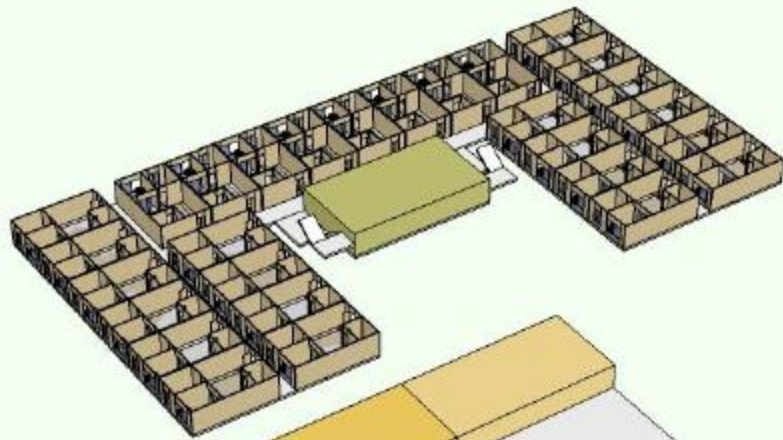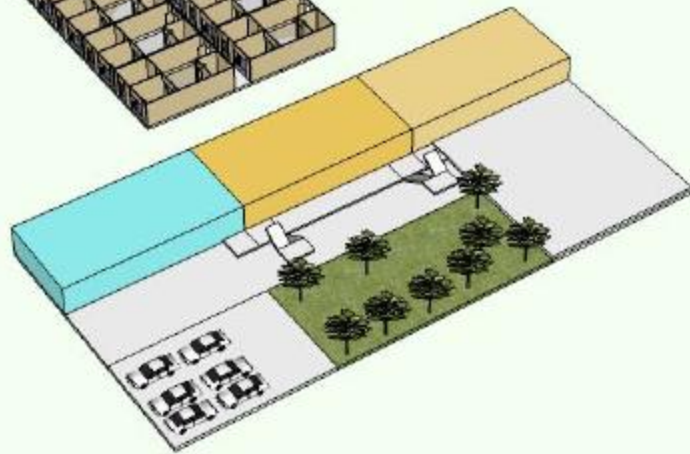No. of HH (총 세대수) : 84
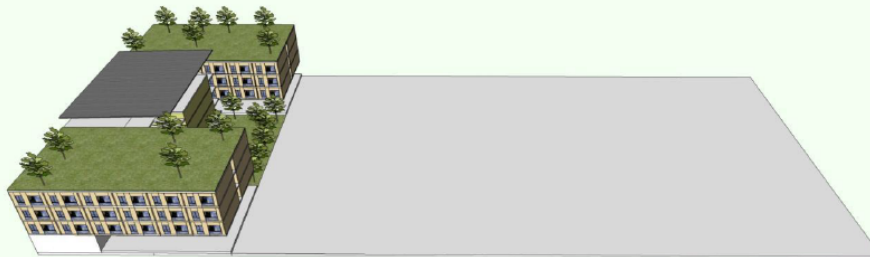
25%

75%

Garden (야외공간)

Residential (주거공간)

Community (마을 공동체 공간)

Residential Unit
(주거시설 단위)
- 5x8 m. (40sq.m.)

21

Perspective View (투시도)

Possible Model Approaches for Cooperative Social Housing
(협동조합형 사회적 주택의 가능한 접근 모델)

SMG(서울시)

Platform of Working together
(다함께 대화하는 창구)

Alternative housing Solutions (주거 대안)

- ❖ People Saving
- ❖ Community organization & Committee
- ❖ Alternative Housing Design
- ❖ Participatory Financial Design
- ❖ Vinyl Housing Network

Community Housing Cooperative (마을 주택협동조합)

23

Our Growth

Tibet

ACCA network in 17 countries
Young architect/planner/engineer

2012
- Looking for sub-regional mechanism
- Ground ourself with community, and city scale
- Link with global academics

2011
- Emerging of new groups
- Working together in many cities (exchange and learning process)
  Emerging of new Yps, linking with universities
- Start producing handbooks

Fiji

2010
- 1st regional community architect meeting
- CAN was formed as the network

2009
- ACCA program started
- June, 2 coordinators at ACHR
- Scattering friends working in different spots

Since 2009 CAN create link with
27 CA groups in 18 countries
33 universities in 10 countries
30 workshop in 12 countries
More than 2000 students,YP, and communities involved in Workshop

3rd **year's** IMPACT : Involving 360 peoples, boosting 18 cities

2nd **year's** IMPACT : Involving 240 peoples, boosting 12 cities

1st **year's** IMPACT : Involving 120 peoples, boosting 6 cities

City-Wide Workshop I
(2 times a year)

sub-regional workshop
or meeting (Tri-monthly)

workshop

seed fund

exchange

knowledge management

INPUT

Institutionalized
CAN

OUTPUT
within 3 yeras

Yps

Professionals

Community
Builder

Academics

Capacity Building Program
support
CITY-WIDE Upgarding

City-Wide Workshop II

CAN's Program (2013-2015)

CAN status:
Networking with 17 countries
27 groups of Professionals
60 young professionals
11 networks of community builders
20 universities had been involved

15/08/2010 12:12

Housing project by community in Yangon Myanmar

CAN

community
architect
Network

www.communityarchitectsnetwork.info

We are able and ready
to make change
THANK YOU