

Housing and emergence of slums in Asian Cities

**Changing dimensions of city development
and
informal land and housing processes**

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Asian cities are transforming

GROWING

DECAYING

SHRINKING

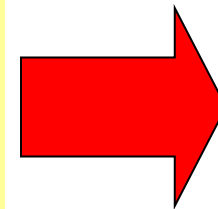
RISING

SPRAWLING

AGGLOmeRATING

FORMING R-I-B-B-O-N-S

BECOMING ENGINES of GROWTH



?

Land

Services

Mobility

Governance &
Management



Celebrate the difference!

But

Are they inclusive? Is the quality of life improving?

Where are the poor in 'new age' Asian cities?

- Higher incomes, reducing poverty, but growing disparity and higher costs
- Worsening access to land and housing
 - Densification of slums
 - Growing number of commuters
 - Market driven evictions
 - Opposition from middle class green lobby
 - Greater risks, greater insecurity – environmental, tenure, evictions
- Worsening access to services
 - Financial reforms: more attention to tax payers
 - Structural reforms: cuts in social subsidies, subsidised housing
 - More income spent on survival services – water, commuting, housing, security, transport

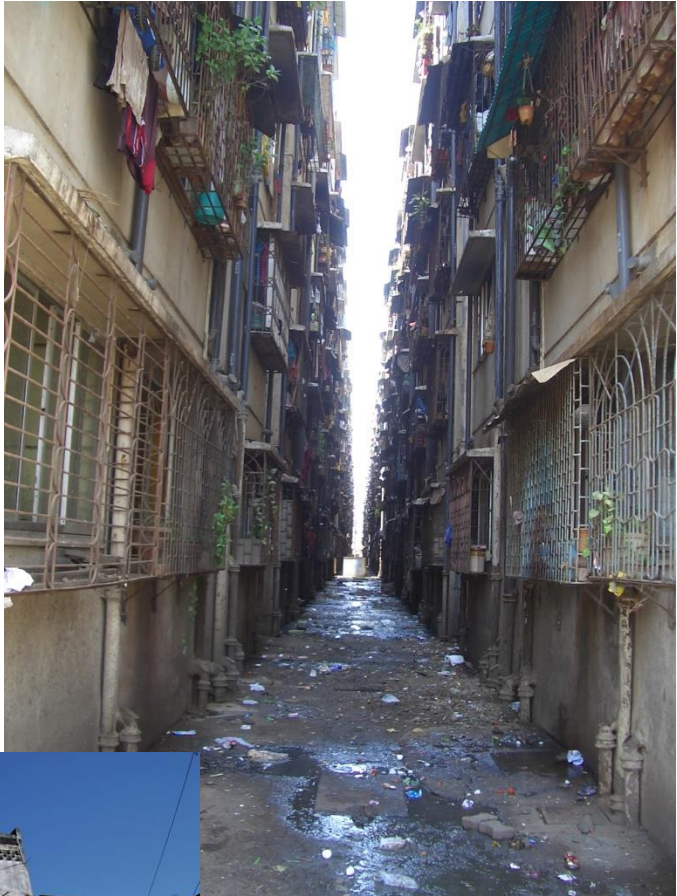
Income  **Housing** 

Formal Housing Solutions

- Too few
- Too expensive
- Socially inappropriate (high rise)
- Too far (relocation, new housing)
- Densifying (over building)
- Deteriorating (no O&M)
- In risk areas (polluted sites, filled up sites)

Formal Housing

Densification,
Deterioration



Mumbai: Squatter resettlement



Delhi: Squatter resettlement



Phnom Penh public housing



Sahasapura resettlement: Colombo



Mumbai: MUTP relocation in PPP mode

New way

Formalising the informal
through resettlement/ rebuilding

old way

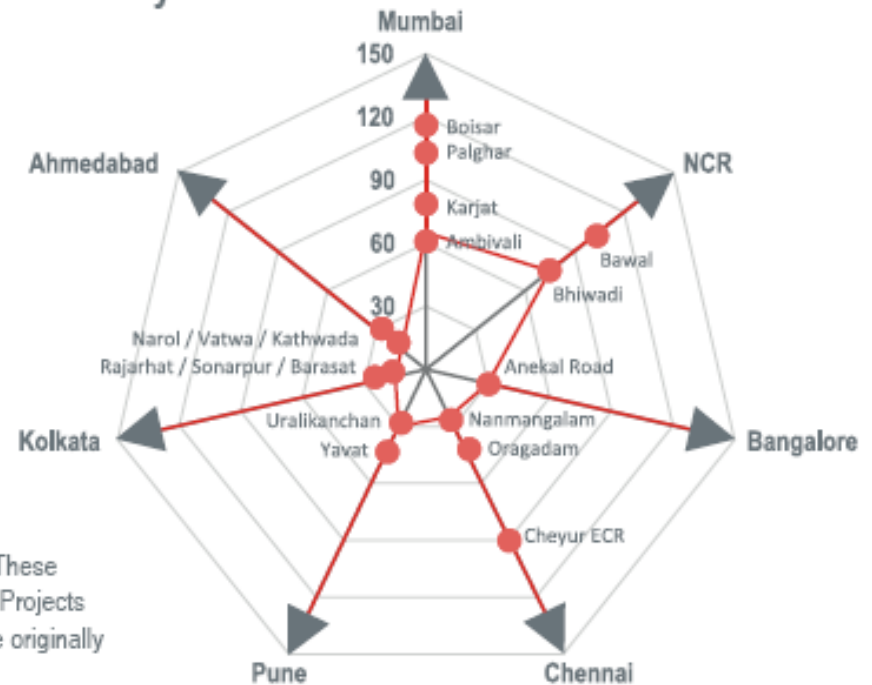


20-yr old peripheral resettlement, Mandalay

Private sector built affordable housing is far from the city centre

Distance of Major Affordable Housing Locations from the City Centre

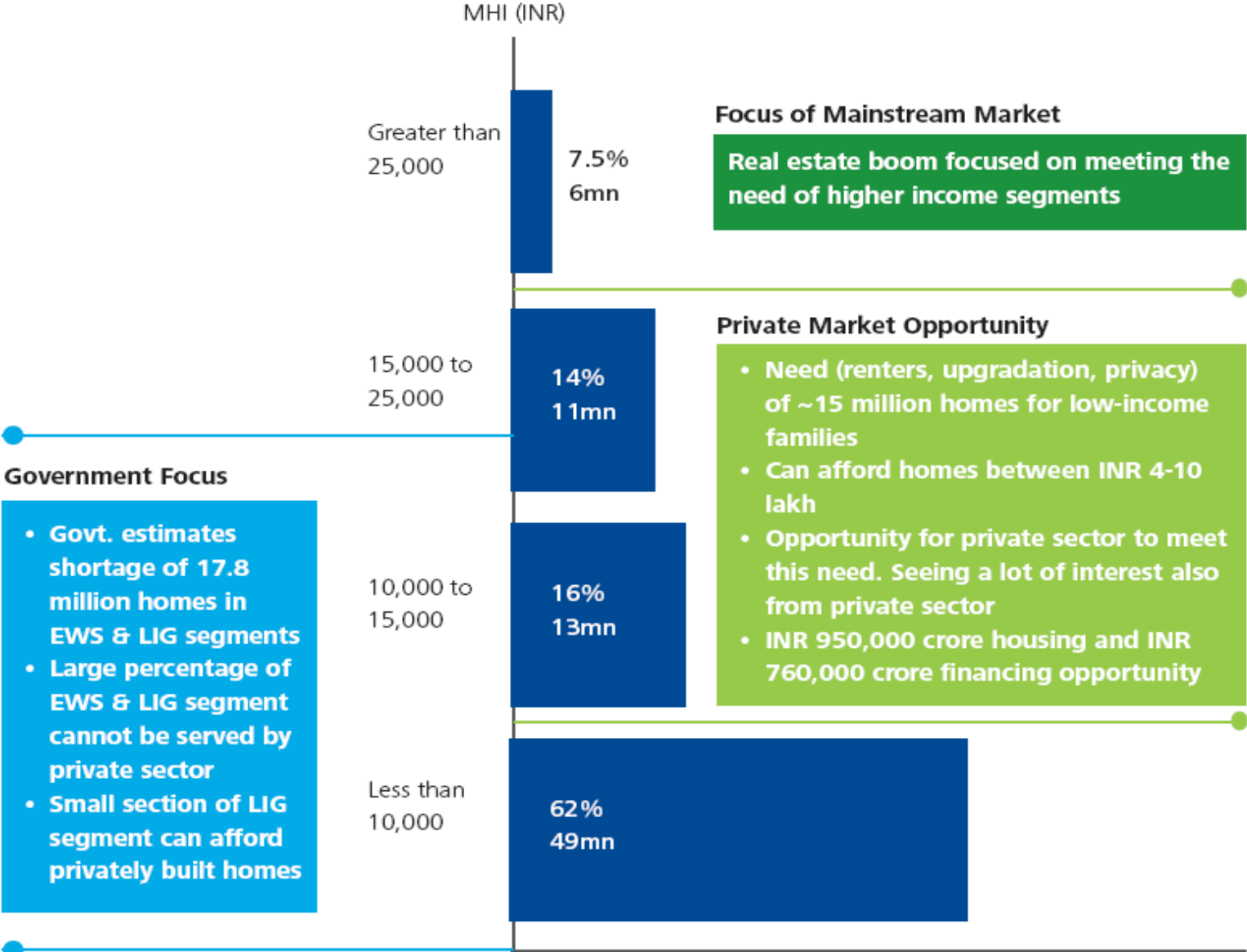
City	City Centre
Mumbai	Nariman Point
NCR	Connaught Place
Bangalore	MG Road
Chennai	Nungambakkam
Pune	Kalyani Nagar
Kolkata	Park Street
Ahmedabad	Vastrapur



Source: Jones Lang LaSalle Research, 1Q12

Note: Figures mentioned are distances of the major locations from the city centre. These are major developers and locations analysed through primary surveys in each city. Projects launched by developers might be currently at higher prices but have units that were originally launched below INR 10 Lakhs during the last 2-3 years.

India: Urban income pyramid and low income housing opportunity



Number of Households

Source: Deloitte study

30% of Asia's urban population is not part of formal city planning

URBAN STATISTICS 2013

WORLD

Total Population: **7 billion**
Urban: **3.6 billion (52%)**
Slums: **862.5 million (24%)**

AFRICA

Total Population: **1 billion**
Urban: **413 million (40%)**
Slums: **225.9 million (51%)**

LATIN AMERICA

Total Population: **596 million**
Urban: **472 million (79%)**
Slums: **113.4 million (23.5%)**

ASIA

Total Population: **4.2 billion**
Urban: **1.9 billion (45%)**
Slums: **522.7 million (30%)**

1 out of 2 people in the world lives in urban areas

1 out of 4 people living in urban areas lives in slums

1 out of 2 people living in urban areas in Africa lives in slums

1 out of 4 people living in urban areas in Latin American lives in slums

1 out of 3 people living in urban areas in Asia lives in slums

Source: UN-Habitat, State of the World Cities Report 2012/2013

The 30% rely on informal land and housing processes

Which do not fall within all the conditions that are required by formal, legal ways of procuring land and shelter

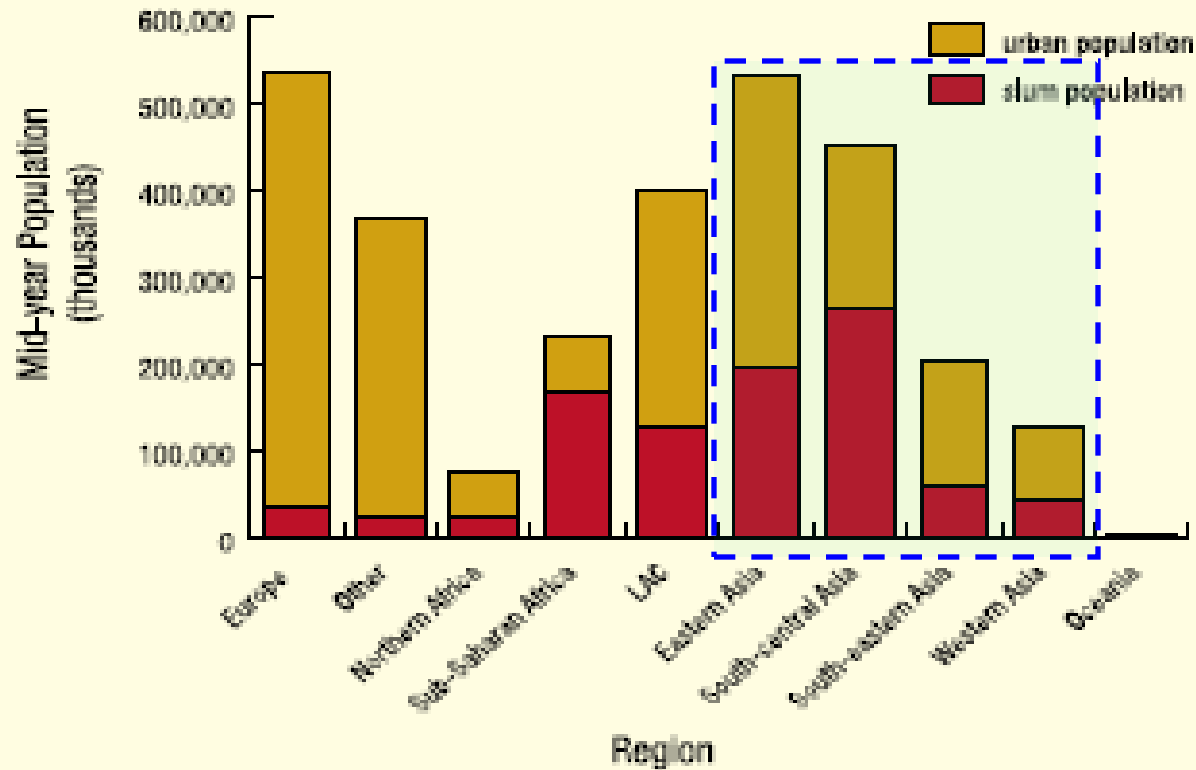
because of

different combinations of tenure, land occupation and transfer, land use, building permission, building process, materials of construction.....

Squatting, illegal subdivisions, illegal building, informal renting/ sharing, pavement dwelling, occupying dilapidated housing.....

More slum dwellers in Asia than anywhere else

DISTRIBUTION OF URBAN POPULATION BY SLUM AND NON-SLUM, 2001 (MID-YEAR)

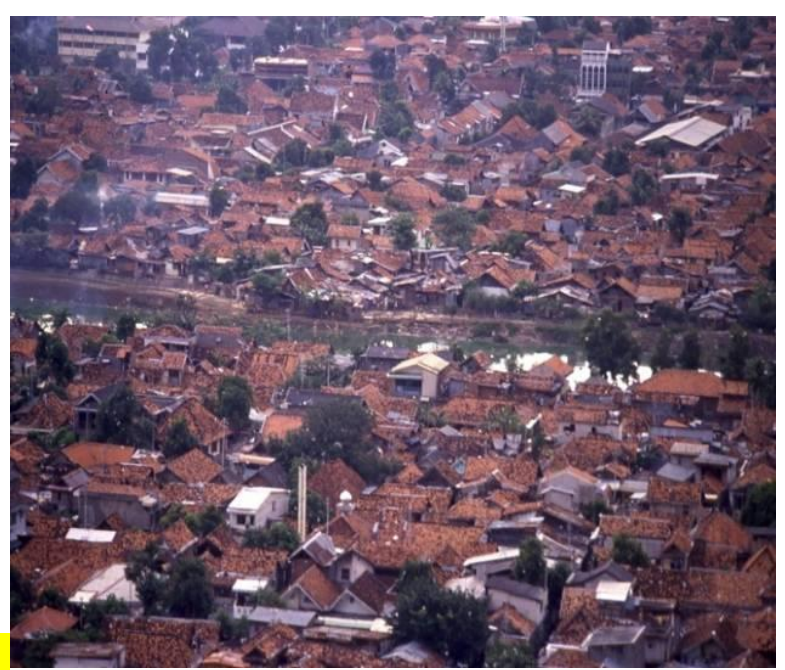


Changing trends in informal housing

- Existing slums are rapidly densifying
 - Multi-family, smaller sizes, renters
- Settlements are increasingly located in risk areas
 - Flooding, land slides, sea erosion, industrial pollution.....
- Informal sub-urbanisation is a growing phenomenon
- Some secondary cities are “Slum cities”



Mumbai: Dharavi slum



Jakarta: Kampung

Densification



Agargaon Basti: Dhaka



Fakir Bagan:
Howra, India

Densification



Guryong, Seoul, South Korea



Urban village, Beijing

Climate change causing Migration to city slums

Climate change forcing thousands in Bangladesh into slums of Dhaka

Climate change refugees struggle to survive in slums of Dhaka. The city faces a population explosion, with inadequate infrastructure.

Text size:



TORONTO STAR / RAVEENA AULAKH

Taslima Masud with daughter Karima and husband Mohammed live in Korail, Dhaka's largest slum, along with as many as 40,000 others.

By: [Raveena Aulakh](#) Environment, Published on Sat Feb 16 2013

Settlements in risk areas



Kolkata, India: Canal side slum



Dhaka, Bangladesh: floodable riverside slums



Wuzhou, China: steep slope, land slide



Manila, Philippines: waterlogged land

Settlements in risk areas



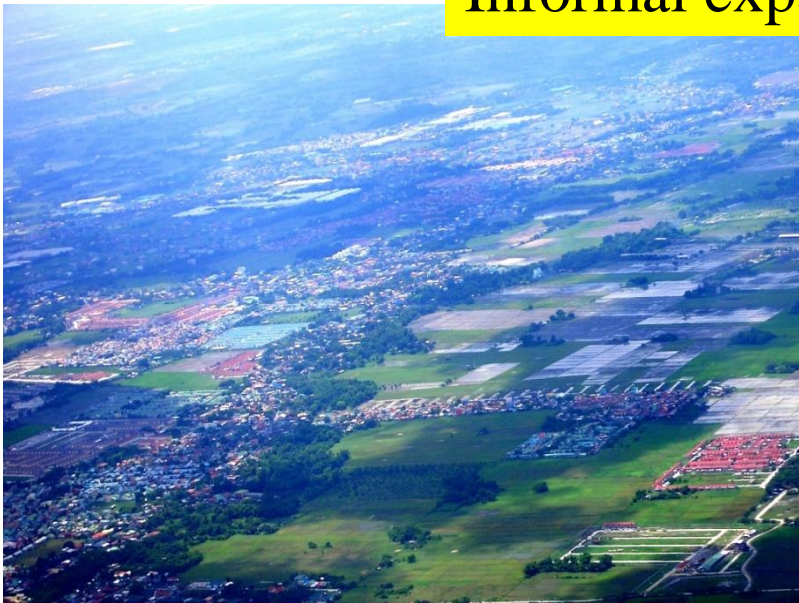
Mandalay, Myanmar



Karachi, Pakistan



Informal expansion of cities



Manila



New Delhi



Tehran



Kathmandu

Informal expansion of cities



Dhaka: 50,000 women commute daily to garment factories from surrounding villages

Slum City



Kanpur, India



Tongi, Bangladesh

Delhi: Competing realities? **65 formal** / **35 informal**



Kakrola Village

Gross Residential Density: 400pph

Main Bharat Vihar Rd

Som Vihar Unauthorised Colony

Gross Residential Density: 400pph

Dwarka sub-city

Gross Residential Density: 400pph

Som Bazar Rd

Main Rajapuri Rd

Street Number 34

Road Number 201

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Google earth

Causes for Hope

- Recognition that poor are part of the growth and transformation story – development of inclusive approaches
- Urban poor organisations becoming stronger and strategic
- Collaboration replacing confrontation:
 - Partnerships between municipality/ govt., CBOs, NGOs, private sector
- Decentralisation policies, more attention to urban
- Pro-poor planning and regulatory instruments being developed

- **There is land in cities!**
 - Unutilised, under-utilised, misutilised