

Naya Pakistan Housing Programme



کریں گے اہل نظر تازہ بستیاں آباد



Prime Ministers Task Force, headed by Zaigham M. Rizvi , Expert on Housing



Food, Clothing and Shelter

It is all a number game, more the people more the need

- Fact remains that land size remains the same for a country, while land needed for producing Food, Clothing and Shelter is always on the rise due to population growth.
- The world population in 1900 was around 4 billion, and today it stands at 7.67 billion.
- In 1970, the population of Pakistan was 58 mn, and by 2019 it is 2001 mn.
- By turn of the century it is projected at 375 mn.
- The land area of Pakistan remains the same at 882,000 Sq KM.
- At population at 58 mn in 1970, the density was 66 Persons/Sq KM.
- Today it is 227 Persons/SqKM and by turn of the century it will be 425 Persons/SqKM.

More people to be served with food, clothing and shelter by the same land, asking for more productivity of land i.e., yield/acre for food, clothing and shelter. In housing it simply means efficient use of land through improved densification and high-rise housing.

Housing for all: The cherished mission

The target of 10 lacs housing units per year (50 lacs over 5 years tenor) will be achieved in following market segments:

- Rural Areas: 4 lacs units/year
- Peri-Urban areas: 2 lacs units/year
- Urban Areas: 4 lacs units/year

Addressing housing issue in wider geographical and income perspective:

- 1) **Rural and Peri-Urban Housing:** PM program will address the rural and peri-urban housing issue, alongside the main issue of housing shortage in urban metropolitans.
- 2) **Income Segments:** PM Housing Program will have focus on lower-middle, low-income housing alongside housing issues of Bottom-of-Pyramid
- 3) **Slums and Katchi-Abadis:** Program will address slums improvement, rehabilitation and resettlement of slums/squatters, and PTI will have zero-tolerance for new squatter settlements.

Potential for Developing New Satellite Towns on State Land

Federal Govt Land with Evacuee Trust Property Board (ETPB), Railways and State Enterprises, and directly under Federal Govt, etc:

ETPB has a total of 110,000 acres of land in different cities which is effectively owned by Federal Govt and could be made available for developing new towns, Industrial Estates and Commercial areas for economic activities.

Some of these are

- Nankana Sahib 16,000 acres: A large size city could be developed there by inviting an international developer.
- Shiekhupura 4,000 acres, Sahiwal 9,600, Hyderabad 12,000 acres, Okara 12,000 acres, Layyah 5,800 acres.
- Another 8-10 cities with land parcels of 1,000 to 4,000 acres.
- Pakistan Railways has more than 100,000 acres
- Provincial Govts have large parcels of land, which could be transformed into decent habitat, before it is grabbed by slums/mafia.

Progress on institutional arrangements

Under process with Law Ministry:

- **Housing Authority (HA)**
- **Real Estate Regulatory Authority (RERA)**
- **Legal matter regarding Foreclosure Law, Tenancy Law**

Promoting housing finance through Banks and Specialized Housing Finance Institutions (SHFIs):

- SBP has announced measures for promoting SHFIs in the private sector under DFI Model, with facilitation on capital requirements.
- SBP is also actively working on restructuring HBFC to ensure its due role in low-cost housing finance.
- SBP is recently announced regulatory measures to incentivize Banks/SHFIs to expand their role in housing finance, more so to low-income housing segment.
- National Housing Bank: SBP will go for a dedicated regulatory agency like NHB for housing finance sector, once there are more SHFIs in the market.



RURAL HOUSING DEVELOPMENT IN PAKISTAN

Youth Empowerment through Rural Housing Construction Case of Punjab

- For construction of Model Village Housing, as per PM's vision, un-employed graduates from disciplines of Civil Engg, Town Planning and Architecture are being mobilized by Dr. Fariha Tariq, Head HRC-UMT to form a small construction company with a capital base of Rs 4-5 mn.
- Unskilled Manpower will be used from the local villages and trained by the team of professionals.
- In the first stage, three such companies will be established to develop one model village each.
- After successful experience of the Pilot Phase, the project will be expanded from Pilot Scale to Commercial Scale by expanding its outreach to the entire province with involvement of more Universities and Government agencies like National Rural Support Programme (NRSP).

Employment Potential of a project:

- Professional: 5
- Skilled Manpower: 50
- Unskilled: 250

Delivery

- Delivery: Two Model Villages/team/year
- Target 5,000 model villages/year
- Overall: 7-8 lac

Peri-Urban Housing for Bottom-of-Pyramid

Qarde-Hasana Loans on Akhuwat Model through NGOs

- PM has already announced Rs 5 bn for Qarde Hasana Loans through Akhuwat Foundation and other such NGOs.
- Target market for such loans is very poor segment of the population living in low-income habitat
- Under this model under PM Housing Program, Akhuwat has already identified about 15,000 clients for housing microfinance, and has started financing to such deserving people.
- Ministry of Housing has announced in Press seeking RFPs to initiate the process of selection and disbursement. through Akhuwat Foundation and other eligible NGOs meeting specified criteria..

Slums Rehabilitation and Urban Regeneration Program:

- PM is keen to see launch of this program under various business models
- The design of program will benefit from such experiences in the region from Expert's Technical Assistance international through multilateral age agencies like World Bank/IFC

Promising role of Academia in research and advisory on Construction Materials, Construction Technologies

In Pakistan there is a big gap between academia and the field practitioners, while globally Academia is the primary source and driver for technological innovations. We have taken an initiative to bridge this gap by establishing housing research and advisory centers at different universities.

- **NEDUET Karachi:** Center for Affordable Housing and Sustainable Development- NEDUET Karachi
- **UMT-Lahore:** Housing Research Center-University of Management & Technology Lahore
- **UET Lahore:** Housing Research and Advisory Center-UET Lahore
- **UET-Peshawar:** UETP is doing a great job in development of low cost construction materials and disaster resilient housing

These universities have Departments of Civil Eng., Architecture and Town Planning, staffed by PhDs, and a large number of students. The students are already being given Research Thesis on related areas on Naya Pakistan Housing Programme. Some of these topics are:

- Design of Rural Housing Program-UMT Lahore
- Low-Cost Construction Material - NEDUET Karachi
- Alternate design of low-cost housing and habitat – UET Lahore
- And more such areas will be added.
- Research on low-cost, high quality innovative construction materials

Youth Empowerment through housing:

- Faculties will engage team of students in various research projects for innovations in construction technologies and construction material.
- The students are being encouraged to set up small construction companies of their own so as to engage them as small constructors. In development of Rural Housing Program.
- Facilitating Pilot Scale Research to Commercial Scale, preferably through “Patent” phenomenon.

Sponsor a Shelter Foundation:

- Islamic principle of “Muakhaat”: A Web-based platform is being developed to provide financial assistance to needy and poor segments for their economic empowerment for buying a house beyond their means. Platform will be called “Sponsor a Shelter Foundation” and will work under the management of Housing Authority.
 - Such a financial support may come from wealthy people (“Haves”), willing to assist shelterless poor (“Have-Nots”) in the following forms:
 - **Upfront Cost Support:** A donor may assist a poor by meeting a part of the upfront cost, so that the balance amount through bank loan matches the cost of the house.
- And/OR
- **Support in monthly loan installments:** A donor may come forward and pledge a part of the regular housing installment for a certain period, such that the remaining loan installments get within the repayment eligibility of the client.

The **poor seeking financial assistance** will place their request through HA for financial assistance on the website as approved by the office of HA. For low-income housing, the amounts of donations needed may be in the range of Rs 5-10-15 lacs/client. A donor may split his donation to more than one low-income clients for housing.

The **potential donors** will be invited to visit the website and pledge their donations on case to case basis.

- An initial survey on this has received very encouraging response from the potential donors, due to the believe that, providing a house to needy and poor in this world, will bless them a house in Jannat. Islamic principle of “Muakhaat”:
- If one percent of the Pakistanis, who are elites of the elites, i.e., two million people come forward, the program will get support for 20 lacs housing units. The Program will ensure that donation will positively go for providing house while respecting the honor of the client.
- The donors will have all the mechanisms in their hands to ensure that, their donations have been used rightly.

Construction Materials Industry

- Under the program, the main construction materials like Doors, Windows, Sanitary Wares, etc will be defined in quality and standardized sizes.
- This will facilitate large scale production of these materials and supply through outlets like “Home Depot”.
- Quality Standards will be declared and specified for application in construction. That will also be applicable on other main materials like Cement, Steel, Cables etc
- Third Party Inspection will be mandatory to ensure construction quality standards through institutions like NESPAK.

Other initiatives

- Land Bank Information Repository...Google Pin location on the map
- Promising Interest of Foreign Developers/Investors for manufacturing Stage Production of Housing
- Reception Desk and Facilitation Center at Board of Investment (BoI) for Foreign Developers/Investors in housing
- Backward integration with Industry for large scale production of construction materials, like Cement, Steel, Doors/Windows, Sanitary Wares, Cables etc
- Standardization of sizes so as to facilitate large scale production and sale through recognized outlets....“Home Depot” Concept
- Solar Power through “retail” options as well “wholesale” as Mini-Grids

Striving, in-sha-Allah, for:

