

HOUSING DEVELOPMENT FOR RESIDENCE IN SUDAN

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This project report is dedicated to my parents and my family for their endless support and encouragement.

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ABSTRACT

One of the main needs for the population of a country is housing. Some countries do not address the housing problems and this eventually led to people building houses individually without proper supervision from the authorities. The main aim of this study is to identify the problems faced the owners and developers of the housing in Sudan. The objectives of the study are to identify the problems faced by the house owners who build houses individually in Sudan, to assess the problems faced by housing developers in Sudan, to investigate the factors that influence house owners to either construct houses individually or buy from developers in Sudan and to assess the approval process of the building plans in Sudan. This study is carried out in Khartoum, Sudan. The study is carried out through questionnaires. A total of 50 respondents submitted the questionnaires duly answered. The data is analysed using Average Index. From the study, the problems faced by the housing owners who build houses individually are the high cost of land, the escalation of material price and the approval process from the authorities. The problems faced by the housing developers in Sudan are the delay, too expensive due to its properties and the lack of infrastructure. The factors that influence house owners to construct houses individually are categorized into two groups, the first group is the financial factors and the other one is the design related factors. Also the respondents agreed that the main factors that influence people to houses from developers are: facilities available in the housing projects such as gardens, power and water backup and more security. From the study and the interviews conducted with the number of the construction engineers to study the approval process for housing construction in Sudan the response stated that there is no standard process for the approval which lead the researcher to recommend approval process for houses constructed in Sudan which stated as a part from the recommendations of this research.

ABSTRAK

Salah satu keperluan utama bagi penduduk negara adalah perumahan. Sesetengah negara tidak menangani masalah perumahan dan ini akhirnya membawa kepada orang membina rumah secara individu tanpa pengawasan daripada pihak berkuasa. Tujuan utama kajian ini adalah untuk mengenal pasti masalah yang dihadapi pemilik dan pemaju perumahan di Sudan. Objektif kajian ini adalah untuk mengenal pasti masalah yang dihadapi oleh pemilik rumah yang membina rumah secara berasingan di Sudan, untuk menilai masalah yang dihadapi oleh pemaju perumahan di Sudan, untuk menyiasat faktor-faktor yang mempengaruhi pemilik rumah sama ada untuk membina rumah-rumah secara individu atau membeli daripada pemaju di Sudan dan menilai proses kelulusan pelan bangunan di Sudan. Kajian ini dijalankan di Khartoum, Sudan. Kajian ini dijalankan melalui soal selidik. Seramai 50 responden mengemukakan soal selidik menjawab dengan sewajarnya. Data yang dianalisis dengan menggunakan Indeks Purata. Dari kajian ini, masalah yang dihadapi oleh pemilik perumahan yang membina rumah secara berasingan adalah kos yang tinggi tanah, peningkatan harga bahan dan proses kelulusan daripada pihak berkuasa. Masalah yang dihadapi oleh pemaju perumahan di Sudan adalah kelewatan, terlalu mahal kerana sifat-sifatnya dan kekurangan infrastruktur. Faktor-faktor yang mempengaruhi pemilik rumah untuk membina rumah-rumah individu dikategorikan kepada dua kumpulan, kumpulan yang pertama adalah faktor kewangan dan yang lain merupakan faktor-faktor reka bentuk yang berkaitan. Juga responden bersetuju bahawa faktor-faktor utama yang mempengaruhi orang ramai untuk rumah-rumah dari pemaju: kemudahan yang terdapat dalam projek-projek perumahan seperti taman-taman, kuasa dan sandaran air dan keselamatan yang lebih. Dari kajian dan temu bual dijalankan dengan bilangan jurutera pembinaan untuk mengkaji proses kelulusan bagi pembinaan perumahan di Sudan sambutan yang menyatakan bahawa tidak ada proses standard untuk kelulusan yang membawa penyelidikan menyarankan proses kelulusan bagi rumah-rumah dibina di Sudan yang dinyatakan sebagai sebahagian daripada saranan kajian ini.

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CHAPTER 1

INTRODUCTION

1.1 Introduction

A house is a building that functions as a home for humans or other creatures, ranging from simple dwellings such as rudimentary huts of nomadic tribes to complex structures composed of many systems (Shelter Publications, Inc., May 1, 2000).

Living in satisfactory housing conditions is one of the most important aspects of people's lives. Housing is essential to meet basic needs, such as shelter, but it is not just a question of four walls and a roof. Housing should offer a place to sleep and rest where people feel safe and have privacy and personal space; somewhere they can raise a family. All of these elements help make a house a home. And of course there is the question whether people can afford adequate housing.

The conception of a house as a home, a place of comfort and security, has taken root in many areas of the world, especially as increasing proportions of the population have come to own their houses. This view of shelter reinforces the idea that many other qualities derive from the place where one lays their hat; more than a

roof over one's head, the home has come to symbolize family, stability, wealth. As the largest single investment for most families, and the driver of demand in enormous sectors of the economy, housing has also played a huge role in the economies of these nations.

Houses that generates income or is otherwise intended for investment purposes rather than as a primary residence. It is common for investors to own multiple pieces of real estate, one of which serves as a primary residence, while the others are used to generate rental income and profits through price appreciation. The tax implications for investment housing are often different than those for residential housing.

Common examples of investment properties are apartment buildings and rental houses, in which the owners do not live in the residential units, but use them to generate on-going rental income from tenants. Those who invest in housing also expect to generate capital gains as property values increase over time.

Theoretically, when we are talking about the housing supply and demand, the market forces should be operated to achieve equilibrium between demand and supply of the products. However, in actual practice and fact, the housing market fails to provide balanced situation between housing demand and supply. There is argument that irresponsiveness of the housing development practice also contributes to the issues of oversupply (Bramley, 1995; Hull, 1997). Currently, demand is always proportional to the increase in population. As population increasing, the number of demand on residential will increase as well. The process of developing and constructing this development cause a big amount of money. (Einsiedel, 1997; Eddy, 2004).

The Ministry of Planning and Urban Development in Khartoum state (capital of the Sudan) creates Housing and Reconstruction Fund in December 2001, but the idea of ready-housing due to the late fifties, and the aim of this experiment is to provide an appropriate and legitimate housing for low-income people have now been developed to include all sectors of society.

Housing and Construction Fund is one of Khartoum state institutions nascent leading enforcement and the Ministry of Planning and Urban Development programs where the Fund is putting ready-housing projects belief in the role of these projects in upgrading to the environment of urban citizens, through the construction of houses of art and engineering Excellent specifications and designs of architectural satisfy all tastes at an economical cost and the ownership of such housing and the premium ranging from 3-12 years depending on the income levels of citizens.

1.2 Problem Statement

Housing for residence one the basic needs to live for every person. It becomes one the most challenges for the government of Sudan is to develop the housing in Sudan and to offer house for every family in Sudan.

In Khartoum (capital of the Sudan), the Ministry of Planning and Urban Development started to make some plans for development of housing for residence by develop big residential housing projects contain 50000 residential unit because more than 90 percent of housing in Sudan is individual housing and now there is a strong need to develop residential housing projects to satisfy all citizens of the Khartoum and also encourage the construction companies to invest in the residential housing projects and also encourage people who want to develop individual housing

for residence by themselves by reducing the land prices for the individuals and also provide funding programs to individuals through the government banks.

But the official policies currently in use in the Sudan are very rigid in nature. They are unresponsive to the different norms of the various traditional societies found, in the country. This lack of sensitivity- derives from the fact that the policies are based on a positivistic philosophy of planning and urban development which does not allow the specific social and cultural needs of traditional people to be acknowledged. As a result, the application of these policies is causing various serious practical problems and defeating the purposes they were intended to serve. The whole situation in the housing sector calls for the policies based on a more flexible approach.

Also in Sudan in general and in Khartoum specifically, there are major issues affecting the housing for residence regarding to duration of the construction, quality of buildings , cost of construction and the way of construction .

Duration of the construction works has been one of the problems facing the construction developers due to the delaying usually encompasses with the construction in the most countries in the world, even the developing countries suffer from the same problem, but in Sudan the problem is much greater than those countries, for example the normal duration to build normal house (two story house) it takes 12 months but in Sudan normally it takes up to 36 months due to several reasons;

Firstly, there is no enough skill and experienced labors and the most of labors in Sudan have no good education degree, so that now the Ministry of Planning and Urban Development organizing a lot of training programs for the workmanship to help for reducing the building duration and the improve the quality of construction.

Secondly, there is significant delaying affect the construction duration causing by suppliers because sometimes the materials is not available in Sudan and it has to be delivered from outside the Sudan which would lead to significant delaying in construction.

The third reason for delaying in construction in Sudan refer to the rules and regulations which organizing the construction process in Sudan from the Ministry of Planning and Urban Development specially to get approval for the plans and drawings sometimes takes up to 12 months to get the approval of these documents.

Furthermore, the quality is very important in construction project even in the small construction project like individual housing. In Sudan the housing for residence suffer from the poor quality of construction regarding to the standards and the most individuals housing in Sudan constructed without supervision of consultants because the consultants only engage to the design stage of the building because the owners of the houses prefer to reduce the cost than hiring a consultant and the authority does not enforce the supervision of the consultants during the construction stage resulting a low quality of construction and a lot of defects starting to be arise few months after the end of construction.

Also the cost of construction in Sudan is very high in comparison with other countries, normally the two story house in Sudan costs up to 700,00 RM due to the high price of construction materials and equipment and the rate of inflation of the Sudanese economy. And due to the shortage in the skill labours and construction materials sometimes house owners or developers hire foreigner skill labours from the neighbour countries such as Egypt and Ethiopia.

Additional to all of this, there are no clear regulations to check the fitness of the building to be occupied and the matching of the housing to the specification after

finishing the construction work, and also there is no clear regulation according to the defects after completion of construction work especially in the individual housing.

Also in the most of cases there is no clear legal agreement between the owners and contractors regarding to the payments and schedule of the work and the duration of the construction which cause delaying in the payment from the owners resulting in a significant delay in the construction work.

The last but not the least, the way of construction in Sudan is not proper, most of Sudanese contractors use the conventional methods of construction due to the high price of equipment and materials especially in the small projects like individual housing which affect the quality of the buildings and causing significant delay in the construction period.

1.3 Aim and Objectives

The main aim of this study is to identify the problems faced by the owners and developers of the housing in Sudan. The objectives of study are as follow:

1. To investigate the problems faced by the housing owners who build houses individually in Sudan.
2. To assess the problems faced by the housing developers in Sudan.
3. To identify the factors that influence house owners to either construct houses individually or buy from developers in Sudan.
4. To assess the approval process of the building plans in Sudan.

1.4 Scope of the Study

The study is carried out in Khartoum. The researcher focuses on individual housing and problems faced by owners and developers in housing development process. And additionally, it stresses on the types of house and price range preferred by buyers. The study is carried out based on data collected from the questionnaires.

1.5 Significance of the Study

The substantial increase in the problems of individual housing in Sudan regarding to the high cost of construction and the extension in the duration of the construction and also the poor quality of the housing in Sudan has brought about loss of client confidence in contractors and increasing in the effort of clients in supervising of the construction work. Therefore, there is need to provide a solutions to minimizing construction cost and duration and increase the quality of the construction. This will develop the individual housing in Sudan and will encourage the investors to invest in the individual housing construction projects

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