

Pakistan Low Income Housing Experiences

Workshop on Housing Finance in South Asia

World Bank/IFC Jakarta, Indonesia May 27-29, 2009

Zaigham Mahmood Rizvi,
Consultant on Housing Finance
World bank, Washington
zaigham2r@yahoo.com

Pakistan: Statistics

- Population 160,000 million
- Population: 2/3rd rural, 1/3rd urban
- Major metropolitans:
Karachi, Lahore, Rawalpindi/Islamabad,
Peshawar, Hyderabad and Faisalabad
facing high rate of urbanization
- Karachi population 15 million, growing @ of 7-8%
- Nearly half of Karachi's population is in squatter settlements (600-800 squatter settlements)
- Karachi only needs 100,000 new housing units per year to meet natural growth, cover backlog & urbanization pressure

Pakistan: Statistics (cont)

- Candidate for micro-housing: 20% of population
- Candidate for small-housing: 40% of population
- Min wage rate: Rs 6,000 (\$75) / month
- Urban housing backlog: 2.5 to 3.0 mn units
- Urban Persons/Room Density: 3.5

Some Low Cost Low Income Housing Schemes

■ **Public Sector Projects**

- Korangi Town Project, Karachi
- Surjani Town, Karachi
- Liyari Expressway Projects, Karachi:
 - Taiser Town
 - Baldia Town
 - Hawksbay Town

Some Low Cost-Low Income Housing Schemes (cont)

Public-Private Partnership

- Al-Azam Apartments, Karachi
- Maymar Apartments, Karachi
- Khuda Ki Basti (KKB)
 - KKB Karachi
 - KKB Hyderabad
 - KKB Lahore

Some Low Cost Low Income Housing Schemes (cont)

Pure Private Sector Initiatives

- Bahria Town (Awami Villas), Rawalpindi
- Heritage Homes, Lahore

Lessons Learned in Pakistan

- Low Cost Housing Schemes (LCHS) by Private-Public Partnership (PPP) were better managed and more sustainable.
- Large Scale Builders & their Associations have an important role to play
- LCHS should be equipped with essential services and infrastructure at the planning stage
- Transparent identification and screening of beneficiaries

Lessons Learned in Pakistan

- Transport, Utilities, Schooling and Health are key elements of success
- NGOs play a key role In micro-housing schemes
- Title/ownership should be tied to the owner living in that house
- Cross-subsidy models are a further help

Moving Forward

A Regional Platform may be set up to share:

- Lessons and experiences
- Transfer technology on Low Cost Construction and Low Cost Materials
- Standardized and transparent PPP Models, Contracts etc
- Develop more reliable data on population with micro and low income housing needs
- Similar workshop of Builders and Developers from the region on this subject
- Guidelines on selection and screening of beneficiaries

Thank You

Zaigham Mahmood Rizvi,
Consultant on Housing Finance
World bank, Washington

zaigham2r@yahoo.com