

## Providing housing and facilities

Many projects focus on cash compensation, but it has been demonstrated that providing appropriate replacement housing is the most effective long-term solution to managing resettlement impacts. The design of resettlement housing needs to be a participatory process involving communities, government and projects to ensure that these settlements are sustainable in terms of maintenance and services.

### Challenges

- Lack of emphasis on ensuring funds paid directly to affected households for housing is spent on the purchase or construction of replacement housing.
- Conflict about the balance between the size and quality of replacement housing.
- Provision of communal toilets leading to poor sanitation conditions.
- Small size of resettlement houses leading to ongoing grievances.
- Use of building designs and materials inappropriate for the local context.
- Lack of quality control in construction of replacement housing leading to costly subsequent mitigation measures.
- Provision of facilities that communities are unable to maintain.
- Inadequate attention to plot allocation leading to disputes between community members.

### Lessons and recommendations

- Provide in-kind replacement housing as much as possible.
- Measures should be put in place to encourage the use of compensation funds to construct replacement housing if project-built replacement housing is not feasible.
- Construction of pilot or sample houses is useful.
- Designs that are standardised should be used to allow ease of construction, but these should still provide a range of choices and avoid loss of area and rooms compared with what people previously had.
- Provision of suitable arrangements to deal with tenants should be put in place so that they are not rendered homeless by the resettlement process and have other options to rent accommodation with the same landlord or through support for other arrangements.
- Conform to national building standards and minimum building requirements to ensure the provision of quality replacement housing.
- The provision of replacement housing for future generations should be considered.
- Involving housing recipients with construction activities can be a useful approach. This should be under close supervision of professional contractors to ensure quality control and avoid delays in construction.
- Plot allocation should be undertaken in accordance with community preferences.

