



GAZA EMERGENCY SHELTER REHABILITATION AND WINTERIZATION PROJECT

Japanese Quarter – Khan Younis
Gaza Strip - Palestine

2025 - 2026



CONTEXT & JUSTIFICATION

WIDESPREAD HOUSING DAMAGE AND DISPLACEMENT



Large numbers of housing units were partially damaged, leaving families in unsafe living conditions.

HEIGHTENED WINTER AND PROTECTION RISKS



The approaching winter increased protection, health, and habitability risks, requiring a rapid shelter response.

TARGETED EMERGENCY RESPONSE



A non-structural rehabilitation approach was adopted to provide immediate and practical improvements.

PROJECT OBJECTIVE

Provide rapid non-structural rehabilitation to partially damaged housing units to restore safe and habitable living conditions for vulnerable families.

SPECIFIC OBJECTIVES

- Restore minimum safety and habitability of affected homes
- Enable displaced families to return to usable housing units
- Reduce winter-related protection and health risks

TARGET AREAS

- The project focuses on the **JAPANESE NEIGHBORHOOD – KHAN YOUNIS**, identified as a priority location due to the concentration of partially damaged housing units and accessible operational conditions.
- Units were selected through verified field assessments, technical safety screening, and social vulnerability criteria.

TYPE OF INTERVENTIONS

- Emergency non-structural rehabilitation of partially damaged housing units.
- Main works included:
 - Repair and replacement of doors and windows
 - Roof sealing and weatherproofing
 - Minor internal repairs
 - Essential winterization measures

BENEFICIARY SELECTION METHODOLOGY

Assess Structural Safety

Determine if housing units are structurally safe

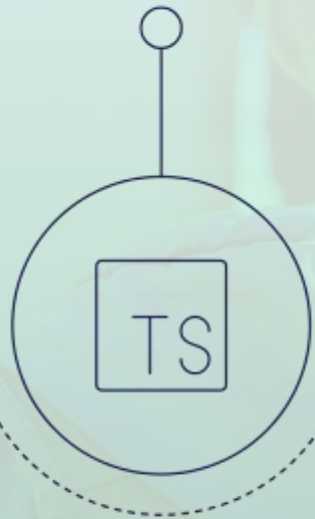


Evaluate Non-Structural Damage

Prioritize units based on non-structural damage

Classify Technical Categories

Classification (A-D)

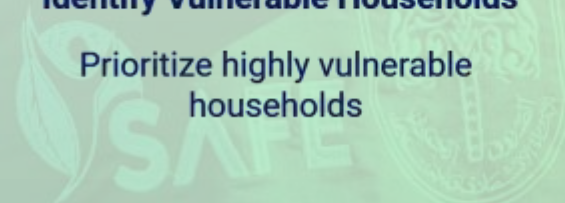


Identify Vulnerable Households

Prioritize highly vulnerable households

Apply Social Criteria

Ensure equitable selection through social criteria



ASSESSMENT COVERAGE & BENEFICIARY PROFILE



+600

Joint technical & social field visits



212

Severe or minor damage



+200

Technical & Social criteria



Total Individuals

1197



Persons with Disabilities

51



Female-Headed Households

40



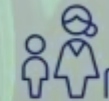
Large Family Households

73



Children & Adults

507



Elderly Persons

73

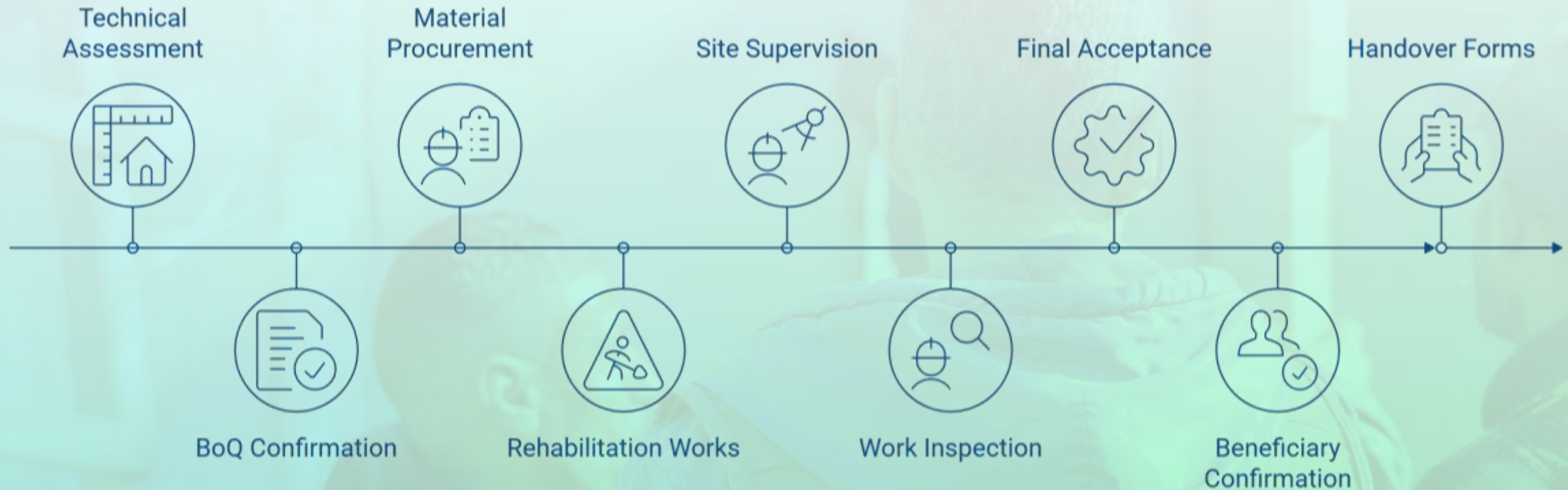
IMPLEMENTATION MODALITY (CONTRACTOR-LED)

- Implementation was carried out through a contractor-based rehabilitation model under direct technical supervision.
- The approved units were divided into two implementation packages:
 - **Lot 1: 98 housing units**
 - **Lot 2: 102 housing units**
- Contractors executed works according to the approved BoQ and technical specifications, while the engineering team conducted site supervision, quality control, and verification.

WORKS COMMENCED ONLY AFTER SITE HANDOVER AND CONFIRMATION OF QUANTITIES FOR EACH UNIT.



HANDOVER, ACCEPTANCE & IMPLEMENTATION TIMELINE



WORK SEQUENCE

- Handover after assessment & BoQ approval
- Contractor procurement and execution
- Continuous engineering supervision

ACCEPTANCE & HANDOVER

- Inspection against technical specifications
- Functionality (openings, roofing, WASH)
- Beneficiary sign-off before closures

IMPLEMENTATION TIMELINE

- Batch-based implementation
- Delays from supply shortages and price changes
- Urgent cases prioritized

WHY CONTRACTOR - LED

- Vulnerable HHs
- Direct household consultation
- Parallel implementation
- Faster than owner-driven repairs
- Skilled teams with tools
- Supervised quality control
- Appropriate market-based solutions
- Better value for money



CONTRACTOR CHALLENGES & SUPPLY CONSTRAINTS

KEY CHALLENGES

- Shortage and irregular availability of essential materials, particularly sanitary units, water tanks, wooden supports, fixing accessories, and corrugated metal sheets.
- Continuous fluctuations in material prices affecting procurement planning and work scheduling.
- Variability in required quantities between housing units due to different damage conditions.
- Procurement delays caused by limited market supply and transportation constraints.

MITIGATION MEASURES

- Flexible material substitution based on technical approval and availability.
- Revalidation of quantities at the unit level prior to implementation.
- Prioritization of urgent cases to reduce waiting time for vulnerable households.
- Close coordination between engineering, procurement, and contractor teams to maintain workflow continuity.

COST EFFICIENCY (AVERAGE COST PER HOUSING UNIT)

Financial Optimization

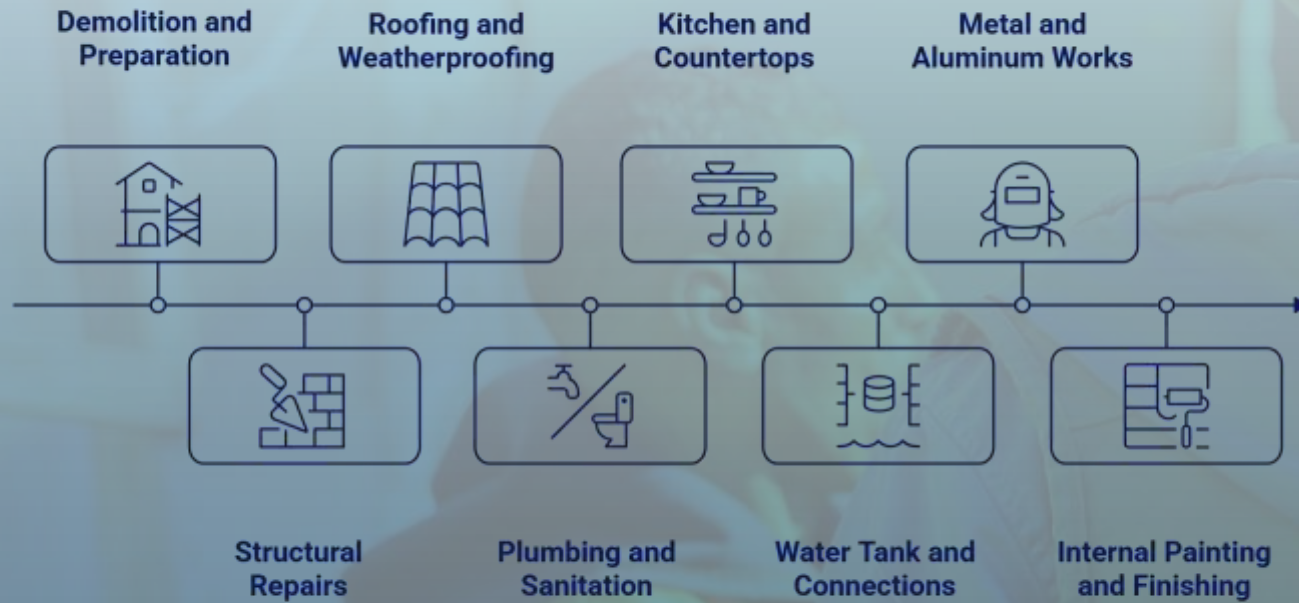
- competitive contractor bids and on-site quantity verification resulted in cost savings.
- the remaining budget was utilized to include additional eligible units from the reserve list.
- the project expanded from the planned target to **232** rehabilitated housing units without increasing the overall budget.

AVERAGE COST **3,438** **USD per rehabilitated housing unit**

(Compared to the initial estimated ceiling of 4,000 USD per unit)



MATERIALS AND ACTIVITIES



BEFORE & AFTER – SAMPLE HOUSING UNITS

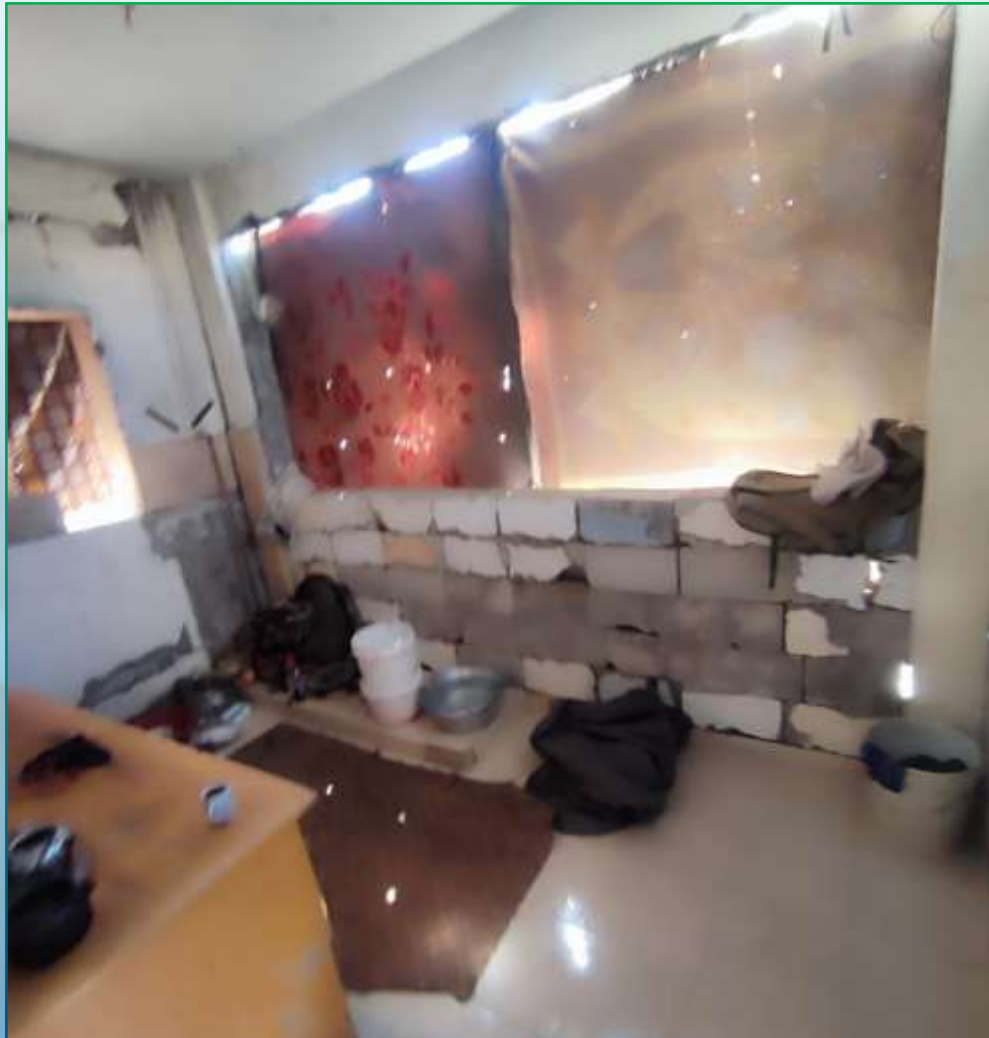


BEFORE



AFTER

BEFORE & AFTER – SAMPLE HOUSING UNITS



BEFORE



AFTER

BEFORE & AFTER – SAMPLE HOUSING UNITS



BEFORE



AFTER

BEFORE & AFTER – SAMPLE HOUSING UNITS

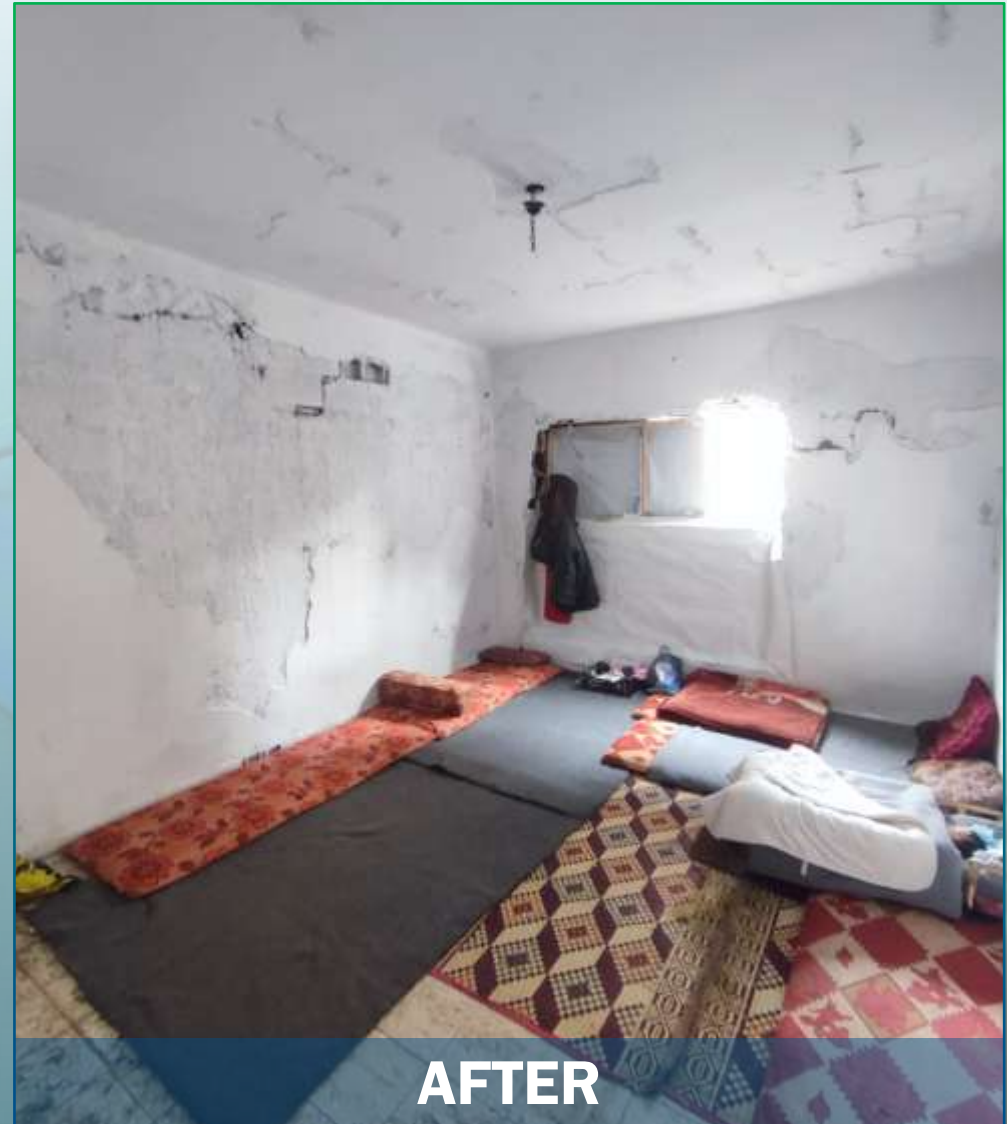


BEFORE



AFTER

BEFORE & AFTER – SAMPLE HOUSING UNITS



BENEFICIARY FEEDBACK & SATISFACTION



Observed Feedback

- Repeated field visits and direct engagement with residents indicated a high level of satisfaction with the intervention.
- Beneficiaries reported improved safety, privacy, and protection from winter conditions.
- Several households were able to return from temporary shelters to usable housing units.

Perceived Impact

- Improved living conditions and daily functionality of the homes.
- Enhanced dignity and sense of stability for vulnerable families.
- Residents expressed hope that the intervention represents an initial step toward full housing recovery.



**THE REPAIRS ALLOWED US TO
LEAVE THE TENT AND LIVE SAFELY
INSIDE OUR HOME AGAIN**



CONCLUSION & NEXT STEPS

KEY OUTCOMES

- The project successfully rehabilitated 232 housing units, exceeding the initial target within the available budget.
- Rapid non-structural interventions restored safe and habitable living conditions for vulnerable families.
- The contractor-based implementation approach enabled efficient execution under challenging operational conditions.

NEXT STEPS

- Complete final handover and close-out documentation.
- Conduct final verification visits and minor adjustments where required.
- Utilize lessons learned to support future shelter rehabilitation and recovery interventions.

THE INTERVENTION DEMONSTRATED THAT TARGETED REHABILITATION CAN DELIVER PRACTICAL HUMANITARIAN IMPACT EVEN UNDER SEVERE OPERATIONAL CONSTRAINTS.



THANK YOU

WE APPRECIATE THE CONTINUOUS SUPPORT AND PARTNERSHIP IN IMPROVING SHELTER CONDITIONS AND PROTECTING VULNERABLE FAMILIES IN GAZA.

Restoring homes means restoring dignity, safety, and hope

