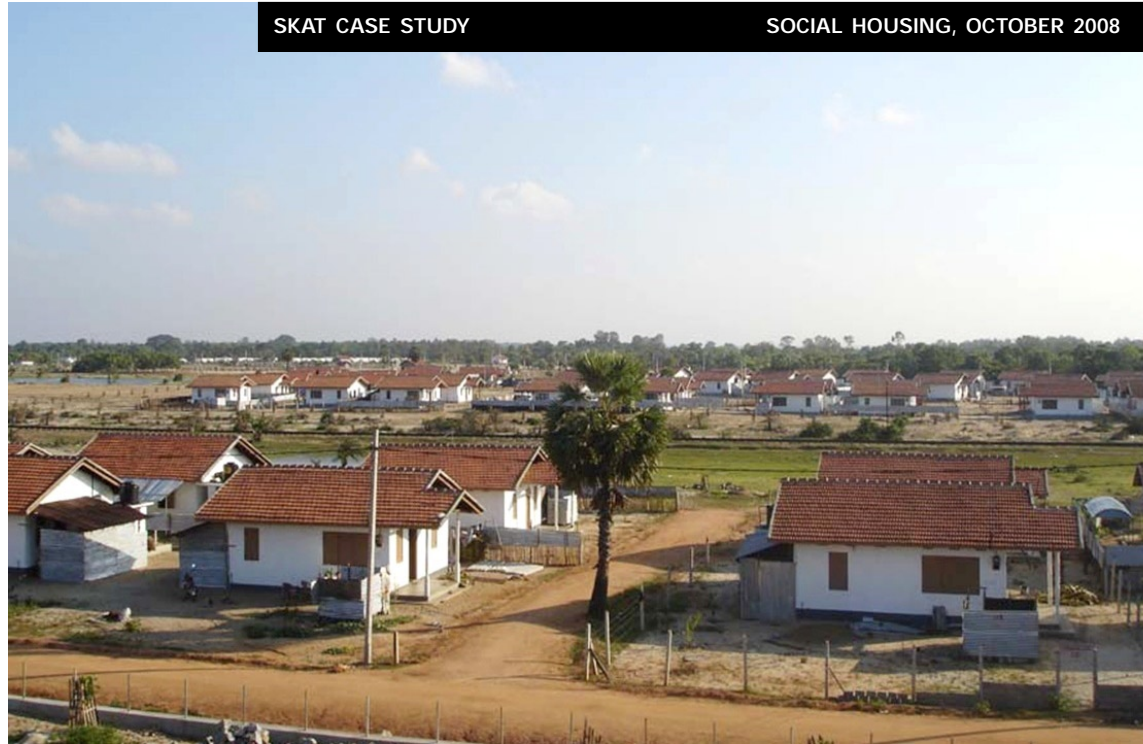




SKAT CASE STUDY

SOCIAL HOUSING, OCTOBER 2008



Tsunami Resettlement Dutch Bar Community in Thiraimadu, Batticaloa District Sri Lanka

Financed by Swiss Solidarity and helvetas, Switzerland

Overall Responsibility by helvetas Sri Lanka

Implemented by Skat, Switzerland



PROJECT INFORMATION

front page:
resettlement of Thiraimadu

top:
the Tsunami Disaster and its
implications

background:
overview Thiraimadu resettlement



Tsunami and the aftermath

The legal framework

The political context

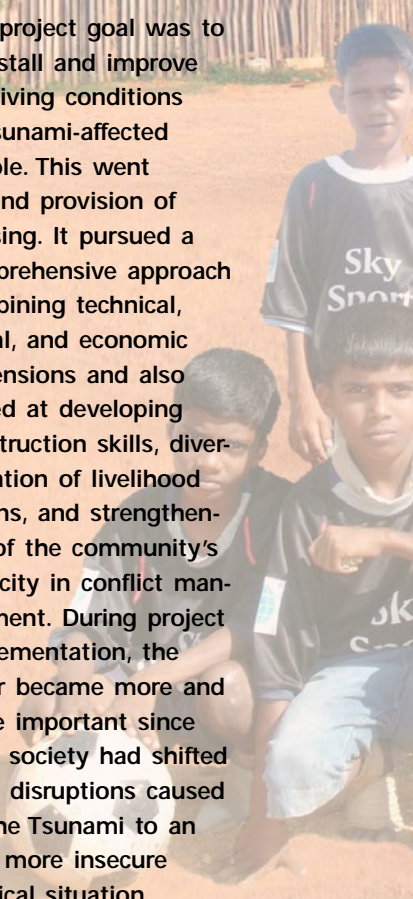
The project

On December 26, 2004, Sri Lanka was one of the most ravaged countries in the Indian Ocean. The Tsunami caused extensive damage within one kilometre from the shore, all along the eastern and southern coastal belt, disrupting human life, livelihood, infrastructure, private and public properties as well as the social fabric. Batticaloa District on the East Coast was one of the most severely affected regions. Thousands of people were lacking food, clean water, clothes and basic equipment such as sanitation, beds, and spiritual and psychosocial comfort.

The residents of four destroyed villages with a total of 1000 families were to be relocated to Thiraimadu, 5 km north of Batticaloa town. The government provided the land and designed a preliminary urbanization plan. Based on its long-time engagement in the area, helvetas selected the Dutch Bar Community as its target group and built 100 houses. For the relocation of the other three villages a large number of donors pledged to step in, but most of them withdrew from the scheme during later phases due to political instability.

Within one year after the Tsunami, the local security situation had significantly deteriorated. Batticaloa town was now serving as military basis from where daily attacks against areas controlled by the Liberation Tigers of Tamil Eelam (LTTE) were launched by government forces. This created a very complex local context in which flexibility in project implementation and a concern for the safety of staff and beneficiaries were of utmost importance. In such an instable environment, successful project implementation required highly dedicated staff.

The project goal was to re-install and improve the living conditions of Tsunami-affected people. This went beyond provision of housing. It pursued a comprehensive approach combining technical, social, and economic dimensions and also aimed at developing construction skills, diversification of livelihood means, and strengthening of the community's capacity in conflict management. During project implementation, the latter became more and more important since local society had shifted from disruptions caused by the Tsunami to an ever more insecure political situation.





BUILDING DESIGN

Top 1-3: from temporary housing to a permanent settlement

Top 4-5: kindergarden and community building

Left 1: happy children enjoy their new kindergarden

Left 2: father and daughter in their new home



The key components

- Improvement of temporary shelters
- Planning and design of village settlement and houses
- Coordination of administration, planning, and implementation activities
- Construction implementation
- Local institutional strengthening and employment
- Knowledge and capacity building
- Livelihood diversity and economic benefit

The challenges

In many ways, the Thiraimadu Relocation Scheme illustrated the «ills» of post-disaster rehabilitation efforts – lack of coordination, non-fulfilment of pledges, fluctuation in governmental policies and donor presence – concentrated within one setting. There was ongoing uncertainty over the government-imposed 'buffer zone', a no-construction zone of up to 200 m. One year after its enforcement, it was cut back to the original costal distance line. This change created problems in establishing the number of beneficiaries eligible for different housing options.

Staying the course

The instable political context and lack of capacity in all aspects created insecurity among many donors, inducing them to give up their work. Streamlining of efforts became very difficult, and reconstruction activities came to a standstill. Out of an original nine organizations, only three remained. The whole Resettlement Project was at a risk. helvetas/Skat started reconstruction on their own initiative and took the lead in organizing local donor meetings. Staying the course was highly appreciated by the beneficiaries and stimulated other donors to resume the paralyzed reconstruction activities.

The approach

From its conception, the donor driven contractor-based approach meaningful community participation remains a challenge. This challenge was addressed by involving the beneficiaries in the design as well as the implementation process. Post-occupancy services regarding livelihood were initiated and, at a later stage, provided by an independent follow-up project. The project approach chosen was very successful but remained a challenge throughout, requiring a constant balancing of donor and community expectations or sustainability versus short-term strategies.

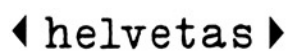


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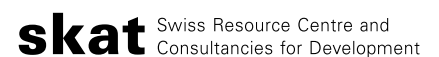
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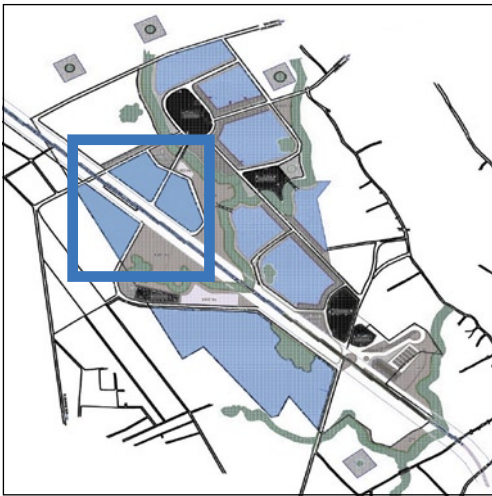
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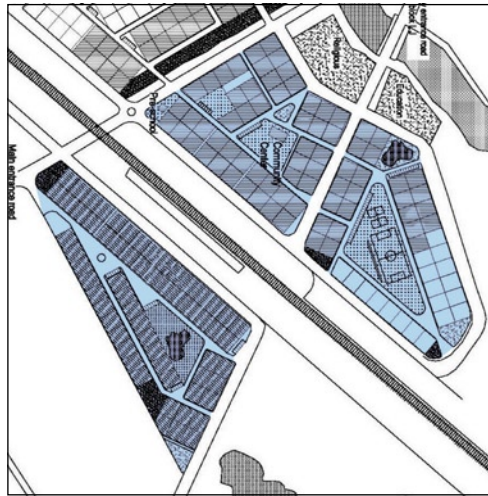
Skat
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PROJECT SCOPE

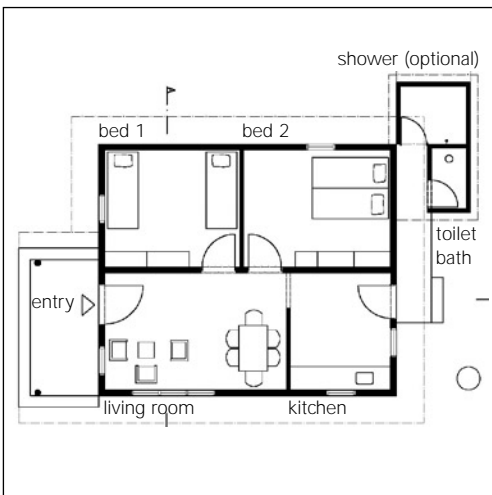
Total number of houses required in Thiraimadu:	1000
Number of houses built by the project:	100
Number of houses planned for other donors:	80
Plot size:	m ² 379
Built-up house area, including veranda, toilet/bathroom:	m ² 63
Community building:	m ² 383
Kindergarden:	m ² 68
Construction period:	2006 - 2007
Architects/Engineers (settlement planning, house design)	Skat
Village infrastructure (roads, water supply, electrification)	Government



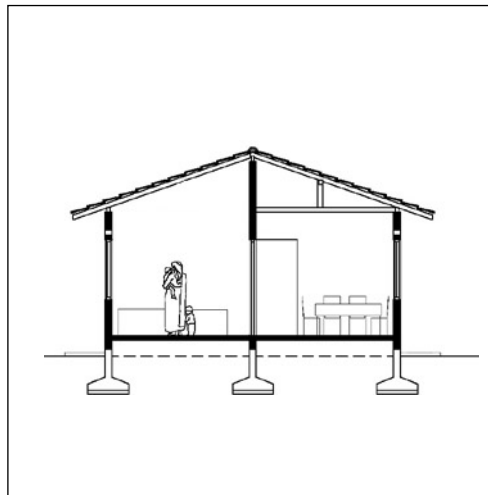
Thiraimadu re-settlement (1000 housing units)



Burger Community Cluster Layout (100 units)



Floor plan



Section

BUILDING COST AND MATERIALS USED

Overall costs (infrastructure works):	US \$ 760 000.00
Cost per housing unit:	US \$ 7093.30
Cost per m ² , incl. toilet/bathroom:	US \$ 112.60
Foundations:	reinforced concrete
Walls:	hollow blocks, r.c.c. columns
Roof:	sloped, wood structure / clay tiles

PROJECT DATA



Linking reconstruction to sustainable habitat

a participatory village planning, house design, and technology selection approach

UNIQUE FEATURES

DONOR

BENEFICIARIES

Aim: To create ownership by involving all stakeholders (local Government, NGO's, beneficiaries and donors) in site selection and settlement planning.
Outcome: Approved settlement layout plan.



1 Site selection and settlement layout



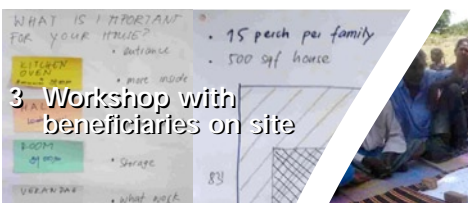
Aim: To familiarize stakeholders with local house design and to discuss advantages and disadvantages of layout and technology options.
Outcome: „Wish list» narrowed down to 2 - 3 design options.



2 Studying existing houses / exposure visits



Aims: To explain size of plots, to define design priorities against economic, social and ecological indicators, to discuss construction implementation approach.
Outcomes: 10 key indicators of sustainability (killer criteria) were defined.



3 Workshop with beneficiaries on site



Aims: To visualize key indicators in true scale, to demonstrate construction process, to verify construction costs against beneficiary expectations.
Outcomes: House designs and materials were found appropriate and accepted, costs cross-checked, technical shortcomings eliminated.



4 Construction of model houses



Aims: To achieve a good construction quality by contracting SME's, to apply sustainable technologies and to stimulate the local economy.
Outcomes: The project objectives were met as regards construction quality, implementation time and available budget.



5 Construction implementation



Aim: To improve living conditions of beneficiaries by initiating livelihood activities
Outcomes: Beneficiaries maintain their own kitchen garden and poultry. Other activities (computer training, income generation activities, job creation etc.) were taken up in a follow-up project.



6 Livelihood program

