

Lecture-09:

Nature of Urban Problems: Land Use, Housing, Urban Transportation, Urban Environment and Urban Poverty.

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NATURE OF URBAN PROBLEMS: HOUSING

TOPICS TO BE COVERED BY THIS PRESENTATION

- Population in Urban Areas
- Housing Problems in Bangladesh
- Nature of the Housing Problems (Small Towns)
- Housing Problems in Bangladesh
- Recommendations on Housing Access

POPULATION IN URBAN AREAS

This population is growing at a very rapid rate of nearly **4 percent per annum** while the capital and premier city, Dhaka and the port city, Chittagong are growing even faster. The urban population is concentrated in the **nine City Corporations (CCs) and 311 Paurashavas (Municipal Councils - MCs)**. The rate of urbanization (**3.7%**) in **Bangladesh is higher than the national growth of 1.54%**. By 2015 the urban population is estimated to reach a total of at least **50 million**.

HOUSING PROBLEMS IN BANGLADESH

- Like all the countries of the world, Bangladesh has problem with housing. Housing problem should not be taken as simple arithmetic like “Need for Housing”. Housing is a vast field with numerous aspects and wings, it is not possible to solve all its problems at one time or with simple mathematics.
- Logical way of solving housing problems is to find out the current and immediate problems, to assess the available resources, technologies and personnel, to become familiar with housing policy of the government, to take into consideration **the commitment of the ruling political party** etc. and then to take appropriate program in their lights.

HOUSING PROBLEMS IN BANGLADESH

- Quite often the poor and developing countries look for **foreign aids or loans** for this purpose. The harsh reality is, if the foreign countries give loan, quite naturally they take care of their own interest. What happens in reality is, provisions **for ample use of the items manufactured by them in the housing program and such other phenomenon.**
- In order to express how complex the problem of housing is, a few aspects of the problem as seen or as to be seen in future in Bangladesh are mentioned hereunder.
 - **The number of house (or accumulation) in a country may be less than the number of inhabitants. This indicates 'Scarcity of Housing'.** The simple answer to this problem is to construct the deficit number of housing.

HOUSING PROBLEMS IN BANGLADESH

- In order to express how complex the problem of housing is, a few aspects of the problem as seen or as to be seen in future in Bangladesh are mentioned hereunder.
 - After the construction of the deficit number of housing, or even more that the problem may not be solved. Because housing problem is intricately related not only with the total number, but also with number and locations of the deficient places. Thus, with the construction of housing in surplus number, some buildings may remain unoccupied at one location, where as there may be scarcity in another place.
 - After the construction of **adequate number of housing in various locations (some housing remain vacant because of people's movement)**, the problem may not be solved. Because housing problem is related not only **with the type of housing, but also material status, number of family numbers, economic condition of the users, maintenance cost. Etc.**

HOUSING PROBLEMS IN BANGLADESH

- And finally, housing need is related with people's choice. The poor people may gladly accept whatever they might be offered for the time being, a man may be happy with the 'interior quality housing', which he could now afford at the cost of his life-long earning. **But as soon as men get affluent or they have money to purchase better house in a better area, they apply their choice due to which they abandon the old house, or the old area, because those are no more up to their choice.** This phenomenon has already taken place in the rich and developed countries and developing countries like Bangladesh.

NATURE OF THE HOUSING PROBLEMS (SMALL TOWNS)

- Presently, about 28% people live in urban areas and most of them live in small towns.
- There is little scarcity of house, but **the conditions of most of the houses are not satisfactory.**
- People are less interested **to renovate their houses, because return from these houses are not handsome.**
- If any of such towns **get administrative or economic importance due to any reason** (any industry, educational center, etc.) the people themselves would take the initiative to develop their houses.
- It is possible to establish or **shift some institutions from the busy cities to such towns as transportation system is moderately efficient.** The institution now having unhealthy and suffocating environment in the busy cities may also be relieve of this problem.

NATURE OF THE HOUSING PROBLEMS (LARGE CITIES)

- Large cities are now suffering from acute housing problems. The nature of this problems are:
 - Scarcity of housing
 - Urban Environment
 - Utilities
 - Pollution
 - Road Congestion
 - Underground water table
 - Failure of Building with non-sound structural design
 - The Probable failure of adequately designed building due to the fall of adjacent ill-designed building
 - Probable failure due to fire incident

RECOMMENDATIONS ON HOUSING ACCESS

Table shows Housing Access to People and DMDP Recommendations

Percentile Group	Comments/Findings	DMDP Recommendations
0-10	This group earns so little that they barely survive.	Provision of shelter, sanitary facilities and food hand outs against some services to be rendered by this group.
10-30	The group survives but has no savings as all additional income goes into clothing, health, education and housing.	Reducing levies to be paid by introducing/guaranteeing some form of secure tenure and by facilitating community participation in provision, operation and access so that a sense of ownership and improvement of infrastructures on part of community is created.
30-50	The group is above hard core poor and may have some savings that can be used to improve their living conditions.	Government should acquire land in urban fringe or elsewhere if deemed affordable, and by land filling to 1.5 meter below high water levels make available a range of (subsidized) plots with secure tenure.
50-70	The group is able to invest in a small plot and develop their shelter.	DMDP recommends access to small housing improvement loans which can accelerate the development access of this group.

WHAT WE HAVE COVERED....

- Population in Urban Areas
- Housing Problems in Bangladesh
- Nature of the Housing Problems (Small Towns)
- Housing Problems in Bangladesh
- Recommendations on Housing Access

WHAT WE LEARNT

- Understanding of the urban housing problems and associated issues in context Bangladesh

Thanking YOU

What Next?

Lecture 10:

Nature of Urban Problems: Land Use, Housing, Urban Transportation, Urban Environment and Urban Poverty.