



University of HUDDERSFIELD

University of Huddersfield Repository

Seneviratne, K., Amaratunga, Dilanthi and Haigh, Richard

Addressing housing needs in minimising the problems of post conflict housing reconstruction

Original Citation

Seneviratne, K., Amaratunga, Dilanthi and Haigh, Richard (2013) Addressing housing needs in minimising the problems of post conflict housing reconstruction. In: 2013 International Conference on Building Resilience, 17th-19th September 2013, Heritance Ahungalla, Sri Lanka.

This version is available at <http://eprints.hud.ac.uk/id/eprint/23913/>

The University Repository is a digital collection of the research output of the University, available on Open Access. Copyright and Moral Rights for the items on this site are retained by the individual author and/or other copyright owners. Users may access full items free of charge; copies of full text items generally can be reproduced, displayed or performed and given to third parties in any format or medium for personal research or study, educational or not-for-profit purposes without prior permission or charge, provided:

- The authors, title and full bibliographic details is credited in any copy;
- A hyperlink and/or URL is included for the original metadata page; and
- The content is not changed in any way.

For more information, including our policy and submission procedure, please contact the Repository Team at: E.mailbox@hud.ac.uk.

<http://eprints.hud.ac.uk/>

Addressing housing needs in minimising the problems of post conflict housing reconstruction

Krisanthi Seneviratne

School of the Built Environment, University of Salford, UK
t.k.k.s.seneviratne@edu.salford.ac.uk

Dilanthi Amaratunga

School of the Built Environment, University of Salford, UK
r.d.g.amaratunga@salford.ac.uk

Richard Haigh

School of the Built Environment, University of Salford, UK
r.p.haigh@salford.ac.uk

Abstract

Depleted human and social capital, displacement of people, destruction of property, weakened institutions and ruined economy are some of the legacies of conflicts. Within this context, post conflict reconstruction contributes to overcome the legacies of conflict through reactivating the development process that has been disrupted by the conflict. Among the post conflict reconstruction interventions, post conflict housing reconstruction is paramount important as it contributes to development and peace through restoring the economic and social life of conflict affected people. Despite the importance, the success of post conflict housing reconstruction is hindered by a number of problems such as lack of strategies to address the unique challenges faced by vulnerable households, lack of involvement of local people, lack of use of local building material and technology, lack of local economic development, lack of community linkages, lack of cultural and local consideration, overlooked socio-economic conditions of occupants, standardised housing models, housing models imported from different cultures, lack of beneficiary consultation, poor performance of agencies, bribery and corruptions and lack of post occupancy evaluation. If not properly managed, these issues lead to hinder the success of post conflict housing reconstruction and its contribution to the development and peace. This paper argues that lack of concern on housing needs has directly or indirectly given rise for most of these issues through a comprehensive literature review on post conflict housing reconstruction and housing needs. The paper establishes the link between the problems of housing reconstruction and lack of addressing housing needs. Accordingly, it concludes that adequate housing measures provide a general guideline in addressing housing needs and addressing such needs leads to minimise the problems of post conflict housing reconstruction.

Key words: Conflicts, post conflict housing reconstruction, problems of housing reconstruction, housing needs, adequate housing measures

1. Background

With the notable increase in awareness of the problems of post conflict housing reconstruction, the need to find ways of doing post conflict housing reconstruction better is well acknowledged in the literature (Barakath, 2003). Despite this need, dearth of research has been carried out in this area. Within this context, this paper demonstrates the direct and indirect links between post conflict housing problems and lack of addressing housing needs based on a comprehensive literature review. In doing so, the paper establishes the possibility of minimising the problems of post conflict housing reconstruction through addressing housing needs by using adequate housing measures as a general guideline.

An introduction to post conflict housing reconstruction is presented including the impact of conflicts on housing, importance of housing reconstruction among other approaches and implications of housing reconstruction in development and peace. Then, the problems of post conflict housing reconstruction are explored and the link between the problems and lack of addressing housing needs is introduced. As part of establishing the link between the problems and lack of addressing housing needs, housing needs are explored next. In doing so, it is discussed a number of approaches used to define housing needs. Having identified adequate housing measures as the most appropriate approach to address the housing needs in post conflict housing reconstruction, the paper finally discusses the possibility of minimising the problems of post conflict housing reconstruction through using adequate housing measures as a guideline to address housing needs.

2. Post conflict housing reconstruction

2.1 Impact of conflicts on housing

Damage or destruction of housing is the most common impact of conflicts on housing (Barakath, 2003; Carlowitz, 2005; Leckie, 2005). As an example, war in Sierra Leone destroyed an estimated 300, 000 houses, leaving over a million people displaced (Barakath, 2003). According to UNCHR, 500,000 houses were subjected to partial or complete destruction in Bosnia and Herzegovina (Kondylis, 2010), which counts for one third of the housing stock in the country (Hastings, 2001). The Palestinian Central Bureau of Statistics reports that 4,100 houses and buildings have been destroyed while 17, 000 have been damaged during the conflict in Palestine and housing is the most damaged physical structure among the other properties and infrastructure (Barakath *et al.*, 2009). Moreover, the outbreak of the war brings to a halt investment in housing construction and maintenance. As an example, in Bosnia and Herzegovina, Croatia, Serbia and Montenegro, housing production levels plummeted during war years (Wegelin, 2005). Apart from the lack of housing production, little attention was paid to housing maintenance. Due to deferred maintenance during the war, most of houses become unfit for human habitation. An additional problem is impoverishment. Housing damages cause negative effects on household's income. As an example, in Lebanon households experienced an average 38.4 percent decline in their income (Barakath *et al.*, 2008). Combination of war and the demise of public housing production has created a situation in which between 25 per cent and 30 per cent of the population were not able to afford housing in South-Eastern Europe (Wegelin,

2005). As a result, by the end of most conflicts there is a huge demand for housing and housing become a major issue for people returning to their original areas of residence at the end of conflicts (Brun and Lund, 2009). Hence, post conflict housing reconstruction can be identified as a significant intervention in post conflict reconstruction.

2.2 Approaches to post conflict housing

While housing reconstruction is one of the approaches, there are number of other approaches to housing following a conflict such as temporary shelter, temporary housing and repairing damaged housing. *Temporary shelter* is designed for use in the early months following a conflict that is necessary to provide security and personal safety, protection from the climate and enhanced resistance to disease. It is also important for human dignity and to sustain family and community life as far as possible in difficult circumstances. Temporary shelter has taken the form of tents, plastic sheeting or emergency centres set up in communal buildings or relief camps (Barakath, 2003). According to Quarantelli (1995), temporary sheltering is accompanied by the provision of food, water and medical treatment. *Temporary housing* is provided at a low cost until the inhabitants are able to reconstruct permanent housing (Johnson, 2007a) and is expected to last for a longer period. In contrast to sheltering, housing involves resumption of household responsibilities and activities (Quarantelli, 1995). Accordingly, temporary housing allows families to recover and reintegrate a sense of normalcy into their lives. As temporary housing provides affected families a place to live until a permanent housing solution can be found, temporary housing appears to be necessary step following the conflict (Johnson, 2007b). Depending on the context, temporary housing can take the form of a rented apartment, a prefabricated home or a small shack. When agencies are faced with large numbers of homeless people that need to be provided with housing quickly, it should be possible to develop a more durable transitional housing unit which beneficiaries can themselves improve incrementally once the immediate post disaster phase has passed and they are back on their feet (Barakath, 2003). *Repairing damaged housing* is particularly effective in situations where there has been no significant displacement of the population (Barakath, 2003). As the scale of damage will vary, assessments are necessary to determine the materials and level of skills needed to repair the damaged housing. International Federation of Red Cross (2010) stresses the need to monitoring the repaired housing over a period of time to observe any changes that may make the house unsafe. Barakath (2003) claims that repair is often limited to essential works necessary to ensure that the house is habitable and repairing is often limited to structural works related to roofing, load bearing walls and structural frame, sanitation and kitchen. Depending on the climate, windows, simple doors and internal plastering may also be considered essential works. *Housing reconstruction* involves the reconstruction of housing in new locations or original places of living. Reconstruction of housing in new locations is also referred to as resettlement or relocation. Accordingly, relocation involves a great deal of effort and requires the highest level of investment, in relation to all other comparable housing approaches (Kreutner *et al.*, 2003). As people are attached to their place of origin due to social, economic and cultural reasons, relocation is not desirable to many people. Nevertheless, relocation is inevitable in some circumstances. As an example the presence of unexploded ordnance may lead to relocation when measures to reduce the risk are too costly and difficult to implement. Furthermore, psychological impact of the events associated with the original place of living also may lead to

relocation as it presents a fresh start. Moreover, disruptions caused by conflict may lead to leave original places of living in rural areas and move to the urban areas (Hovey, 2000).

Therefore, temporary shelter and temporary housing are considered as approaches to temporary housing while repairing damaged housing and housing reconstruction are considered as approaches to permanent housing. Temporary housing provides a place to live until the permanent housing is provided while permanent housing contributes to fully recover and return to the normalcy. Accordingly, repairing damaged housing and housing reconstruction remains significant due to the impact of conflicts on housing. Since, repairing damaged housing is effective when there is no substantial displacement of the population (Barakath, 2003), it can be argued that housing reconstruction is more significant as many people tend to displace as a result of conflict. For instance, as a direct consequence of conflicts (Kondylis, 2010), about 42.5 million people are displaced as a result of conflict in 2011 UNHCR (2012). Hence, among other approaches, housing reconstruction remains vital important.

2.3 Implications of post conflict housing reconstruction

Post conflict human settlements contributes much to social and economic well-being of conflict affected people (Barakath *et al.*, 2004). Post conflict housing reconstruction contributes to economic development and poverty alleviation. For instance, Minervini (2002) identifies housing reconstruction as a prerequisite for economic recovery after a complex emergency. Housing reconstruction contributes to immediate investment in the economy through procurement of materials, labour and other inputs required for construction (Kissick *et al.*, 2006). Moreover, housing constitutes an important condition for the establishment of a productive everyday life for the affected people (Kreutner *et al.*, 2003). Housing reconstruction enables rapid return to home communities and the resumption of livelihoods and income generating activities (Barakath and Zyck, 2011). Post conflict housing reconstruction also promotes gender equity and empowerment. As conflicts lead to change the gender roles through creation of high number of female headed households, it is acknowledged that they need to be given special consideration in post conflict interventions (Handrahan, 2004; Wanasundara, 2006). Accordingly, post conflict housing reconstruction contributes to gender equity and empowerment through minimising the difficulties that the women face in accessing housing reconstruction assistance (Barakath and Zyck, 2011). Moreover, the greater flexibility in gender roles during conflict has enabled women to undertake more active economic activities and it is highlighted the importance of using such capacities of females gained during the conflict in post conflict interventions (Wanasundara, 2006; Smet, 2009). Thus, post conflict housing reconstruction promotes the participation of women in planning, designing and constructing the houses (Ndinda, 2007). Women's participation in construction and their livelihood capacity can be enhanced through skill training during construction. According to Leest *et al.* (2010), identifying vulnerable groups and enabling their participation in development process through capacity-building and empowerment initiatives promote inclusiveness which is fundamental to peace building.

Moreover, rebuilding of communities is identified as one of the most important problems to be dealt with during reconstruction (Malpass, 2003). Kibreab (2002) comments that in war affected societies a lasting peace is considered inconceivable without addressing the problem of reintegration of displaced

people by war and insecurity. Homeless internally displaced persons and returnees are in need of reconstructed housing. Hence reintegration of displaced people claims for housing reconstruction. Barakath (2003) also asserts that post conflict housing reconstruction is a crucial incentive to reintegrate communities as part of the efforts towards peace. As the living space increases the personal security of the affected people (Kreutner *et al.*, 2003), the loss of a home during conflict has the potential to be a critical psychological event for affected people (Smit, 2006). Hence, loss of a home constitutes not just a physical deprivation, but also a loss of dignity, identity and privacy (Barakath, 2003). Therefore, housing reconstruction helps to restore dignity, identity and privacy among war affected people and supports the peace process through restoring the faith in the future among conflict affected people and investors (Barakath *et al.*, 2004). Housing reconstruction also have some important implications for the legitimacy and stability of the state (Barakath and Zyck, 2011). In particular, post conflict housing reconstruction enables to foster goodwill towards governing institutions through providing sufficient, timely and transparent assistance.

3. Problems of post conflict housing reconstruction

Despite the contribution of post conflict housing reconstruction to development and peace, the success of post conflict housing reconstruction is hindered by number interrelated problems as discussed below.

Lack of strategies to address the challenges faced by vulnerable people: The importance of addressing the social changes brought by the conflict within post conflict interventions is well acknowledged in the literature (Barakath, 2002). As conflict results in increased number of female head households, the need to develop strategies to address the challenges faced by female head households is also highlighted in the literature (Wanasundara, 2006). Since, female head households shoulder the economic survival of their families (Cain, 2008; United States Agency for International Development, 2009) and have very few avenues for earning income (Ndinda, 2007). Furthermore, female head households have lack of family support and are challenged in reconstructing their houses (Ndinda, 2007). However, Barakath *et al.* (2008) claim that strategies to address the unique challenges faced by female head households are lacking in post conflict housing reconstruction. This led female head households to make significantly low progress in housing reconstruction.

Lack of contribution to the local economic development: Post conflict housing reconstruction leads to sustainable development particularly if the local people are involved in housing reconstruction (Hasic and Roberts, 1999). Accordingly, traditional building technology and local building material enhance the involvement of local people through mobilisation of local labour and local building material. This also promotes local building material manufacturing and local economic development. Nevertheless, the local participation has been limited in post conflict housing reconstruction (Mokoena and Marais, 2007) and led to unsustainable post conflict housing reconstruction programmes due to lack of local economic development (Minervini, 2002). Thus, housing is reconstructed with imported building materials by using modern technology (Minervini, 2002), in order to deliver housing relatively quickly (Cain, 2007). However, in terms of long term development quick housing reconstruction is not accepted as the best strategy (Brun and Lund, 2009).

Lack of community linkages: Community participation supports rebuilding social networks that has been destroyed after a conflict (Burde, 2004). As social networks are essential to peace, post conflict reconstruction programmes must rebuild destroyed social networks (Zuckerman and Greenberg, 2004). Nonetheless, Awotona (1992) claims that the need to respond quickly to an emergency situation led to focus on physical housing reconstruction while neglecting the objective of maximising the community linkages. This consequently leads to lack of local people involvement and lack of community linkages. In the meantime, Stefansson (2006) points out that refugees and displaced people will create a full sense of home only when a positive relationship starts to develop between housing and the surrounding environment and thus lack of community linkages lead to lack sense of home.

Housing that are not appropriate for cultural, local and socio economic conditions of people: Post conflict housing reconstruction also tended to provide culturally inappropriate housing (Barakath *et al.*, 2004; Sepic *et al.*, 2005; Barakath *et al.*, 2009). Culturally inappropriate housing led to disrespect the traditional way of life (Sepic *et al.*, 2005). Moreover, post conflict housing overlooked local conditions (Barakath *et al.*, 2004). According to Barakath (2003), culturally and locally insensitive post conflict housing reconstruction lead to dissatisfy the occupants. Furthermore, post conflict housing reconstruction overlooked socio economic factors of affected people (Barakath, 2003; Barakath *et al.*, 2004). Since many aspects of the housing are bound up with socio economic factors of people, neglecting socio economic factors result in alterations to the dwelling or abandonment (El-Masri and Kellett, 2001). As Barakath (2003) indicates, in post conflict housing reconstruction, standardised housing models are introduced for the efficiency, which are developed by the professionals based on their beliefs of what people need to have. Hence, attempts are not made in consulting projected beneficiaries in developing housing models and lead to dissatisfaction (Barakath *et al.*, 2004). Housing models introduced from different cultures (Sepic *et al.*, 2005) also lead to create such problems. Hence, housing reconstruction projects tended to be often unsustainable and are remodelled by the occupants or simply rejected and abandoned (Barakath, 2003). Remodelling and abandonment not only waste scarce resources, but also impede the success of housing reconstruction.

Dependency attitude of affected people: Assistance on housing leads to create a dependency attitude among people. As a result, the levels of housing damages have been exaggerated to attract higher levels of housing assistance by the affected people (Barakath *et al.*, 2008). For example, home owners ask more materials than they need to repair their homes or several members of the family may apply for housing even though one house would be adequate for the family (Barakath, 2003).

Inefficiencies of housing implementation agencies: Poor performance of housing agencies exacerbated the duplication of housing assistance (Barakath *et al.*, 2004). Moreover, lack of technical oversight during construction led to poor quality housing and housing assistance was frequently described as being late (Barakath *et al.*, 2008). These delays contributed to lack of progress and create an additional financial burden due to risen material prices. People also experienced corruptions and bribery in accessing post conflict housing assistance (Barakath *et al.*, 2008). Absence of post occupancy evaluation reflects the lack of interest in beneficiary satisfaction in post conflict housing reconstruction (Barakath *et al.*, 2004).

Lack of security of land tenure: Moreover, security of land tenure was not established due to poor planning of post conflict housing reconstruction (Garstka, 2010).

It can be argued that lack of concern on housing needs has directly or indirectly given rise for most of the aforementioned problems of post conflict housing reconstruction. For instance, lack of concern on housing needs resulted lack of use of local building materials and building technologies, lack of cultural identity, overlooked local conditions, overlooked socio economic conditions of the occupants and standardisation of housing and so on. In order to establish the link between the problems of housing reconstruction and housing needs, the following section presents the critically reviewed literature on housing needs.

4. Housing needs

In reviewing the literature very little data was found on the definition of housing needs. Morris and Winter (1975) claims that housing needs are seldom explicitly defined. They further claim that housing needs appeared to be based on biological needs or most often implied cultural needs. Accordingly, different approaches are taken to define housing needs. *Spatial tradition* is one such approach. Spatial tradition presumes that basic housing needs satisfaction is closely related to the spatial attributes of a dwelling (Ytrehus, 2001). Accordingly, this approach views that humans' basic needs for housing can basically be defined in physical and spatial terms. Thus, this approach does not take onto account the local conditions and social and cultural needs of households (Ytrehus, 2001). As such, this approach cannot be considered as a relevant approach for satisfaction of housing needs after conflicts, since lack of consideration of local conditions and socio economic needs of households lead to unsuccessful housing reconstruction (refer Section 3). In contrast to spatial tradition approach, *market oriented approach* understands housing needs in terms of the subjective preferences of the households. Market oriented approach views that individuals' housing preferences vary according to the family life cycle, family structure, income, education and culture (Cho, 1997; Koizumi and McCann, 2006; Wang and Li, 2006; Seko and Sumita, 2007; Bonnet et al., 2010; Opoku and Abdul-Muhmin, 2010). However, Tas *et al.* (2007) stress that after a disaster meeting the individuals' subjective housing preferences is challenged by the restrictions on time and finance. As post conflict reconstruction faces more challenges than post disaster reconstruction, it can be argued that meeting the individuals' subjective housing preferences is even more challenging in post conflict housing reconstruction. Hence, market oriented approach is also not appropriate in defining housing needs for post conflict housing reconstruction. Therefore, addressing housing needs in post conflict housing reconstruction needs a different approach. Another approach called *cultural relativist approach* is developed based on the idea of social inclusion. This approach assumes that what is considered a 'need', changes related to time, place, climate and social environment (Ytrehus, 2001). Accordingly, this approach views that what is actually necessary to obtain social inclusion defines to some extent the needs of a person. As Ytrehus (2001) indicate, this approach does not provide a common framework of reference in satisfying housing needs and thus cannot be considered for addressing housing needs in post conflict housing reconstruction. In the meantime, the *universal standard tradition* developed based on Doyal's and Gough's (1991) universal human needs. Universal human needs are developed based on the goals of physical health and autonomy. In order to achieve these goals, Doyal and Gough (1991) identify a group of intermediate needs. Accordingly, protective housing is identified as an intermediate need, which should address three satisfiers:

- First, housing must offer reasonable protection from climate and disease carrying vectors. Accordingly, housing should withstand for weather and provide adequate heating and insulation
- Second, housing should provide adequate sanitation
- Third, housing should not be overcrowded as it leads to lack of privacy

While this approach presumes that there are universal human needs, it allows for cultural variation in satisfying intermediate needs. For example, even so the protective housing apply to all people, there may be a variety of forms of housing, which can address the above satisfiers. While this approach identifies some essential features of housing, *adequate housing measures* presents a more comprehensive list of measures including the aforementioned protective housing measures (Seneviratne et al., 2011). In this way, adequate housing measures denote the aspects related to housing that can be used as a general guideline in providing housing. Therefore, adequate housing measures can be used as a guideline to ensure that the housing needs addressed in post conflict housing reconstruction. The section below briefly discusses the adequate housing measures.

4.1 Adequate housing measures

United Nations' Centre for Human Settlements (1997) defines adequate housing as ‘*physical housing plus related services and infrastructure including inputs (land, finance etc.) required to produce and maintain it*’. Adequate housing was recognized as part of the right to an adequate standard of living in the 1948 Universal Declaration of Human Rights (UDHR) and in the 1966 International Covenant on Economic, Social and Cultural Rights (ICESCR) (OHCHR, 1994). Article 25(1) of the UDHR states: “*everyone has the right to a standard of living adequate for the health and well-being of himself and his family, including food, clothing, housing, and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond his control*”. In the mean time Article 11(1) of the ICESCR recognizes: “*the right of everyone to an adequate standard of living for himself and his family, including adequate food, clothing, and housing and to the continuous improvement of living conditions*”. While housing adequacy is determined in part by social, economic, cultural, climatic, ecological and other factors, the Committee on Economic, Social and Cultural Rights believes that it is nevertheless possible to identify certain aspects of housing that must be taken into account in any particular context (OHCHR, 1991). The aspects of adequate housing measures are discussed below:

Accessibility: Adequate housing must be accessible to those entitled to it. Disadvantaged groups must be accorded full and sustainable access to adequate housing resources. Thus, the elderly, children, the physically disabled, the terminally ill, HIV positive individuals, persons with persistent medical problems, the mentally ill, victims of natural disasters, people living in disaster-prone areas and other groups should be ensured some degree of priority consideration in the housing sphere. Both housing law and policy should take into account the special housing needs of these groups.

Habitability: Adequate housing must be habitable, in terms of providing the inhabitants with adequate space and protecting them from cold, damp, heat, rain, wind or other threats to health, structural hazards and disease vectors. The Committee encourages government bodies to comprehensively apply the health principles of housing prepared by World Health Organisation (WHO).

Affordability: Personal or household financial costs associated with housing should be at such a level that the attainment and satisfaction of other basic needs are not threatened or compromised. Steps should be taken by government bodies to ensure that the percentage of housing related costs is, in general, commensurate with income levels. government bodies should establish housing subsidies for those unable to obtain affordable housing, as well as forms and levels of housing finance which adequately reflect housing needs. In accordance with the principle of affordability, tenants should be protected by appropriate means against unreasonable rent levels or rent increases. In societies where natural materials constitute the chief sources of building materials for housing, steps should be taken by states parties to ensure the availability of such materials.

Location: Adequate housing must be in a location which allows access to employment options, health care services, schools, child care centres and other social facilities. Similarly, housing should not be built on polluted sites or in immediate proximity to pollution sources that threaten the right to health of the inhabitants.

Availability of services, facilities and infrastructure: An adequate house must contain certain facilities essential for health, security and comfort. All beneficiaries should have sustainable access to natural and common resources, safe drinking water, energy for cooking, heating and lighting, sanitation and washing facilities, means of food storage, refuse disposal, site drainage and emergency services.

Cultural adequacy: The way housing is constructed, the building materials used and the policies supporting these must appropriately enable the expression of cultural identity and diversity of housing. Activities geared towards development or modernization in the housing sphere should ensure that the cultural dimensions of housing are not sacrificed, and that, inter alia, modern technological facilities are used appropriately.

Legal security of tenure: Tenure takes a variety of forms, including rental accommodation, cooperative housing, lease, owner occupation, emergency housing and informal settlements. Notwithstanding the type of tenure, all persons should possess a degree of security of tenure which guarantees legal protection against forced eviction, harassment and other threats. government bodies should consequently take immediate measures aimed at conferring legal security of tenure upon those persons and households currently lacking such protection.

5. Discussion

Having identified adequate housing measures as a guideline to address the housing needs in post conflict housing reconstruction, this section establishes the relationship between the problems of post conflict housing reconstruction and adequate housing indicators. The aim of this integration is to

justify the importance of addressing housing needs in post conflict housing reconstruction as a mean of overcoming the problems that post conflict housing reconstruction faces.

As discussed in Section 3, strategies to address the challenges faced by female head households were lacking in post conflict housing reconstruction and this led female head households to confront with various difficulties in reconstructing houses. However, consideration of housing needs through adequate housing measures contributes to develop the strategies to address the challenges faced by female head households. For instance, female head households can be considered as disadvantaged group and prioritised in accessing (refer Section 4.1) post conflict housing. Furthermore, female head households' financial difficulties can be considered through affordability (refer Section 4.1). As presented in Section 3, inappropriate building materials and building technology led to reject the involvement of local people in post conflict housing reconstruction and lack of community linkages. Nonetheless, the consideration of housing needs leads to use culturally appropriate building materials and building technology through the aspect of cultural adequacy (refer Section 4.1). Thus, consideration of housing needs contributes to minimise the issues related to lack of local people involvement (refer Sections 3). Moreover, consideration of cultural adequacy contributes to minimise the issues related to lack of cultural and local identity (refer Section 3). The problem of the duplication of housing assistance (refer Section 3) may minimise through proper establishment of a criteria in accessing (refer Section 4.1) post conflict housing reconstruction, while poor quality housing resulted by lack of technical oversight (refer Section 3) could be minimised through the latent measures related to habitability (refer Section 4.1), such as developing guidelines on technical assistance. In the meantime, the problems related to landownership (refer Section 3) can be overcome through security of tenure (refer Section 4.1). Therefore, consideration of housing needs through adequate housing measures directly or indirectly contributes to minimise the issues related to post conflict housing reconstruction significantly.

6. Conclusion

Housing is indirectly affected by the lack of housing production and maintenance during the conflict in addition to the direct damages and destructions caused by the conflict. People's affordability of housing is also affected due to the impoverishment caused during the conflict. Hence, by the end of most conflicts there is a huge demand for housing. On the other hand, post conflict housing reconstruction make significant contribution to development and peacekeeping through economic development, poverty alleviation, gender equity and empowerment, reintegration of displaced people, sustaining dignity, faith and confidence among war affected people and investors and sustaining legitimacy. Despite the importance, it is evident that post conflict housing reconstruction have a number of interrelated issues such as lack of strategies to address the unique challenges faced by vulnerable households, lack of involvement of local people, lack of use of local building materials and building technologies, lack of local economic development, quick response to housing reconstruction, lack of community linkages, lack sense of home, lack of cultural identity, overlooked local conditions, overlooked socio-economic factors of occupants, standardised housing models, housing models imported from different cultures, lack of beneficiary consultation, lack of standards, poor performance of agencies, poor supervision, bribery and corruptions and lack of post occupancy evaluation. If not properly managed, these issues lead to hinder the success of post conflict housing reconstruction and

its contribution to the development and peace. While lack of concern on housing needs has directly or indirectly given rise for most of these issues, among the other approaches, adequate housing measures provide a comprehensive guideline in addressing housing needs in post conflict housing reconstruction. Hence, the problems of post conflict housing reconstruction can be minimised through addressing housing needs by using adequate housing measures as a general guideline.

References

- Awotona, A. (1992) Approaches to Post-War Reconstruction and Development. Habitat International, 16(4), pp. 79-98.
- Barakath, S. (2002) Setting the Scene for Afghanistan's Reconstruction: The Challenges and Critical Dilemmas. Third World Quarterly, 23(5), pp. 801-816.
- Barakath, S. (2003) Housing Reconstruction after Conflict and Disaster, London: Humanitarian Practice Network at Overseas Development Institute.
- Barakath, S., Elkahout, G. & Jacoby, T. (2004) The Reconstruction of Housing in Palestine 1993-2000: A Case Study from the Gaza Strip. Housing Studies, 19(2), pp. 175-192.
- Barakath, S. & Zyck, S. A. (2011) Housing Reconstruction as Socio-Economic Recovery and State Building: Evidence from Southern Lebanon. Housing Studies, 26(1), pp. 133-154.
- Barakath, S., Zyck, S. A. & Hunt, J. E. (2008) Housing Compensation & Disaster Preparedness: In the Aftermath of the July 2006 War in South Lebanon, Beirut: Norwegian Refugee Council & Post War Reconstruction & Development Unit.
- Barakath, S., Zyck, S. A. & Hunt, J. E. (2009) The Reconstruction of Gaza: A Guidance Note for Palestinian and International Stakeholders, York: Post War Reconstruction and Development Unit.
- Bisogno, M. & Chong, A. (2002) Poverty and Inequality in Bosnia and Herzegovina after the Civil War. World Development, 30(1), pp. 61-75.
- Bonnet, C., Gobillon, L. & Laferrere, A. (2010) The Effect of Widowhood in Housing and Location Choices. Journal of Housing Economics, 19(2010), pp. 94-108.
- Brun, C. & Lund, R. (2009) 'Unpacking' the Narrative of a National Housing Policy in Sri Lanka. Norwegian Journal of Geography, 63(2009), pp. 10-22.
- Burde, D. (2004) Weak State, Strong Community? Promoting Community Participation in Post Conflict Countries. Current Issues in Comparative Education, 6(2), pp. 73-87.
- Cain, A. (2007) Housing Microfinance in Post-Conflict Angola: Overcoming Socio-Economic Exclusion through Land Tenure and Access to Credit. Environment and Urbanisation, 19(2), pp. 361-390.
- Cain, A. (2008) Kixicasa Housing Microfinance: Rebuilding Angolan Communities after Conflict. Housing Microfinance Conference, Dar es Salam, 22 May 2008.
- Carlowitz, L. V. (2005) Resolution of Property Disputes in Bosnia and Kosovo: The Contribution to Peace. International Peacekeeping, 12(4), pp. 547-561.

- Cho, C. (1997) Joint Choice of Tenure and Dwelling and Dwelling Type: A Multinomial Logit Analysis for the City of Chongju. *Urban Studies*, 34(9), pp. 1459-1473.
- Doyal, L. & Gough, I. (1991) *A Theory of Human Need*, London: The Macmillan Press Ltd.
- El-Masri, S. & Kellett, P. (2001) Post War Reconstruction Participatory Approach to Rebuilding Villages of Lebanon: A Case Study of Al-Burjain. *Habitat International*, 25(2001), pp. 535-557.
- Garstka, G. J. (2010) Post Conflict Urban Planning: The Regularisation Process of an Informal Neighbourhood in Kosova. *Habitat International*, 34(2009), pp. 86-95.
- Handrahan, L. (2004) Conflict, Gender, Ethnicity and Post Conflict Reconstruction. *Security Dialogue*, 35(4), pp. 429-445.
- Hasic, T. & Roberts, A. (1999) Opportunities for Sustaining Human Settlements in a Post Conflict Zone: The Case of Bosnia and Herzegovina. *Open House International*, 24(1), pp. 54-64.
- Hastings, L. (2001) Implementation of the Property Legislation in Bosnia and Herzegovina. *Stanford Journal of International Laws*, 37(2001), pp. 221-254.
- Hovey, G. (2000) *The Rehabilitation of Homes and Return of Minorities to Republika Srpska, Bosnia and Herzegovina*. Forced Migration Review, Oxford: University of Oxford.
- International Federation of Red Cross (2010) *Owner Driven Housing Reconstruction Guidelines*, Geneva: International Federation of Red Cross.
- Johnson, C. (2007a) Impacts of Prefabricated Temporary Housing after Disasters: 1999 Earthquake Turkey. *Habitat International*, 31(2007), pp. 36-52.
- Johnson, C. (2007b) Strategic Planning for Disaster Temporary Housing. *Disasters*, 31(4), pp. 435-458.
- Kibreab, G. (2002) When Refugees Come Home: The Relationship between Stayee and Returnees in Post-Conflict Eritrea. *Journal of Contemporary Studies*, 20(1), pp. 53-80.
- Kissick, D., Leibson, D., Kogul, M., Bachmann, J., Anderson, J. & Eckert, J. (2006) *Housing for All: Essential to Economic, Social and Civic Development*. The World Urban Forum III, Vancouver, Canada, June 2006.
- Koizumi, N. & McCann, P. (2006) Living on a Plot of Land as a Tenure: The Case of Panama. *Journal of Housing Economics*, 15(2006), pp. 349-371.
- Kondylis, F. (2010) Conflict Displacement and Labour Market Outcomes in Post-War Bosnia and Herzegovina. *Journal of Development Economics*, 93(2010), pp. 235-248.
- Kreutner, H. V., Kundermann, B. & Mukerji, K. (2003) *Guidelines for Building Measures after Disasters and Conflicts*, Eschborn: GTZ.
- Leckie, S. (2005) *Housing Land and Property Rights in Post Conflict Societies: Proposals for a New United Nations Institutional and Policy Framework*, Geneva: United Nations High Commissioner for Refugees.
- Leest, K. V. L., Kolarova, D. & Mcreant, L. (2010) *A Guidance for Integrating Peacebuilding into Development*, Brussels: Partners for Democratic Change International.

- Malpass, P. (2003) Wartime Planning for Post War Housing in Britain: The Whitehall Debate, 1941-5. *Planning Perspective*, 18(2003), pp. 177-196.
- Minervini, C. (2002) Housing Reconstruction in Kosovo. *Habitat International*, 26(2002), pp. 571-590.
- Mokoena, M. & Marais, L. (2007) The Missing Link in Cooperative Governance and Housing Delivery: Lessons from Mangaung Local Municipality. *Urban Forum*, 18(2007), pp. 311-327.
- Morris, E. W. & Winter, M. (1975) A Theory of Family Housing Adjustment. *Journal of Marriage and Family*, 37(1), pp. 79-88.
- Ndinda, C. (2007) Women's Participation in Housing Delivery: The Case of Ezilweleni, South Africa. *Development Southern Africa*, 24(5), pp. 665-680.
- OHCHR (1991) The Right to Adequate Housing (Article 11 (1)) : .13/12/91. *Cescr General Comment 4*, Geneva: United Nations Office of the High Commissioner for Human Rights.
- OHCHR (1994) Fact Sheet No.21, the Human Right to Adequate Housing, Geneva: United Nations Office of the High Commissioner for Human Rights.
- Opoku, R. A. & Abdul-Muhmin, A. G. (2010) Housing Preferences and Attribute Importance among Low-Income Consumers in Saudi Arabia. *Habitat International*, 34(2010), pp. 219-227.
- Quarantelli, E. L. (1995) Patterns of Sheltering and Housing in United State Disasters. *Disaster Prevention and Management*, 4(3), pp. 43-53.
- Seko, M. & Sumita, K. (2007) Japanese Housing Tenure Choice and Welfare Implications after the Revision of the Tenant Protection Law. *Journal of Real Estate Finance and Economics*, 35(2007), pp. 357-383.
- Seneviratne, K., Amaratunga, D. & Haigh, R. (2011) Post Conflict Housing Reconstruction Needs of Conflict Affected People. *International Conference on Disaster Resilience 2011*, Kandalama, Sri Lanka, 19-21 July 2011.
- Sepic, L., Biondic, L. & Delic, A. (2005) Housing Reconstruction of War Damaged Towns and Villages in Eastern Croatia. *33rd IAHS World Congress on Housing: Transforming Housing Environments through Design*, Pretoria, South Africa, September 27-30, 2005.
- Smet, S. (2009) A Window of Opportunity - Improving Gender Relations in Post Conflict Societies: The Sierra Leone Experience. *Journal of Gender Studies*, 18(2), pp. 147-163.
- Smit, A. R. (2006) Housing and Property Restitution and Idp Return in Kosovo. *International Migration*, 44(3), pp. 63-88.
- Stefansson, A. H. (2006) Homes in the Making: Property Restitution, Refugee Return and Senses of Belonging in a Post-War Bosnian Town. *International Migration*, 44(3), pp. 115-137.
- Tas, N., Cosgun, N. & Tas, M. (2007) A Qualitative Evaluation of the after Earthquake Permanent Housings in Turkey in Terms of User Satisfaction - Kocaeli Gundogdu Permanent Housing Model. *Building and Environment*, 42(2007), pp. 3418-3431.

The Sphere Project (2011) *Humanitarian Charter and Minimum Standards in Humanitarian Response*. Rugby: Practical Action Publishing.

Tsubaki, T. (2000) *Planners and Public: British Popular Opinion on Housing During the Second World War*. *Contemporary British History*, 14(1), pp. 81-98.

UNHCR (2012) *Global Trends 2011*, Geneva: United Nations High Commissioner for Refugees.

United Nations' Centre for Human Settlements (1997) *Istanbul Declaration and Habitat Agenda*. United Nations Conference on Human Settlements Habitat II, Istanbul, 3 - 14 June 1997.

United States Agency for International Development (2009) *A Guide to Economic Growth in Post-Conflict Countries*, S.D.: United States Agency for International Development.

Wanasundara, L. (2006) *Rural Women in Sri Lanka's Post-Conflict Rural Economy*, Bangkok: Food and Agricultural Organisation of the United Nations.

Wang, D. & Li, S. (2006) *Socio-Economic Differentials and Stated Housing Preferences in Guangzhou, China*. *Habitat International*, 30(2006), pp. 305-326.

Wegelin, E. A. (2005) *Recent Housing Resettlement and Reconstruction in South-Eastern Europe*. *Global Urban Development Magazine*, 1(1) *Global Urban Development*.

Ytrehus, S. (2001) *Interpretation of Housing Needs - a Critical Discussion*. *Housing, Theory and Society*, 17(2001), pp. 166-174.

Zuckerman, E. & Greenberg, M. (2004) *The Gender Dimensions of Post Conflict Reconstruction: An Analytical Framework for Policy Makers*. *Gender and Development*, 12(3), pp. 70-82.