

A world map composed of a grid of small dots, with the dots being denser in some areas and sparser in others, creating a textured effect.

Modern/traditional dwelling definitions

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

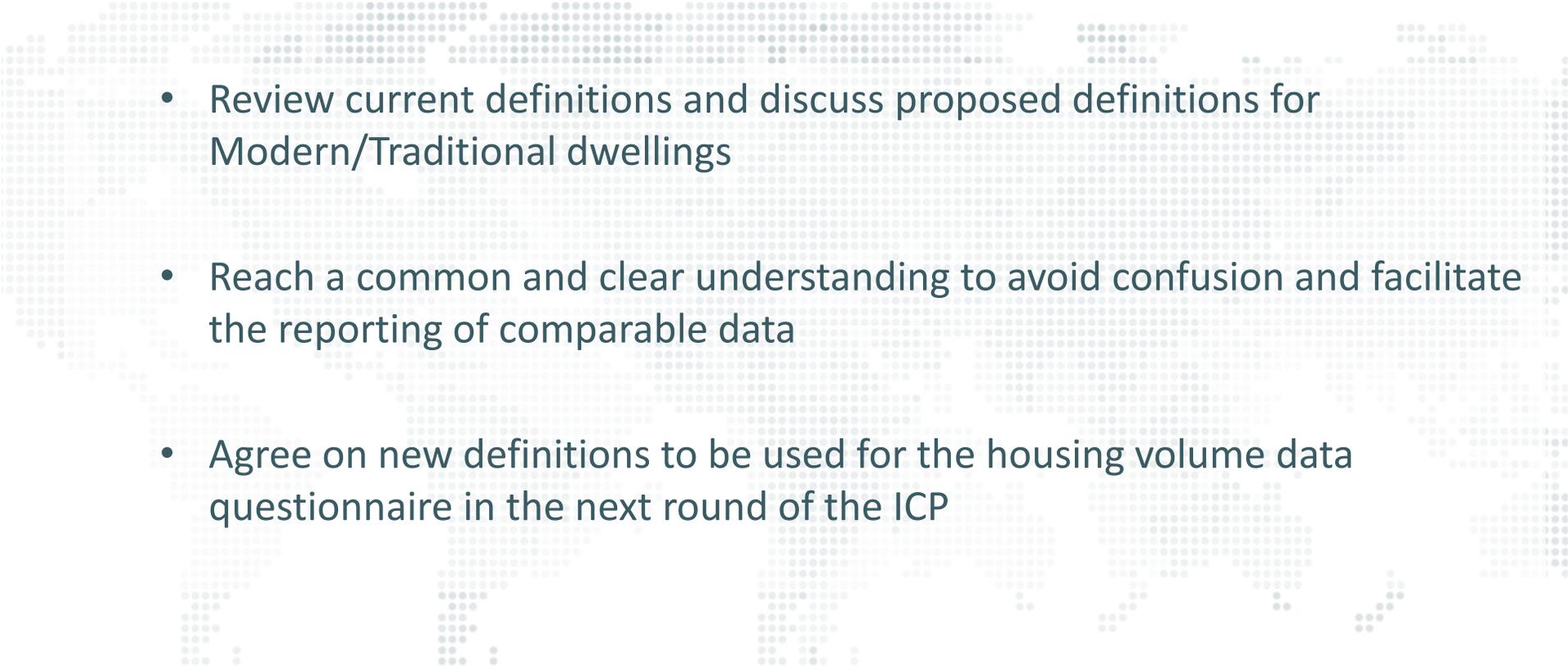


International Comparison Program

Outline

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

Objective

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- 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
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Background : ICP 2017 Questionnaire

ICP Dwelling Services Questionnaire: Volume of Dwellings								Informal dwellings (I)	
Formal dwellings					Location of dwellings		Urban (U)		Rural (R)
Type of dwelling construction			Dwelling Type Total		Location of dwellings				
Modern construction		Traditional							
Houses (H)	Apartments (A)	(T)	(C)* = (H + A + T)						
Number of dwelling units									
Number of occupants									
Number of rooms									
Usable surface area in m ²									
Number of dwelling units with:									
Electricity									
Inside water									
Private toilets									
Central heating									
Air conditioning									
Number of dwelling units that are:									
Rented									
Owner occupied									

* Dwelling Total (C) and Location Total (L) would yield the same number. (C) = (L)

★ Some confusion was reported

Current Definitions: Informal dwellings

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

Modern construction !

(i) builder

(ii)
materials

(iii) facilities

(iv) location

- 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 !

(i) builder

(ii)
Materials

(iii) facilities/amenities

- 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

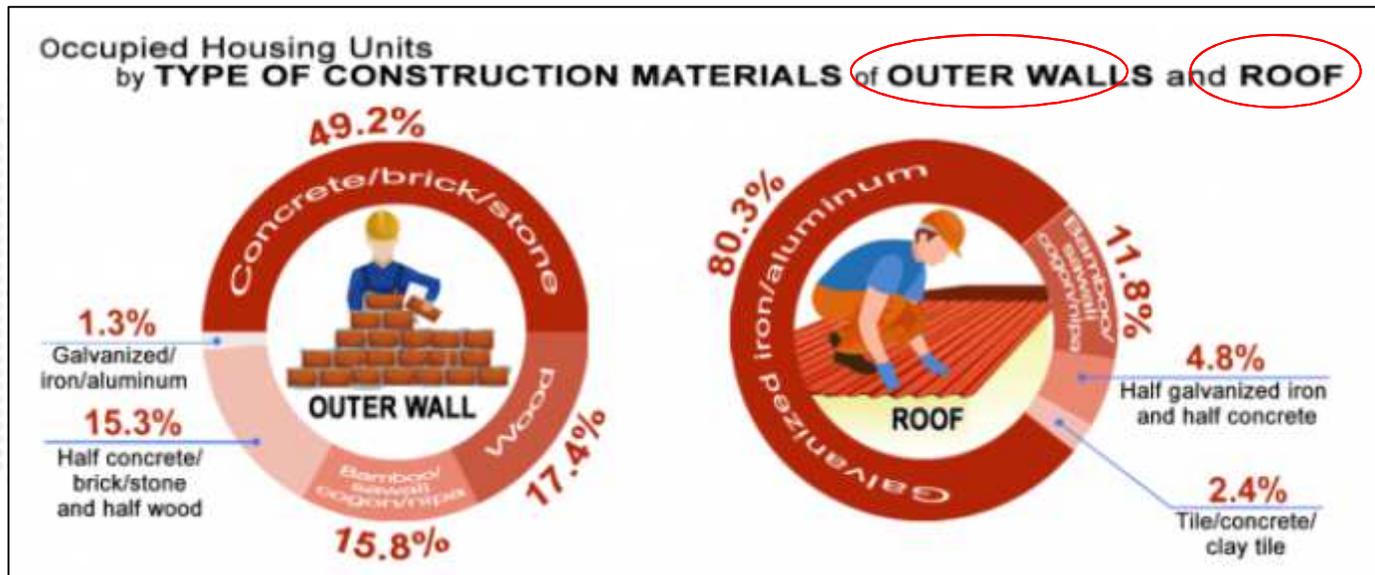
facilities	Conventional dwellings
	Has all basic facilities (conventional dwelling)
	Does not have all basic facilities (conventional dwelling)
type	Unknown (whether or not conventional dwelling has all basic facilities)
	Other housing units
	Semi-permanent dwellings
	Mobile housing units
	Informal housing 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

Flooring material

- Earth/sand
- Wood/plank
- Bamboo
- Parquet
- Ceramic/marble/granite
- Tiles/terrazzo
- Cement/brick
- Other
- Missing

- Maldives

Construction materials used

- Construction materials used in Outer walls
- Construction materials used for floors
- 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.

Countries' Classifications

- Kenya

Type of dwelling unit							Floor Materials				
Bungalow	Flat	Maisonnette	Swahili	Shanty	Manyatta/Traditional House	Other	Cement	Tiles	Wood	Earth	Other
57.4	7.6	1.3	10.3	5.3	16.5	1.7					

Roof Material								Wall Material									
Corrugated Iron Sheet	Tiles	Concrete	Asbestos Sheets	Grass	Maluti	Tin	Mud/Dung	Other	Stone	Brick/Block	Mud/Wood	Mud/ Cement	Wood Only	Corrugated Iron Sheets	Grass/Reeds	Tin	Other

- Botswana

Type of Housing Unit
Traditional
Mixed
Detached
Semi Detached
Townhouse/terraced
Flats/apartments
Part of commercial building
Movable
Shack
Rooms

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

Residence/Stratum/Province	Type of Housing Unit							Not stated	Total
	Traditional hut	Improved traditional hut	Detached house	Flat/apartment/multi-unit	Semi-detached house	Servants quarters	Other		
Total Zambia	32.0	21.5	28.5	10.4	5.5	1.3	0.8	0.0	100

Percentage distribution of households, 2015

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.

Construction material of roof						
Concrete/Cement	Asbestos Sheet	Iron/corrugated sheet	Grass/Thatch/Straw	Tiles	Slate	Other

Construction material of walls									
Burnt Bricks	Mud bricks Concrete	Concrete blocks/Slab	Cement Blocks	Stone	Iron sheets	Asbestos/Hard board	Pole and Dagga/Mud	Grass	Other

Construction material of floor								
Concrete	Cement	Brick	Tiles	Mud	Wood	Marble	Terrazzo	Other

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

Suggested Definitions

~~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?

