

CONCEPT NOTE ON PERMANENT HOUSING SUPPORT
DRAFT
For Discussion Purposes Only

Last Update: 4 November 2009

“Supporting the Community to Build Back Safer”

Addressed to BNPB and Governor (? And UNAND?)

INTRODUCTION

An earthquake struck off the coast of West Sumatra close to Padang at 17:15 local time on 30th September, measuring 7.6 on the Richter scale. This was followed by another major earthquake, measuring 6.8, 225 km south east of Padang city on 1st October. To date 1,117 people have been reported dead, with some 135,000 houses severely damaged.

The Government and people of Indonesia responded quickly and impressively, with collaborative support of both local and international NGO's. This combined with the affected populations self-recovery capacity has ensured emergency aid and assistance has been distributed in an effective and timely manner. The Government and local and international agencies are now working together to deliver Transitional Shelter support, as detailed in the Concept Note on Transitional Shelter drafted on October 20, 2009.

This document summarizes the discussions on the need for Permanent Housing support during the upcoming rehabilitation and reconstruction phase by the Indonesian Government and agencies involved in providing permanent housing assistance to the affected population.

CURRENT SITUATION

(Need to fill this in)

EMERGING GOVERNMENT POLICY

BNPB have indicated that government response plan for rehabilitation and reconstruction of shelter is a one step process and will be in the form of cash grants according to the level of damage experienced by each household.

BNPB have indicated that the Indonesian government will not require homeowners to build a specific structural type, like a reinforced concrete frame core house. Homeowners can choose the type of structure, layout, and materials to build their permanent house. However, homeowners should follow minimum standards for earthquake safety.

Technical Advisors to BNPB, Pak Teddy Boen and Pak Febrin, have indicated that reconstruction standards for masonry houses will be provided by Pak Teddy Boen.

Pak Febrin has invited NGO's to assist with providing technical assistance.

Government officials have indicated that NGOs should not build houses outright but instead give their reconstruction funds to the government. Further clarification of this policy is awaited.

COMMON GOAL: Supporting the Community to Build Back Safer

The Housing Reconstruction Advisor, Pak Febrin, UNAND, has articulated three goals for permanent houses:

- (1) Earthquake-resistant
- (2) Use locally available materials and technology
- (3) Create local jobs or employ local labor during reconstruction

Cluster agencies support these goals.

In addition, Cluster agencies agree that

- Shelter assistance given at any stage of the disaster response should promote long-term recovery, build on the on-going self-recovery effort and learning from local wisdoms.
- Material assistance should contribute towards rehabilitation and reconstruction phase
- Homeowners should be able to contribute towards decisions made on the type(s) and nature of assistance to be provided
- Training and model designs should be included in the technical assistance.
- Trainings provided should focus on building back safer along with Disaster Risk Reduction (DRR) measures, consistent with the government's DRR strategy
- Cash grants should be phased and condition on standard of construction.

Providing technical assistance for permanent housing involves directly engaging with the affected communities around the issue of safe construction, and as such is an invaluable opportunity to provide communities with training and modeling on earthquake-resistant construction, preparing them to build safer homes now and in the future.

PROGRESSION TO PERMANENT HOUSING RECONSTRUCTION

Resilient and supportive community structures are a strong asset of the affected population. Shelter Cluster members are implementing a variety of programs to support families through the transitional period.

Shelter Cluster members are also considering providing assistance on permanent housing reconstruction during this period. A multi-faceted response may be required. This response could include

- Material assistance (in the form of building materials and tools)
- Cash grants
- A training and technical assistance component
- A public information component, so that communities are informed of key safe building practices.

Some Shelter Cluster agencies may propose to build houses for beneficiary families.

Shelter Cluster agencies have volunteered to provide technical assistance on the following topics:

- Confined masonry houses
- Semi-permanent houses (timber frame with masonry skirt wall, ferrocement wall, and/or plastered bamboo)
- Repair and retrofitting of damaged houses
- Two-story buildings
- Accessibility standards
- Building materials market surveys
- Builders and engineers training programs
- Developing informational materials.