



# *Regional Trends, projects and challenges on Housing in Asia and the Pacific Region*

**Open-ended Intergovernmental Working Group on Housing**

Regional Office for Asia and the Pacific (ROAP)

Presented by Kazuko ISHIGAKI, RR

10<sup>th</sup> December 2024,

Nairobi, Kenya



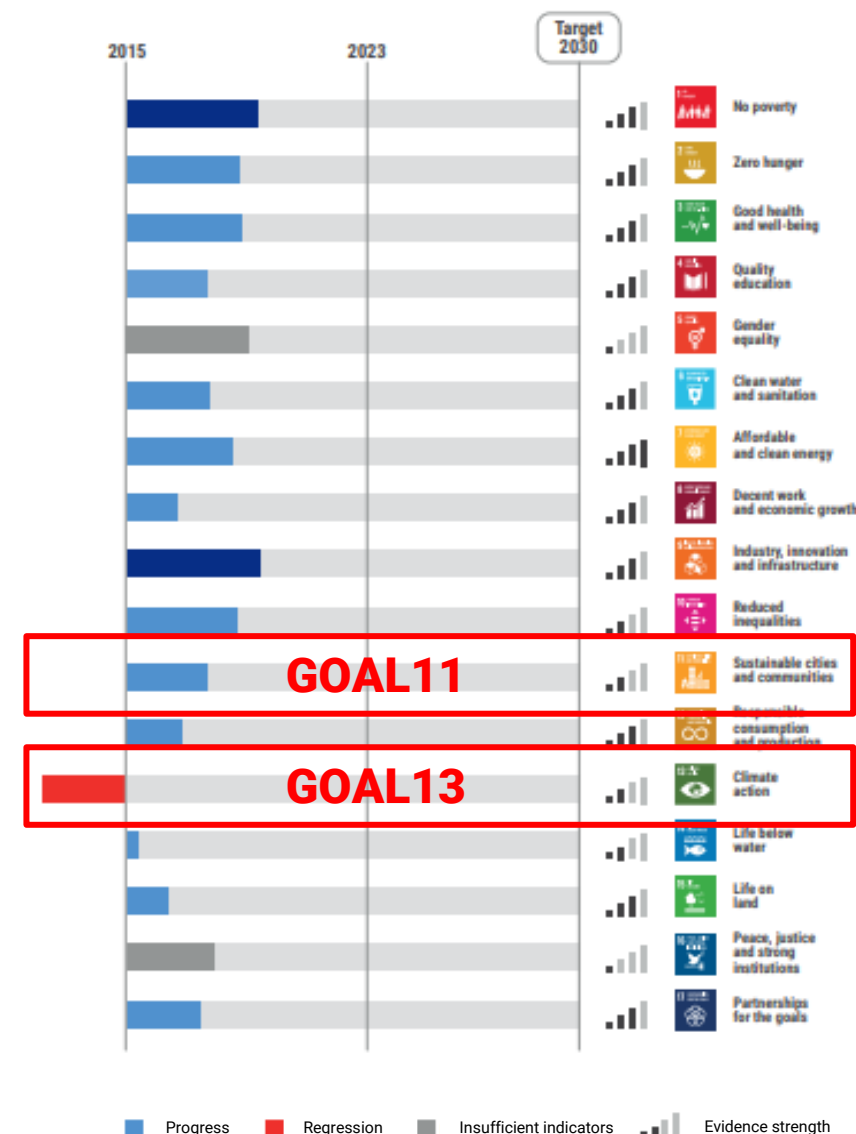
- I. Regional trends and challenges
- II. UN-Habitat project  
in Asia and the Pacific Region

- **Rapid Urbanization and ongoing housing crisis:**

- ✓ Urban population expected to grow **from 2.5 billion in 2023 to 3.5 billion in 2050.**
- ✓ Region with largest number of **people in slums** (650 million in 2018)
- ✓ The rapid urbanization leads to **insufficient infrastructure** and services, leading to **inadequate housing** and a rise in **slum dwellers.**

- **Climate Change and Environmental Degradation:**

- ✓ The region is responsible for over **55 per cent of global greenhouse gas emissions**, with more than **70 per cent of those emissions generated in urban areas.**
- ✓ **1 billion** urban residents may face multiple **high or extreme hazards** in the region by 2030.



- **Social Inequality:**

- ✓ Economic disparities are pronounced, with an **estimated 233 million people in the region live on less than \$1.90 a day**, below the international extreme poverty line.

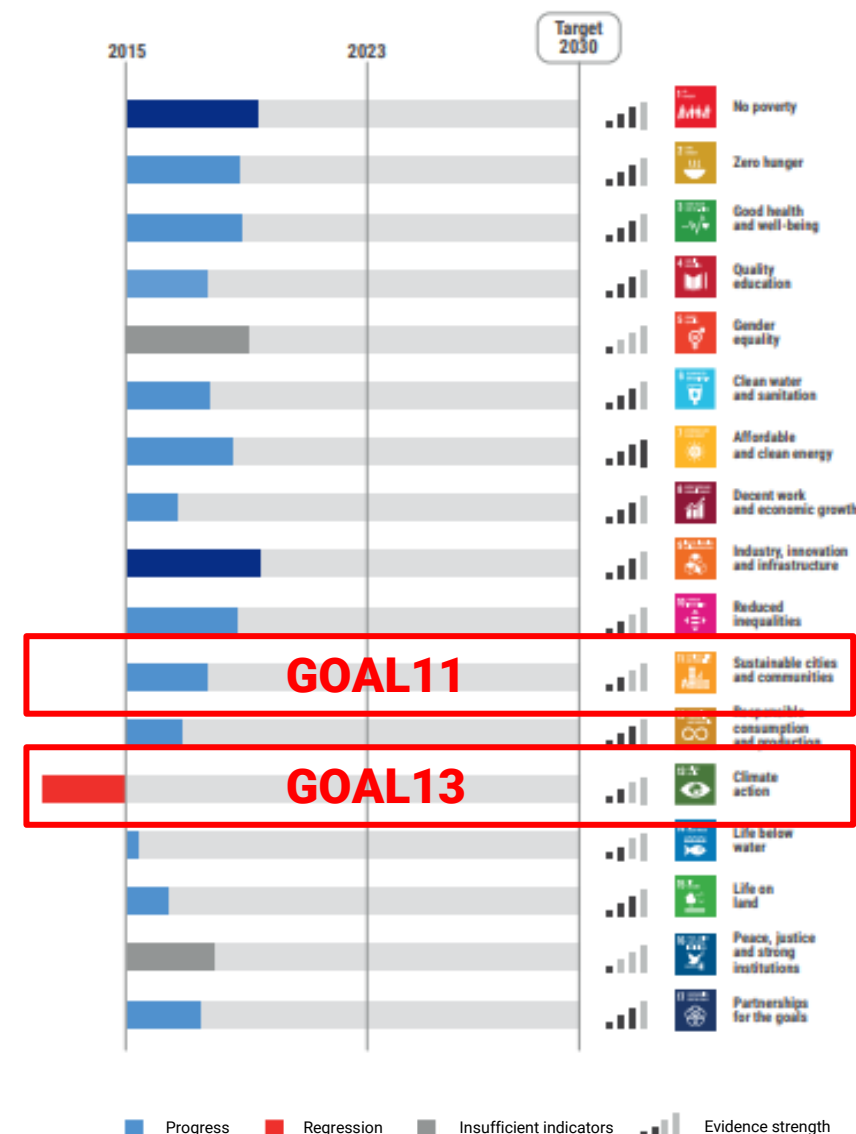
- ✓ This economic divide limits **access to essential services** and contributes to **social unrest**, highlighting the urgent need for inclusive urban policies.

- **Governance Issues:**

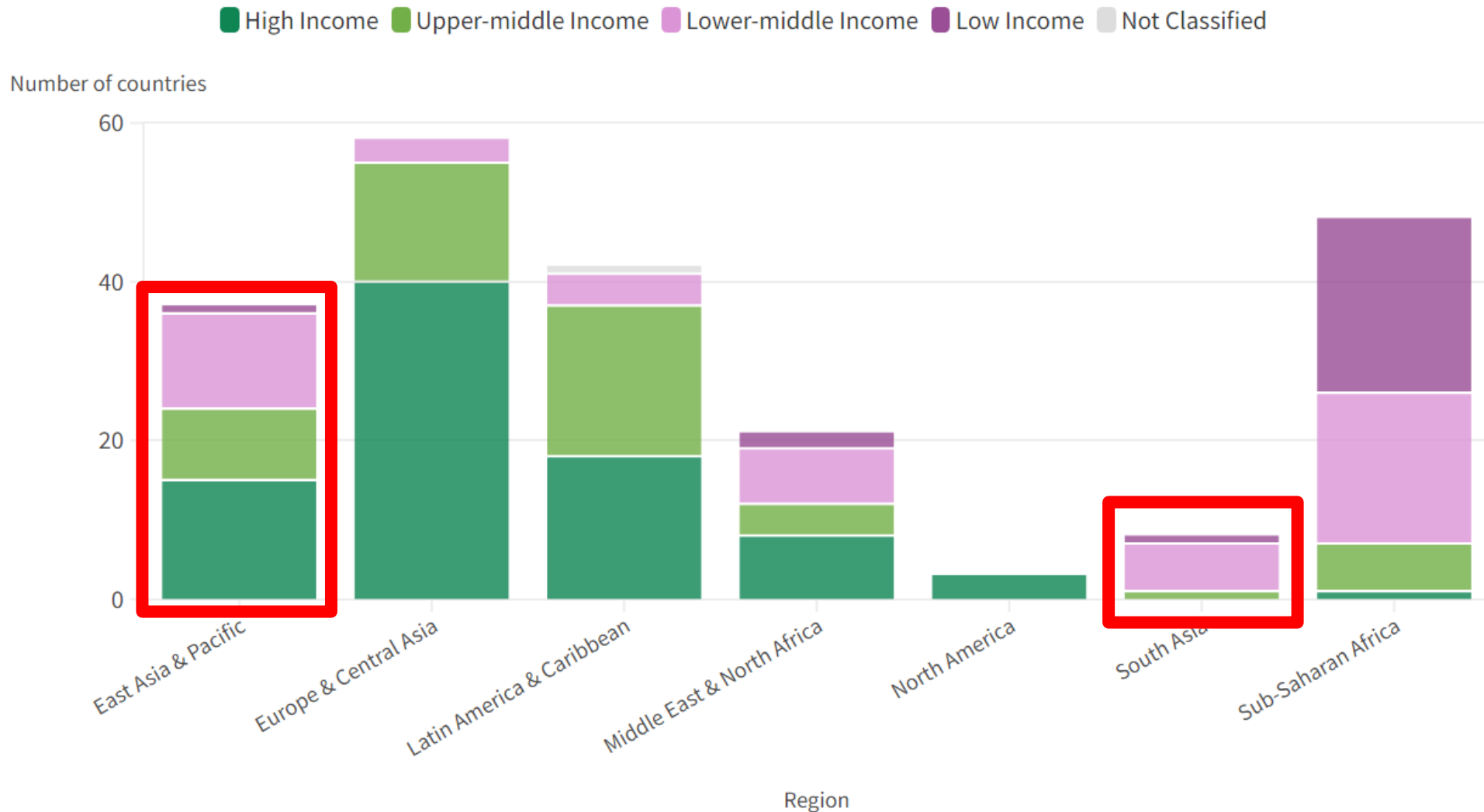
- ✓ With at **least 65% of SDG targets directly linked to the work and mandates of local and regional governments**, there is a growing need for integrated governance and effective policy implementation.

- **SDG achievement:**

- ✓ The region is **not on track** achieving the SDGs



## World Bank country classifications by income level for 2023



## 1. LLDC

Country name	LLDC	LDC
Afghanistan	Yes	Yes
Bhutan	Yes	
Lao PDR	Yes	Yes (will graduate in 2026)
Mongolia	Yes	
Nepal	Yes	Yes (will graduate in 2026)

## 2. SIDS

Country name	SIDS
Kiribati Solomon Islands Timor Leste Tuval	SIDS and LDC
Other Pacific countries Maldives	SIDS

Note: Cambodia is an LDC but not under the category 1-3 (LLDC, SIDS and transition) in the table.



RR visit to Afghanistan, Oct 2024

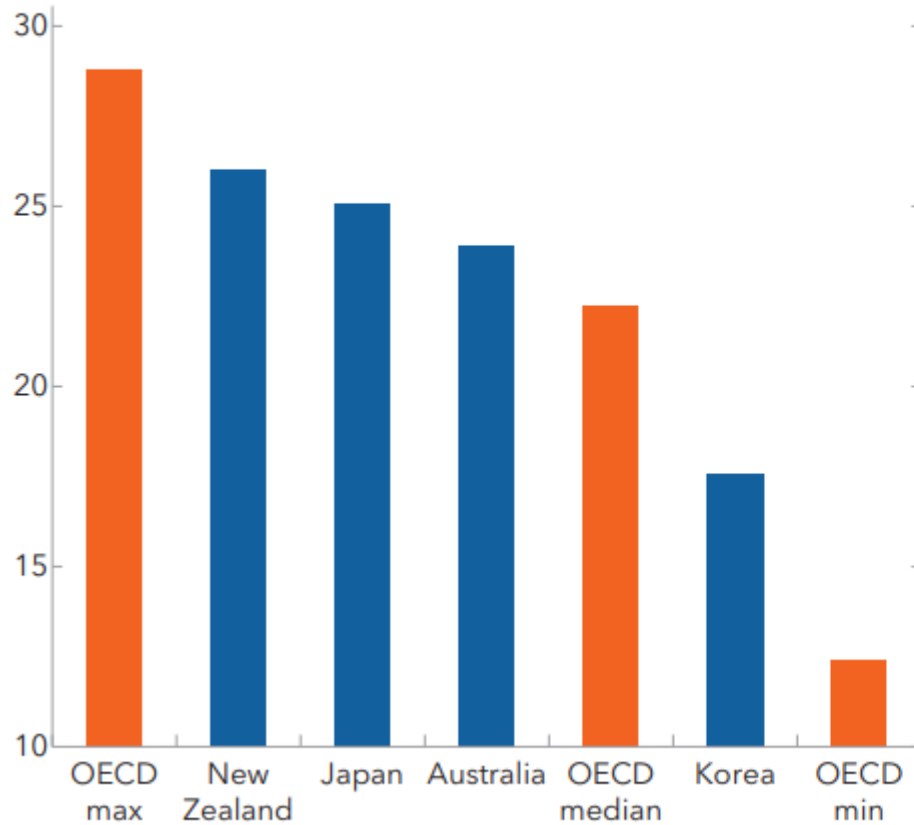
## 3. Country in Transition

Country name	Political situation	LDC
Afghanistan	De-facto authority	YES
Myanmar	De-facto authority	YES
Iran	Sanctions	
Sri Lanka	Political and economic crisis	
Bangladesh	Interim Government	YES (will graduate in 2026)

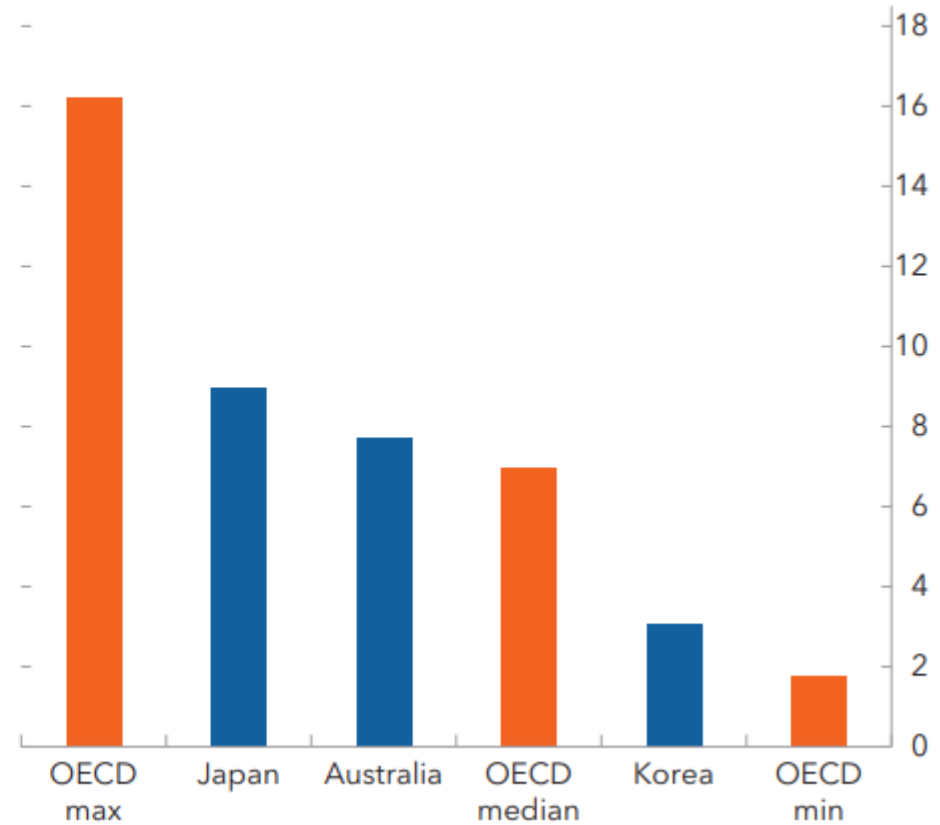
# Affordability is a challenge in high income countries

**Figure 13. Housing Affordability is a Concern in Several Advanced Economies in Asia-Pacific**

**1. Housing and Utilities Share**  
(Percent of total expenditure)



**2. Overburden Rate**  
(Share of population spending more than 40 percent on housing)

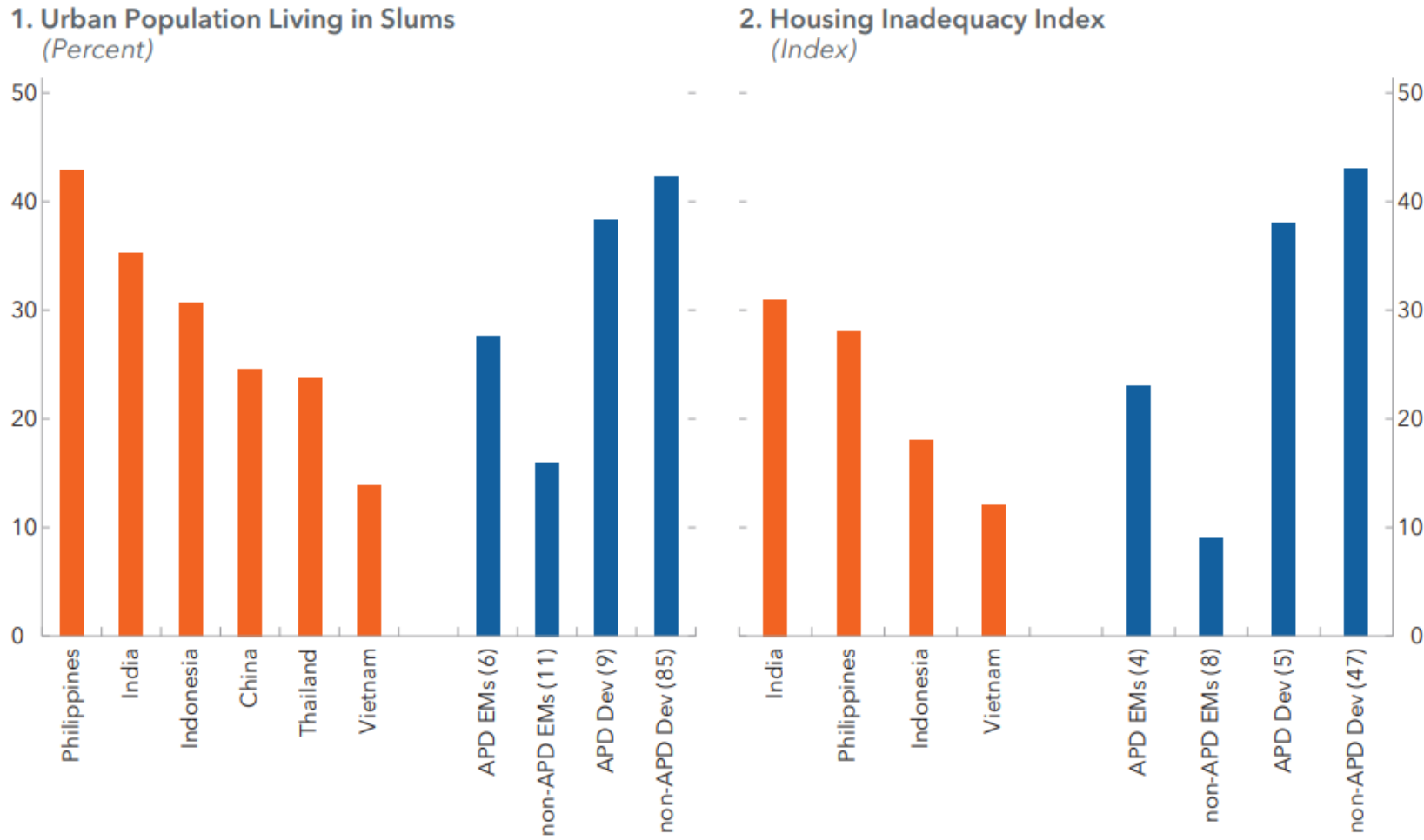


Source: OECD.

Source: IMF (2022) “Housing Market Stability and Affordability in Asia-Pacific”

# Housing quality is a challenge in middle income countries

**Figure 15. Housing Quality Is a Challenge in EMDCs in Asia-Pacific**



Sources: Behr and others (2021); United Nations Human Settlements Programme; and World Bank, World Development Indicators.

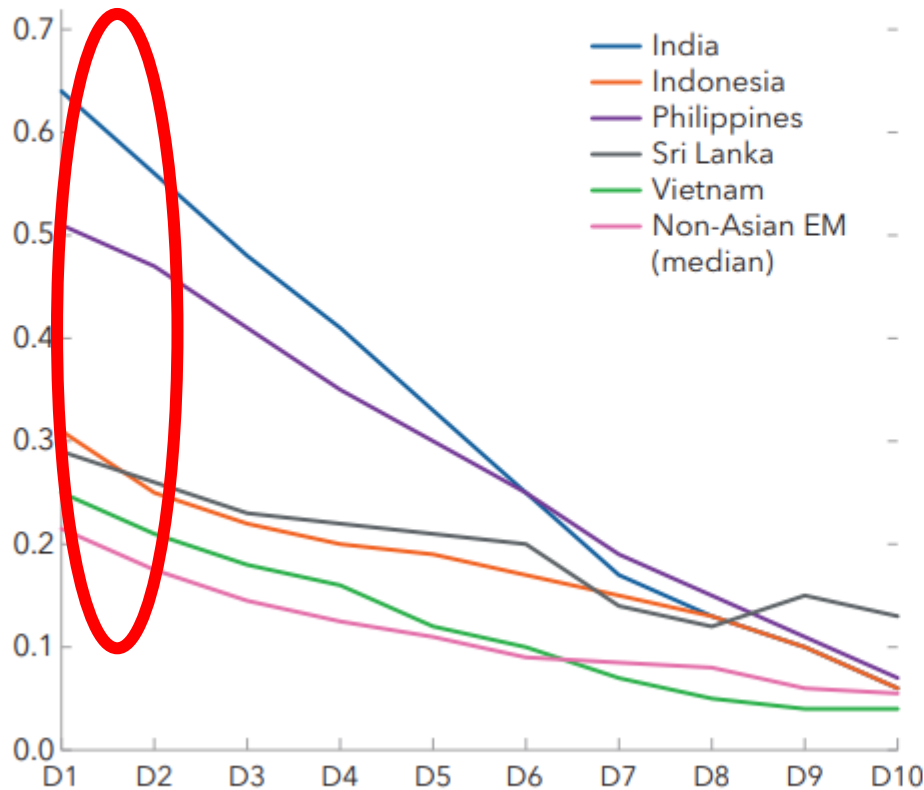


# Housing quality is a special concern for low income people

**Figure 16. Significant Inequality in Housing Quality within Countries across Income Levels**

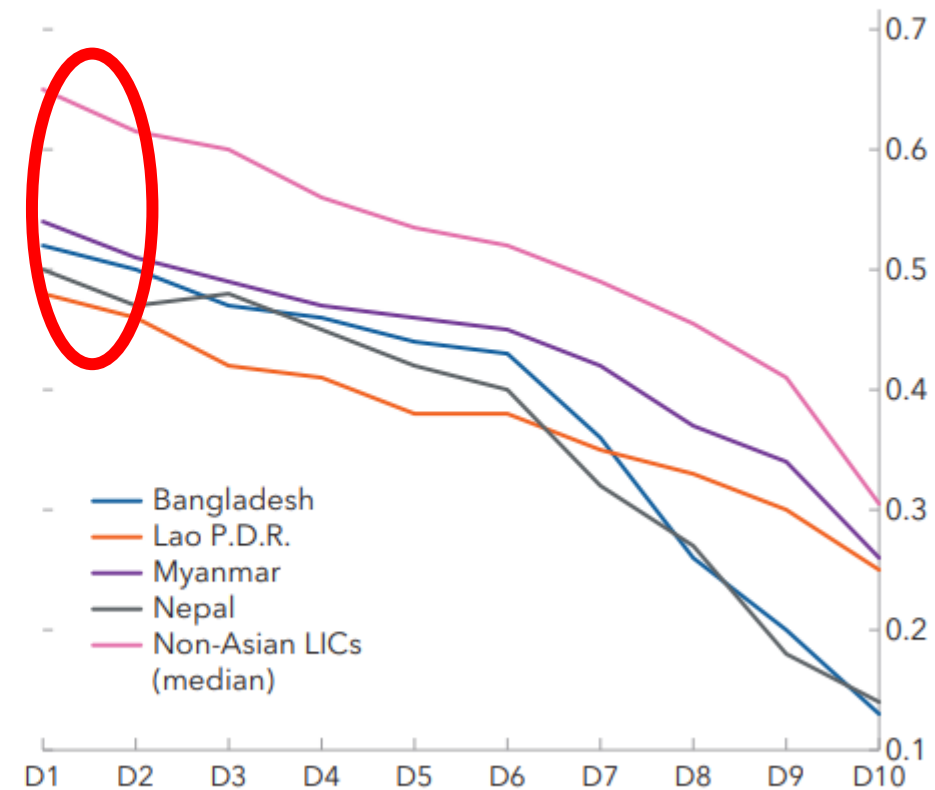
**1. Housing Inadequacy, EMs**

*(Inadequate housing index by income decile)*



**2. Housing Inadequacy, LICs**

*(Inadequate housing index by income deciles, low-income countries)*



Sources: Behr and others (2021); and IMF staff calculations.  
 Note: Horizontal axis shows income decile.

Source: IMF (2022) “Housing Market Stability and Affordability in Asia-Pacific”

- I. Regional trends and challenges
- II. UN-Habitat project on housing  
in Asia and the Pacific Region

- ✓ People's process: people/community centered approach
- ✓ Build Back Better
- ✓ Gender sensitive: Female participation and empowerment
- ✓ Capacity building for people (e.g. training of construction method)
- ✓ Utilization of local construction method & materials

- 1. Reconstruction from Natural Disaster**
2. Reconstruction from Conflict
3. Enhanced Resilience as climate change adaptation and disaster risk reduction
4. Slum upgrading through enhanced public service provision



**YEAR:** 2023-2024

**REGION/CITY:** Surigao City

**DONOR:** Spanish  
Cooperation (AECID)

**Context:** Surigao del Norte, with Surigao City as its capital, is one of the localities worst-affected by **Super Typhoon Rai/Odette** (December 16, 2021) which further aggravated the development challenges in the 4th poorest region in the country. The hazard maps indicate that most of the areas are susceptible to **storm surge and typhoons as well as tsunamis and earthquakes** thus making it among the most vulnerable provinces in the country. The **indigenous sea-based Sama Bajau community** living in the city are among the most vulnerable groups.

**Achievements:** **20 model houses** constructed for 20 families and **supporting livelihood opportunities for 100 families**, benefitting mostly women and children. Skilled **community workers with certificate** from national agency providing opportunities for work beyond project and becoming pool of community workers for maintenance and repairs.

**Appealing point:** Low-cost housing using nature-based solutions which harnessed the indigenous knowledge of the Bajaus in constructing houses on stilts on the sea. **People's Process** implemented involving the community in all processes from site identification and planning to resilient house design, construction and monitoring.



**YEAR:** 2019 - 2020

**REGION/CITY:** Tboung Khmum

**DONOR:** Government of Japan



## **Contexts**

The 2018 **flooding** in the lower Mekong triggered the evacuation of 2,148 families from Tboung Khmum. The families evacuated without shelter kits, sufficient food, and access to clean water.

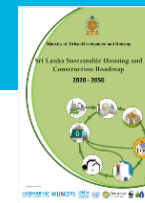
## **Key Achievements**

- **202 affordable houses** were reconstructed using **the Build Back Better** approach
- **216 clean latrines** were installed to prevent the spread of infectious diseases.
- Nearly **10,000 people** indirectly benefited **from livelihood assistance**, etc.
- **172 carpenters and construction workers** have been trained.
- **70 national and sub-national government officials** build capacity on disaster risk management.

## **Appeal Points**

- **The people's process:** The project promoted the participation of the community members in housing reconstruction.
- **Locally available resources:** Climate-resilient housing designs by using sustainable/affordable materials and local construction knowledge and skills.
- **Women's empowerment:** The project promoted women's empowerment and participation. (56% of Community Development Committee members were women)

**References:** [video](#), [photobook](#), [web story](#)



**YEAR:** 2004 - 2024

**REGION/CITY:** North, East, North-west, Central, Western and Southern Provinces

**DONOR:** Govt of India; EU, Govt of Australia, Swiss Development Agency, Gov of Japan and UAE, Municipality of Munich, UNHCR, UNDP, International Federation of Red Cross and Red Crescent Societies

## Context

- Expanded with **tsunami and post conflict reconstruction** and **displacement** due to development. UN-Habitat supports **peace-building** and conflict resolution through improving access to **secure tenure, housing and infrastructure**.

## Approach

- Guided by the **People's process**, (a) owner and **community driven planning** and reconstruction; (b) **vocational skills building**; (c ) **integrating DRR and climate resilience and LNOB** into reconstruction **policies**, planning and implementation.



## Achievements

- 46,000+ houses** reconstructed; improved access to **21,000+ land titles** ; **community infrastructure** constructed
- Empowering **households, particularly women** who manage the construction process, improved tenure security, long term local economic development.
- Capacity building** for facilitation and quality assurance of the reconstruction process

**YEAR:** 2021-2024

**REGION/CITY:** : inc. Kabul, Herat, Jalalabad

**DONOR:** Afghanistan Humanitarian Fund (AHF)

## Context

- **Multiple housing reconstruction projects** after **earthquakes** or **flood** as well as **displaced people** in different provinces in Afghanistan (inc. Kabul, Nangarhar and Kunar), increasing safety, dignity, and resilience of vulnerable households.
- **Emphasizing sustainable construction practices**, such as earthquake resilience, improved water resistance and enhanced natural light and insulation, the projects integrate disaster risk mitigation aligned with the "**Build Back Better**" principle.
- **Area-based/neighborhood approach** ensures that the overall living environment improve.

## Achievements

- **Over 6000 households repaired and retrofitted** through minor and major repairs. The projects applied UN-Habitat's "**People's process**" and supported owner-driven priorities, customizing repair packages to the needs of individual households;
- **UN-Habitat applies a humanitarian-development nexus approach:** responding to humanitarian needs with a "development" oriented approach that helps people and settlements to become more resilient to shocks of any kind (inc. climate change induced); The impact and process of housing repair projects were showcased during **WUF 12** in an urban cinema event;



CONSULTATIONS WITH INDIVIDUAL HH



HOUSING AFTER REPAIRS



**YEAR:** 2015-2016

**REGION/CITY:**

Kathmandu, Bhaktapur, Lalitpur, Sindhupalchowk, Dolakha

**DONOR:** Gov. of Japan



JAPAN GOV  
THE GOVERNMENT OF JAPAN

## Context

- Following the devastating Nepal earthquake of **April 2015**, this project was launched to support **post-disaster recovery** efforts.
- The project aimed to provide life-saving **temporary shelters for the most vulnerable households** in five districts, to prepare for monsoon and winter coldness.
- Additionally, it sought to empower communities to actively participate in their recovery through **community-led initiatives**.

## Appealing Points

- **Cost-Effective:** Achieved scalability with an average cost of **\$247** per shelter
- **Resilient and Inclusive:** Targeted women-headed households, marginalized groups, and promoted community participation.
- **Sustainability:** Built local capacity through training and established long-term CICs.



## Achievements

- **1,780 households** received temporary shelters, exceeding the target of 1,600. Assisted **618 households** in urban areas lacking shelter space.
- **10 Community Information Centers (CICs)** established for training and guidance; 10,000 households receiving information and technical assistance on **'build back safer'**
- Over **300 participants trained** on safer building techniques.

**YEAR:** 2019-2021

**REGION/CITY:** Attapeu and Oudomxay Provinces

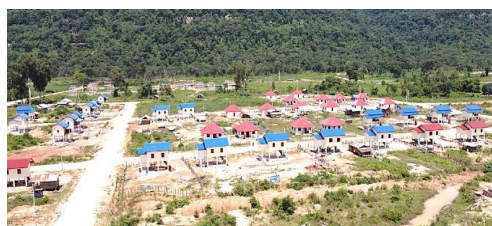
**DONOR:** Government of Japan



## Context

### Tropical Storms & Monsoon Rains (2018):

- **1,620** houses destroyed due to **flash floods** and **landslides**
- The catastrophic collapse of the Xe-Pian Xe-Nam Noy hydropower dam in Attapeu
- **6** villages devastated, over **6,000** displaced



## Achievements

### 1. Housing Reconstruction:



- **81** permanent, low-cost, and resilient houses built
- **66** in Attapeu
- **15** in Oudomxay

### 2. Capacity-Building Initiatives:



- Promoted **“Build Back Better”** approach
- Training for local technical personnel in construction skills

### 3. Community-Based Piped Water Supply Systems

- Established in flood-affected and landslide-prone areas (**Sanamxay, Attapeu, Pakbeng, Oudomxay**)
- Benefiting vulnerable communities at risk



**YEAR:** 2020/25

**REGION/CITY:** Shan State

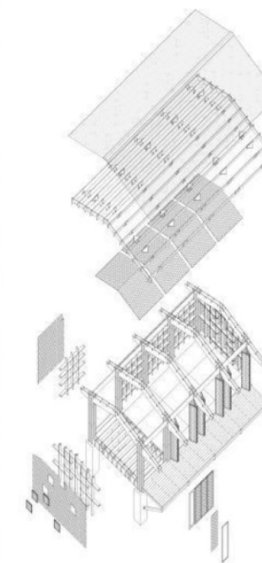
**DONOR:** EU



Strengthening **resilience in shelter** through knowledge generation and capacity building on sustainable architecture techniques, with a focus on **traditional knowledge**, supporting **post-disaster recovery in conflict- and flood-affected communities**.

- *Catalogue of Nature-based solutions*
- *Guidelines on Climate Resilient Architecture*

**WUF 12 Brownbag Session:**  
Integrated Flood Recovery and Resilience: Housing and Local Action in Conflict-affected Areas



1. Reconstruction from Natural Disaster
- 2. Reconstruction from Conflict**
3. Enhanced Resilience as climate change adaptation and disaster risk reduction
4. Slum upgrading through enhanced public service provision



**YEAR:** 2018-2022



JAPAN GOV  
THE GOVERNMENT OF JAPAN

**REGION/CITY:** Marawi City

**DONOR:** Government of Japan

**Context:** The five-month **conflict in 2017** left 24 of Marawi City's 96 barangays—almost its entire commercial district—completely destroyed and uninhabitable, affecting as many as 60,000 of the city's 201,000 residents who will not be able to return. The project aimed to help **conflict-affected and internally-displaced persons (IDPs) recover** by providing permanent shelters and livelihood support to those who cannot return to their previous homes located in government-declared no-build zones.

**Achievements:** **1,000 permanent houses** constructed for 1,000 families in five barangays/communities with supporting **community infrastructure** for basic services. 1,488 direct and 6,892 indirect beneficiaries of **skills training, livelihood programs** and livelihoods generated.

**Appealing point:** Low-cost housing that are sensitive to the Maranao culture. **People's Process** involved the affected community in all processes from site identification and planning to resilient house design, construction and monitoring as well as in the livelihood that they will establish. Livelihood established for community members to rebuild their lives. Tenurial rights digitally mapped in **Social Tenure Domain Model** database. Peace structures were established in the new communities with their host communities.



**YEAR:** 2017-2021

**REGION/CITY:** Kabul, Herat

**DONOR:** EU, Denmark



## SHURA program

- **Goal:** Ensuring durable housing solutions for affected populations.
- **Overview:** Providing sustainable housing for: **Afghan returnees, Internally Displaced Persons (IDPs)**, Families of martyrs in vulnerable situations through **access to land, affordable housing, and secure tenure**.
- **Approach:** **Community-driven** development, **Gender inclusion**/Reintegration within urban areas
- **Presentation:** Featured at WUF 11 and various international forums.



1. Reconstruction from Natural Disaster
2. Reconstruction from Conflict
- 3. Enhanced Resilience as climate change adaptation and disaster risk reduction**
4. Slum upgrading through enhanced public service provision

**YEAR:** 2024 – 2028(ongoing)

**REGION/CITY:** Kampot and Koh Kong

**DONOR:** Adaptation Fund



## Contexts

In project target areas, the majority of the houses incur damages on the roofs, walls, and foundations brought about by **strong winds**. They pose great threats to property, finances, and the lives of the poor and marginalized.

## Key Target

- **60 resilient housing and toilets** will be constructed in the 2<sup>nd</sup> and 3<sup>rd</sup> year.
- **2,000 families** will attend the workshop and learn about resilient housing construction techniques.
- About **450 families** will indirectly benefit from on-site upgrading.

## Appeal Points

- **Participatory Construction:** Unskilled and semi-skilled community residents will build their capacity on resilient housing construction techniques through capacity-building sessions, and the project recruit them instead of external construction companies.
- **Youth participation:** The project plans to promote **youth (10 young graduated architect students) participation** in housing design and construction.

**References:** [web story](#), [leaflet](#)



**YEAR:** 2022 – 2025 (ongoing)

**REGION/CITY:** Kep and Preah Sihanouk

**DONOR:** Adaptation Fund



## Contexts

The poor households in both target areas are vulnerable to climate hazards. **Strong winds associated with thunderstorms** damages houses, because the poor normally live in housings built with zinc and thatched roofs with basic construction techniques.

## Key Achievements

- **8 vulnerable households** directly benefited from resilient housing constructions.
- **19 more households** will benefit from resilient housing construction in 2025.
- **370 unskilled and semi-skilled community residents** build their capacity on resilient housing techniques through capacity-building sessions.

## Appeal Points:

- **Climate-resilient design:** It was confirmed that households didn't suffer from strong winds after moving to resilient houses in 2024. Before they annually suffered from strong winds.
- **Eco-friendly construction materials:** The subcontractor used eco-block for the wall.
- **Inclusive housing design:** For the 19 more housings, the project revisited and improved the housing design, such as replacing stairs with slope, and improved ventilation system.

**References:** [web story](#)

**YEAR:** 2024-2027 (ongoing)

**REGION/CITY:** 6 provinces of Lao PDR

**DONOR:** Adaptation Fund



**Partner:** Ministry of Public Works and Transport, Ministry of Natural Resources and Environment, Ministry of Education

Climate Resilience Initiative in Laos:



Strengthening Climate Resilience in 6 Provinces

*Three main components in the programme:*

- 1. Building the Adaptive Capacity of Communities, Provincial Institutions** (1700 officials, 30% women) and **training for 7,000 carpenters/masons**
- 2. Empowering with Adaptive Measures through Construction and Rehabilitation of housing:** 600 reconstruction and 4900 rehabilitation including houses of female headed households.
- 3. Strengthening Community Awareness and Mainstreaming Adaptation into Policy**



Typical houses of poor people in Laos  
Source: UN-Habitat



Flood-damaged houses.

Source: June 2021 Floods in Lao PDR: Inputs to Simplified Post-Disaster Needs Assessment Housing and Settlements & WASH. UN-Habitat, 2021

1. Reconstruction from Natural Disaster
2. Reconstruction from Conflict
3. Enhanced Resilience as climate change adaptation and disaster risk reduction
4. **Slum upgrading through enhanced public service provision**

# MYANMAR: Building resilience through WASH and waste management support in informal settlements

**Year:** April 2021 - May 2024 (completed)

**Region/City:** Yangon



**Donor:** Government of Japan

**Budget:** Approximately 7.3 million USD

**Total Beneficiaries:** 273,277 people (102,500 citizens + 170,777 children and students)

- The project was implemented in informal settlements, including schools, to **improve access to safe water, enhance sanitation conditions, and manage waste disposal**, to prevent the Covid-19.
- **The underground rainwater storage tanks**, commonly known as "Tame Totto" (by **Daiken Company in Fukuoka City**), was adopted.

## Component A: Improving access to safe water and sanitation



## Component B: Guidance on proper waste disposal methods



## Component C: Activities to raise awareness about sanitation



**YEAR:** 2022

**REGION/CITY:** Yangon

**DONOR:** Government of Korea



**Evidence-based basic services improvements in slums, capacity development through guidelines and pilot demonstration with focus on public spaces, WASH & communal rainwater harvesting and bamboo/traditional construction techniques.**

- [Basic Infrastructure Improvement Toolkit](#)
- [Evaluation report](#)



**နမူနာသုံးစွဲရာ**  
**New Dwelling for Informal Settlement**

မိမိတို့အတွက် အသုံးပြုရန် အဆင်ပြေစေရန်အတွက် အောက်ဖော်ပြပါ အချက်များကို စောင့်ကြည့်ပါ။

- လူကြီးအဖွဲ့အား အားပေးပေးပို့ရန်အတွက် အဆင့်မြင့် (သို့) အဆင့်မြင့်အထိ (သို့) အဆင့်မြင့်အထိ (သို့) အဆင့်မြင့်အထိ
- လူကြီးအဖွဲ့အား အားပေးပေးပို့ရန်အတွက် အဆင့်မြင့် (သို့) အဆင့်မြင့်အထိ (သို့) အဆင့်မြင့်အထိ (သို့) အဆင့်မြင့်အထိ
- အဆင့်မြင့်အထိ (သို့) အဆင့်မြင့်အထိ (သို့) အဆင့်မြင့်အထိ (သို့) အဆင့်မြင့်အထိ

At rooftop, To relieve from heat radiation.

- Cover (bamboo and copper galvanized sheets over zinc sheets
- Install ceiling material (bamboo, or plastic with roof patch)
- Wipe a reflective coating on exterior face of zinc sheets
- Install a water spout for splashing water on the roof

မိမိတို့အတွက် အသုံးပြုရန် အဆင်ပြေစေရန်အတွက် အောက်ဖော်ပြပါ အချက်များကို စောင့်ကြည့်ပါ။

- မိမိတို့အတွက် အသုံးပြုရန် အဆင်ပြေစေရန်အတွက် အောက်ဖော်ပြပါ အချက်များကို စောင့်ကြည့်ပါ။
- မိမိတို့အတွက် အသုံးပြုရန် အဆင်ပြေစေရန်အတွက် အောက်ဖော်ပြပါ အချက်များကို စောင့်ကြည့်ပါ။

To make ensure water proof in walling.

- Double wall installation with bamboo matting hence the inner layer is always dry and the outer layer is only wet
- Coat oil drops to bamboo matting for long lasting.

မိမိတို့အတွက် အသုံးပြုရန် အဆင်ပြေစေရန်အတွက် အောက်ဖော်ပြပါ အချက်များကို စောင့်ကြည့်ပါ။

Ready to use concrete

မိမိတို့အတွက် အသုံးပြုရန် အဆင်ပြေစေရန်အတွက် အောက်ဖော်ပြပါ အချက်များကို စောင့်ကြည့်ပါ။

## Regional initiative

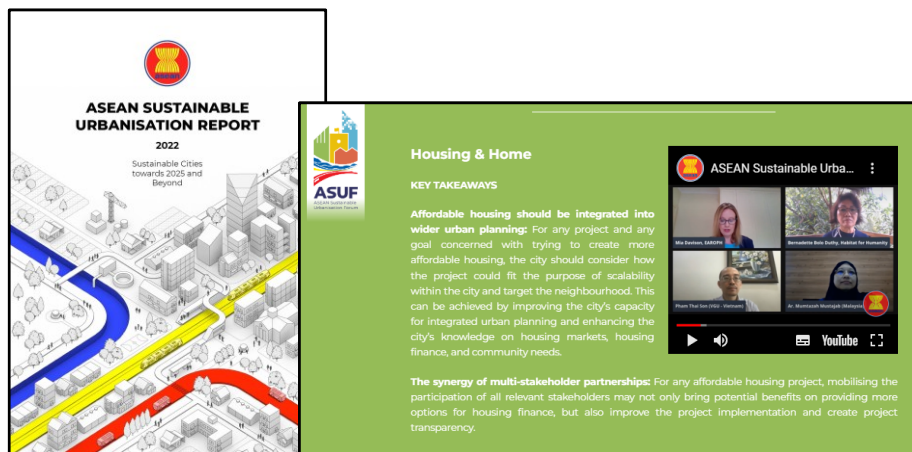
**YEAR:** 2020-2022 and 2024-2026

**REGION/CITY:** ASEAN

**DONOR:** Australia for ASEAN Future Initiatives



<https://asean.org/book/asean-sustainable-urbanisation-report/>



<https://connectivity.asean.org/asuf/>

Since 2020, UN-Habitat is supporting the ASEAN Secretariat to implement the **ASEAN Sustainable Urbanization Strategy (ASUS)**.

The project includes components on (i) **city technical assistance**, (ii) **training and capacity building** and (iii) **regional knowledge management and advocacy**.

**Housing and Home** is identified by ASUS as one of the key priority areas for ASEAN cities to foster sustainable urban development. Under this project, UN-Habitat developed **research and advocacy initiatives** on housing, including:

- ❖ A dedicated chapter in the **ASEAN Sustainable Urbanization Report (ASUR)** focusing on Housing and Home trends and practices in the region.
- ❖ A dedicated session within the **ASEAN Sustainable Urbanization Forum (ASUF)**, including speakers from the international organizations, private sector and INGO. (<https://youtu.be/GXNW9Lt8EBU> )

## Reflection from our experience: Some challenges for adequate housing for all

- ***Insufficient data:*** Need to strengthen data collection to design evidence-based project and track the progress
- ***Cross-sectoral partnership:*** Housing is a cross-sectoral issue. We need to mobilize and discuss with, not only our traditional line ministries but also, ministry of finance and ministry of social welfare.
- ***Private sector engagement:*** Private sector is important in housing market, especially in developed countries. We need to strengthen our partnership with private sector.
- ***Climate change and gender:*** must be mainstreamed in housing policy.





**UN-HABITAT**

*A better quality of life for all in an urbanizing world*