Modern/traditional dwelling definitions

3rd Meeting of the ICP Housing Task Force
September 26, 2018
Washington, DC
Outline

- Objective
- Background
- Current definitions
- Other sample definitions/classifications
  - Summary
  - International Organizations
  - Countries (Household, Housing, Living conditions surveys)
- Suggested definitions
- Discussion
Objective

- Review current definitions and discuss proposed definitions for Modern/Traditional dwellings
- Reach a common and clear understanding to avoid confusion and facilitate the reporting of comparable data
- Agree on new definitions to be used for the housing volume data questionnaire in the next round of the ICP
Background: ICP 2017 Questionnaire

<table>
<thead>
<tr>
<th>Construction type and location</th>
<th>Formal dwellings</th>
<th>Informal dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type of dwelling construction</td>
<td></td>
<td></td>
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<tr>
<td>Modern construction</td>
<td></td>
<td></td>
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<tr>
<td>Traditional</td>
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</tbody>
</table>

### Number of dwelling units:

- Number of dwelling units
- Number of occupants
- Number of rooms
- Usable surface area in m²

### Number of dwelling units with:

- Electricity
- Inside water
- Private toilets
- Central heating
- Air conditioning

### Number of dwelling units that are:

- Rented
- Owner occupied

\[ \text{Dwelling Total} (C) \text{ and Location Total} (L) \text{ would yield the same number. } (C) = (L) \]

Some confusion was reported
Informal dwellings

Also known as informal housing, informal settlements or 'implantations sauvages'. They are i) residential areas where a group of housing units has been constructed on land to which the occupants have no legal claim, or which they occupy illegally; or ii) unplanned settlements in areas where housing is not in compliance with current planning and building regulations (unauthorized housing).

New category introduced in ICP 2017

• To reflect formal/informal dwellings’ differences
  • land & structure components
  • price determining characteristics
  • To understand the coverage of housing volume data

Once the concept was explained, confusion decreased

→ no need to revise the definition

• But perhaps add a definition of “formal dwellings”, for clarity
## Current Definitions: Modern and Traditional

<table>
<thead>
<tr>
<th>Modern construction!</th>
<th>Traditional dwellings!</th>
</tr>
</thead>
<tbody>
<tr>
<td>(i) builder</td>
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</tr>
<tr>
<td>(ii) materials</td>
<td>(ii) Materials</td>
</tr>
<tr>
<td>(iii) facilities</td>
<td>(iii) facilities/amenities</td>
</tr>
<tr>
<td>(iv) location</td>
<td></td>
</tr>
</tbody>
</table>

### Modern construction!
- Generally built by professional building enterprises. The walls are made of durable materials such as concrete, ceramic brick, cement blocks, plywood or wooden planking, and the roofs are covered in tiles, wooden shingles or metal sheeting. Modern dwellings usually have facilities such as electricity, piped water and inside toilets. Most dwellings in urban areas will be classified as modern.

### Traditional dwellings!
- Generally built by family members. The walls are made of less durable materials such as dried clay, sun dried bricks, bamboo or latticework and the roofs are made from reeds, straw or palm fronds. Traditional dwellings do not usually have amenities.
Current Definitions: Modern and Traditional

Definitions used since ICP 2011

- Supplemented with Housing Catalogue that contained sample traditional dwelling photos
- Created the most confusion due to ambiguity of terms
- The terms modern/traditional dwellings are also widely accepted as “style” and “design” of dwellings, regardless of other characteristics

March 2018 Housing TF meeting

- Agreed to revise definitions to lessen the confusion and to focus on what the ICP needs – **durability of housing**.
Current Definitions: Modern and Traditional

Current definitions include 3-4 characteristics

• Builder
• Materials
• Facilities/Amenities
• Location

→ Does ICP want to include all of them? Stress one in particular?

Other price determinant characteristics not included

• Area of the land that the dwelling sits on
• Age of the dwelling (or New/Existing)

→ Does ICP want to include any of them?
Other Definitions/Classifications: Summary

International organizations (sample)
- No official definitions of traditional/modern dwellings
- When terms are used, they follow country’s definitions

Country surveys (sample)
- Some countries are more detailed in describing housing characteristics than others
- Many countries use “construction of materials” for roof, walls, and floor to classify dwelling types rather than using “traditional/modern”
- Some African countries also use “traditional” to describe types of dwellings; However, the term “traditional” differ from country to country
### International Organizations’ Classifications

**EUROSTAT/OECD** when measuring Residential Property Prices Indices (RPPIs)/Housing Price Indices (HPIs)

- Collect price determining characteristics of properties
- Area of the structure, area of the land, location, age, type of structure (detached/attached...), materials used, number of bedrooms, bathrooms, swimming pool, garage, distance to amenities...etc.

**UNSD** – Demographic year book

- **Conventional dwellings**
  - Has all basic facilities (conventional dwelling)
  - Does not have all basic facilities (conventional dwelling)
  - Unknown (whether or not conventional dwelling has all basic facilities)

- **Other housing units**
  - Semi-permanent dwellings
  - Mobile housing units
  - Informal housing units
  - Unknown (type of other housing unit)
  - Unknown (type of housing unit)

**UN-HABITAT**

- Does not have official definitions for traditional housing units
- “Traditional dwellings” are used in **regional** and **country** reports but without definitions
  - They likely receive data from countries and follow countries’ own definitions
Countries’ Classifications

- **Philippines**

- **Indonesia**

- **Maldives**

  - Construction materials used
    a. Construction materials used in Outer walls
    b. Construction materials used for floors
    c. Construction materials used for Roofs
Countries’ Classifications

- **India**
  
  **Pucca structure:** A pucca structure is one whose walls and roofs are made of pucca materials such as cement, concrete, oven burnt bricks, hollow cement / ash bricks, stone, stone blocks, jack boards (cement plastered reeds), iron, zinc or other metal sheets, timber, tiles, slate, corrugated iron, asbestos cement sheet, veneer, plywood, artificial wood of synthetic material and poly vinyl chloride (PVC) material.

  **Katcha structure:** A structure which has walls and roof made of non-pucca materials is regarded as a katcha structure. Non-pucca materials include unburnt bricks, bamboo, mud, grass, leaves, reeds, thatch, etc. Katcha structures can be of the following two types:
  
  (a) **Unserviceable katcha structure** includes all structures with thatch walls and thatch roof, i.e., walls made of grass, leaves, reeds, etc. and roof of a similar material and
  
  (b) **Serviceable katcha structure** includes all katcha structures other than unserviceable katcha structures.

- **Semi-pucca structure:** A structure which cannot be classified as a pucca or a katcha structure as per definition is a semi-pucca structure. Such a structure will have either the walls or the roof but not both, made of pucca materials.

Source: Email note from K. Joshi (1/10/2018)
## Countries’ Classifications

### Kenya

<table>
<thead>
<tr>
<th>Type of dwelling unit</th>
<th>Bungalow</th>
<th>Flat</th>
<th>Maisonnette</th>
<th>Swahili</th>
<th>Shanty</th>
<th>Manyatta/Traditional House</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>57.4</td>
<td>7.6</td>
<td>1.3</td>
<td>10.3</td>
<td>5.3</td>
<td>16.5</td>
<td>1.7</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type of Housing Unit</th>
<th>Traditional</th>
<th>Mixed</th>
<th>Detached</th>
<th>Semi Detached</th>
<th>Townhouse/terraced</th>
<th>Flats/apartments</th>
<th>Part of commercial building</th>
<th>Movable</th>
<th>Shack</th>
<th>Rooms</th>
</tr>
</thead>
</table>

### Botswana

#### Wall Material
- Conventional Bricks/Blocks
- Mud bricks/blocks
- Mud and Poles/Cow dung/thatch reeds
- Poles and reeds
- Corrugated Iron/zinc
- Asbestos
- Wood
- Stone

#### Floor Material
- Cement
- Floor tiles
- Mud
- Mud/dung
- Wood
- Brick/stone
- None

#### Roof Material
- Slate
- Thatch
- Roof Tiles
- Corrugated Iron
- Asbestos
- Concrete
- Other
Countries’ Classifications

- Zambia

**Traditional Housing**: referred to a housing unit indigenous to a particular village irrespective of building materials.

**Improved Traditional**: referred to a housing unit indigenous to a particular village but considered “improved” due to the materials used for the walls, floor or roof.

Additional Sources: Zambia Housing and Household characteristics, Census 2014 & Census 2000
Suggestions

International organizations (sample)

• No official definitions of traditional/modern dwellings
• When terms are used, they follow country’s definitions

→ Keep having ICP specific definitions

Country surveys (sample)

• Some countries are more detailed in describing housing characteristics than others
• Many countries use “construction of materials” for roof, walls, and floor to classify dwelling types rather than using “traditional/modern”
• Some African countries also use “traditional” to describe types of dwellings; however, the term “traditional” differ from country to country

→ Countries would be able to understand construction of materials better than “traditional/modern”

→ Use a definition that describes construction materials for roof, walls, and floor
Modern Durable construction
Generally built by professional building enterprises. The outer walls, roofs, and floors are made of durable materials.
The outer walls are usually made of durable materials such as concrete, ceramic brick, cement blocks, plywood or wooden planking. The roofs are usually covered in tiles, wooden shingles or galvanized metal sheeting. The floors are usually made of materials such as concrete, cement, brick, and tiles.
Modern dwellings usually have facilities such as electricity, piped water and inside toilets. Most dwellings in urban areas will be classified as modern.

Traditional Less-durable construction dwellings
Generally built by family members. The outer walls, floors and roofs are made of less-durable materials.
The outer walls are usually made of less durable materials such as dried clay, sun dried bricks, bamboo or latticework. The roofs are usually made from reeds, straw or palm fronds. The floors are usually made of materials such as earth/sand, bamboo, and mud/dung. Traditional dwellings do not usually have amenities.
Discussions

Do suggested definitions:
  • Lessen ambiguities?
  • Capture characteristics that ICP needs?
  • Lack any other characteristics?

Next steps:
  • Suggested definitions need to be thoroughly reviewed by Housing TF
  • New definitions would be used for 2020 cycle?
THANK YOU