

Implementation Guidelines

Donor Assisted Housing & Township Reconstruction

Ministry of Urban Development
and Water Supply

Ministry of Housing and
Construction Industry



Presidential Secretariat



**Donor Assisted Housing & Township
Reconstruction Process**

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Donor Assisted Housing & Township Reconstruction Process

Overview

The December 2004 tsunami destroyed and damaged nearly 110,000 housing units in 12 coastal districts of Sri Lanka, affecting nearly 2 percent of the total national housing.

The Government of Sri Lanka (“GOSL”) has embarked upon a Donor assisted Tsunami housing reconstruction program to fulfill the housing requirement for these communities.

The Government will provide the land needed for the reconstruction, while the donor bodies will have autonomy over the actual housing reconstruction process.

The Buffer Zone

Definition of Buffer Zone

- **Zone 1** – 100m landwards from the mean high water line (Kilinochchi, Mannar, Puttlam, Gampaha, Colombo, Kalutara, Galle, Matara, Hambantota).
- **Zone 2** – 200m landwards from the mean high water line (Coastal belt within the Jaffna, Mullaitivu, Trincomalee, Batticaloa and Ampara District)

Assistance policy- Households within the Buffer Zone

- No reconstruction of houses (partially or fully damaged) will be allowed within the Buffer Zone
- All affected households will be provided with a house built with donor assistance on land allocated by the State

Land Ownership within the Buffer Zone

- Current legal owners would continue to have title to the land. The Government will not claim ownership to the land

1. Donor Identifications and Allocation process

Step 1: Expression of Interest by Donor Agencies

- All donors interested in engaging in Reconstruction of Houses and Townships will have to send in an Expression Of Interest (EOI) addressed to the Chairman TAFREN. In the EOI the Donor will provide the following information
 - a) Total donation value.
 - b) Number of houses the donor intends to build
 - c) The Districts/ Div Secretariat / GN Divisions that the Donor wishes to operate in. (the number of Districts that the Donor wishes to operate in will be at the discretion of the Donor).

Step 2: Introduction to potential projects

- A High-level committee chaired by the President in consultation with the Donor or Donor Agency will introduce the Donor to potential projects in the areas preferred by the Donor. In the event there are no projects available in the preferred District the High-level committee will guide the Donor to an alternate project in another District.

2. Introduction of the Donor to a Specific project:

Step 3: Type of Houses to be constructed

- The type of house to be built in the selected settlement will be provided to the Donor by the Urban Development Authority (UDA). The type of housing is as follows
 - a) Single storied individual (SI)
 - b) Single storied terrace (ST)
 - c) Two storied terrace (TT)
 - d) Multi storied Condominium (MC)
- The Type of house to be built will be based on the number of houses to be built at the location, availability of land and the Risk Hazard assessment of the location.

Step 4: Confirmation of Acceptance of the project by the Donor

- Once the above (step 3) is clarified by the UDA the Donor will visit the potential resettlement site for verification.
- The Donor will review the potential settlement location and asses if it matches with the Donor requirement and the resources available. In doing so the Donor will consider land, location, logistics and facilities for construction and any other requirement.

Step 5: Signing of the Memorandum of Understanding (MOU)

- Once the Donor is satisfied with the location, requirement and resources available the Donor will sign a Memorandum of Understanding (MOU).
- The Donor & the representative of the GOSL (Secretary Ministry of Urban Development and Water supply) will be the signatories to the MOU.

3. Housing & Township Reconstruction process

- **Land Identification and Recommendation:** to the high level committee will be done by the UDA prior to land being allocated and presented to potential Donors. (Step 1 of Introduction to potential Projects).The District Secretary and the UDA district officers will identify and consider the suitability of land for resettlement and proximity to the affected settlement and the site condition when recommending the Land for resettlement.
- **Perimeter Survey plan:** The Survey department and The Surveyors' Institute of Sri Lanka on the request of the District Secretary will conduct a perimeter survey of the resettlement location and they will provide the perimeter plan to the UDA.
- **Detailed Survey Plans:** The Survey department and The Surveyors' Institute of Sri Lanka on the request of the District Secretary will provide the detail survey plan. The detail survey plan will comprise the following:
 - a) Contour plan with spot levels.(Contour to be specified by the UDA)
 - b) Markings of existing buildings/trees

Step 6: Lay Out plans and Infrastructure plans

- The Donor will submit layout and infrastructure plans for approval to the UDA. The plans submitted will be in line with the guidelines provided by the UDA at the time of signing the MOU.
- Approvals for layout and infrastructure plans maybe obtained from the UDA or UDA District offices in consultation with the UDA head office.
- The UDA will supply basic amenities such as water, electricity and sewerage up to the boundary of the settlement. All infrastructure requirements within the settlement will be undertaken by the Donor.
 - ❖ Depending on the magnitude of the land (Environment Sensitivity, no. of houses, Site conditions, Single/Multi donor construction sites) the UDA will undertake the planning.

Step 7: Architectural / Building plans

- The Donor will submit One Architectural/Building plan under the UDA design guidelines for approval to the UDA or UDA District offices for commencement of construction. In the Architecture / Building plan will consist of the following information.
 - ❖ Minimum floor area of 500 square feet with two bed rooms, a living room, kitchen and toilet.
 - ❖ The Donor shall bear the cost of construction of the housing including the cost of basic amenities such as water, electricity and sewerage.
- The Donor will submit Architectural/Building plans for each lot with in three months of the date of commencement of construction under the UDA design guidelines for approval to the UDA or UDA District offices.

Step 8: Clearing land for construction

- The Donor will clear the land identified for resettlement and make available the cleared land for demarcation of plots and construction

Step 9: Blocking out at the settlement site

- The Donor will undertake the blocking out and demarcation of plots on the resettlement site. UDA to facilitate the blocking out.

Step 10: External Infrastructure required for construction

- The Donor will arrange required external infrastructure for construction with the assistance of the UDA/ THRU sub offices. (Water, electricity etc.)

Step 11: Submission of work program of the project

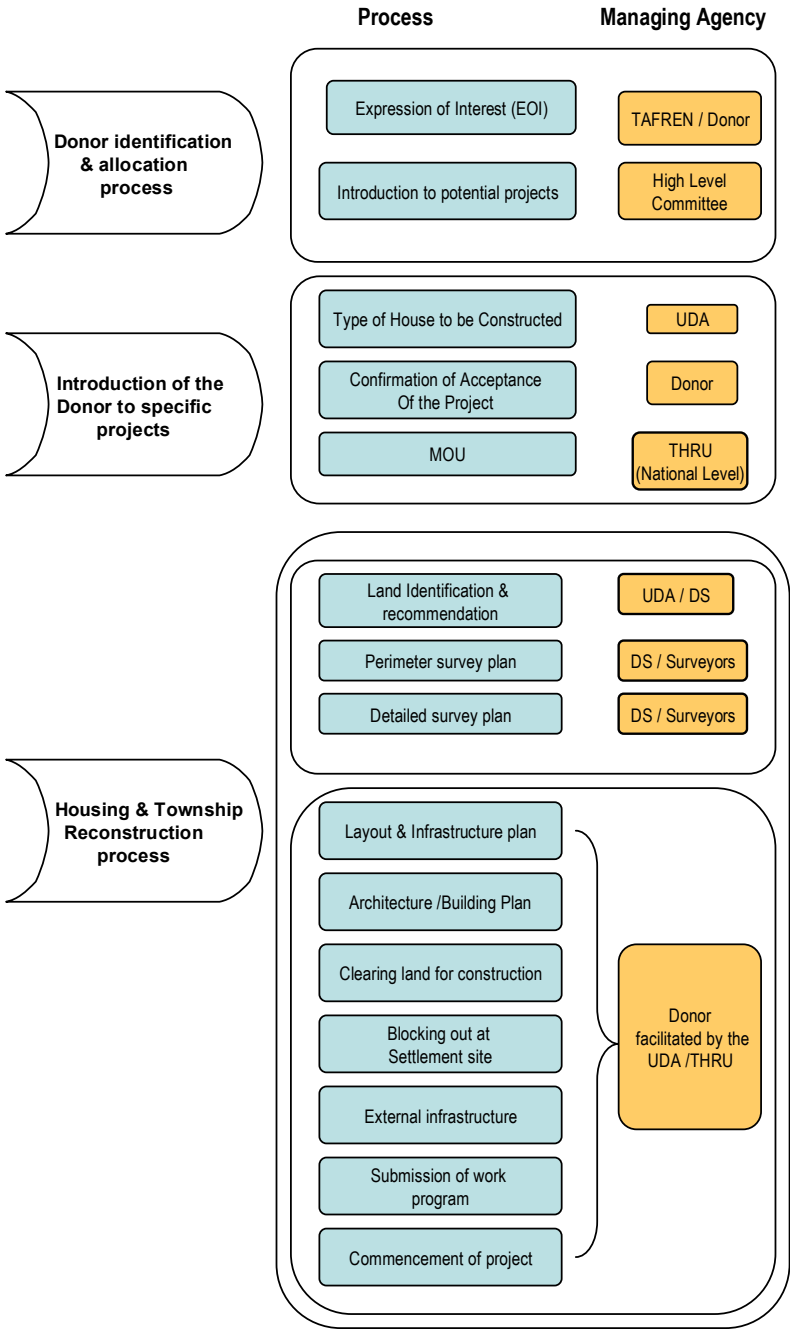
- The Donor will submit a work program indicating the phases of construction and estimated time line for completion of phases.

Step 12: Commencement of Project

❖ *When choosing beneficiaries, a donor representative will act as a member of the Damage Assessment Team (DAT) established by the Divisional Secretary in each GN division. DAT will visit each Household affected by the Tsunami & Authenticate their eligibility.*

Donor assisted Housing & Township Reconstruction Process
Process Flow & Managing Agency

**Donor Built
 (New houses/New Land)**



Legend

- UDA - Urban Dev Authority
- THRU - Tsunami Housing and Resettlement Unit
- DS - District Secretary