



University of  
**Salford**  
MANCHESTER

# Post conflict housing reconstruction: sustainability perspectives of human settlements

Seneviratne, K, Amaratunga, RDG and Haigh, RP

<b>Title</b>	Post conflict housing reconstruction: sustainability perspectives of human settlements
<b>Authors</b>	Seneviratne, K, Amaratunga, RDG and Haigh, RP
<b>Publication title</b>	
<b>Publisher</b>	
<b>Type</b>	Conference or Workshop Item
<b>USIR URL</b>	This version is available at: <a href="http://usir.salford.ac.uk/id/eprint/17654/">http://usir.salford.ac.uk/id/eprint/17654/</a>
<b>Published Date</b>	2010

USIR is a digital collection of the research output of the University of Salford. Where copyright permits, full text material held in the repository is made freely available online and can be read, downloaded and copied for non-commercial private study or research purposes. Please check the manuscript for any further copyright restrictions.

For more information, including our policy and submission procedure, please contact the Repository Team at: [library-research@salford.ac.uk](mailto:library-research@salford.ac.uk).



**RICS**

the mark of  
property  
professionalism  
worldwide

DAUPHINE  
UNIVERSITÉ PARIS

# COBRA 2010

## The Construction, Building and Real Estate Research Conference of the Royal Institution of Chartered Surveyors

**Held at Dauphine Université, Paris, 2-3 September 2010**

ISBN 978-1-84219-619-9

© RICS

12 Great George Street  
London SW1P 3AD  
United Kingdom

[www.rics.org/cobra](http://www.rics.org/cobra)

September 2010

The RICS COBRA Conference is held annually. The aim of COBRA is to provide a platform for the dissemination of original research and new developments within the specific disciplines, sub-disciplines or field of study of:

### **Management of the construction process**

- Cost and value management
- Building technology
- Legal aspects of construction and procurement
- Public private partnerships
- Health and safety
- Procurement
- Risk management
- Project management

### **The built asset**

- Property investment theory and practice
- Indirect property investment
- Property market forecasting
- Property pricing and appraisal
- Law of property, housing and land use planning
- Urban development
- Planning and property markets
- Financial analysis of the property market and property assets
- The dynamics of residential property markets
- Global comparative analysis of property markets
- Building occupation
- Sustainability and real estate
- Sustainability and environmental law
- Building performance

## The property industry

- Information technology
- Innovation in education and training
- Human and organisational aspects of the industry
- Alternative dispute resolution and conflict management
- Professional education and training

## Peer review process

All papers submitted to COBRA were subjected to a double-blind (peer review) refereeing process. Referees were drawn from an expert panel, representing respected academics from the construction and building research community. The conference organisers wish to extend their appreciation to the following members of the panel for their work, which is invaluable to the success of COBRA.

Rifat Akbiyikli	Sakarya University, Turkey
Rafid Al Khaddar	Liverpool John Moores University, UK
Ahmed Al Shamma'a	Liverpool John Moores University, UK
Tony Auchterlounie	University of Bolton, UK
Kwasi Gyau Baffour Awuah	University of Wolverhampton, UK
Kabir Bala	Ahmadu Bello University, Nigeria
Juerg Bernet	Danube University Krems, Austria
John Boon	UNITEC, New Zealand
Douw Boshoff	University of Pretoria, South Africa
Richard Burt	Auburn University, USA
Judith Callanan	RMIT University, Australia
Kate Carter	Heriot-Watt University, UK
Keith Cattell	University of Cape Town, South Africa
Antoinette Charles	Glasgow Caledonian University, UK
Fiona Cheung	Queensland University of Technology, Australia
Sai On Cheung	City University of Hong Kong
Samuel Chikafalimani	University of Pretoria, South Africa
Ifte Choudhury	Texas A and M University, USA
Chris Cloete	University of Pretoria, South Africa
Alan Coday	Anglia Ruskin University, UK
Michael Coffey	Anglia Ruskin University, UK
Nigel Craig	Glasgow Caledonian University, UK
Ayirebi Dansoh	KNUST, Ghana
Peter Davis	Curtin University, Australia
Peter Defoe	Calford Seaden, UK
Grace Ding	University of Technology Sydney, Australia
Hemanta Doloi	University of Melbourne, Australia
John Dye	TPS Consult, UK
Peter Edwards	RMIT, Australia
Charles Egbu	University of Salford, UK
Ola Fagbenle	Covenant University, Nigeria
Ben Farrow	Auburn University, USA
Peter Fenn	University of Manchester, UK
Peter Fewings	University of the West of England, UK

Peter Fisher	University of Northumbria, UK
Chris Fortune	University of Salford, UK
Valerie Francis	University of Melbourne, Australia
Rod Gameson	University of Wolverhampton, UK
Abdulkadir Ganah	University of Central Lancashire, UK
Seung Hon Han	Yonsei University, South Korea
Anthony Hatfield	University of Wolverhampton, UK
Theo Haupt	Cape Peninsula University of Technology, South Africa
Dries Hauptfleisch	University of the Free State, South Africa
Paul Holley	Auburn University, USA
Danie Hoffman	University of Pretoria, South Africa
Keith Hogg	University of Northumbria, UK
Alan Hore	Construction IT Alliance, Ireland
Bon-Gang Hwang	National University of Singapore
Joseph Igwe	University of Lagos, Nigeria
Adi Irfan	Universiti Kebangsaan Malaysia, Malaysia
Javier Irizarry	Georgia Institute of Technology, USA
Usman Isah	University of Manchester, UK
David Jenkins	University of Glamorgan, UK
Godfaurd John	University of Central Lancashire, UK
Keith Jones	University of Greenwich, UK
Dean Kashiwagi	Arizona State University, USA
Nthatisi Khatleli	University of Cape Town, South Africa
Mohammed Kishk	Robert Gordon's University, UK
Andrew Knight	Nottingham Trent University, UK
Scott Kramer	Auburn University, USA
Esra Kurul	Oxford Brookes University, UK
Richard Laing	Robert Gordon's University, UK
Terence Lam	Anglia Ruskin University, UK
Veerarak Likhitrungsilp	Chulalongkorn University, Thailand
John Littlewood	University of Wales Institute, Cardiff, UK
Junshan Liu	Auburn University, USA
Champika Liyanage	University of Central Lancashire, UK
Greg Lloyd	University of Ulster, UK
S M Lo	City University of Hong Kong
Mok Ken Loong	Yonsei University, South Korea
Martin Loosemore	University of New South Wales, Australia
David Manase	Glasgow Caledonian University, UK
Donny Mangitung	Universitas Tadulako, Malaysia
Patrick Manu	University of Wolverhampton, UK
Tinus Maritz	University of Pretoria, South Africa
Hendrik Marx	University of the Free State, South Africa
Ludwig Martin	Cape Peninsula University of Technology, South Africa
Wilfred Matipa	Liverpool John Moores University, UK
Steven McCabe	Birmingham City University, UK
Annie McCartney	University of Glamorgan, UK
Andrew McCoy	Virginia Tech, USA
Enda McKenna	Queen's University Belfast, UK
Kathy Michell	University of Cape Town, South Africa
Roy Morledge	Nottingham Trent University, UK

Michael Murray	University of Strathclyde, UK
Saka Najimu Stanley Njuangang	Glasgow Caledonian University, UK University of Central Lancashire, UK
Henry Odeyinka Ayodejo Ojo Michael Oladokun Alfred Olatunji Austin Otegbulu Beliz Ozorhon Obinna Ozumba	University of Ulster, UK Ministry of National Development, Seychelles University of Uyo, Nigeria Newcastle University, Australia Bogazici University, Turkey University of the Witwatersrand, South Africa
Robert Pearl Srinath Perera Joanna Poon Keith Potts Elena de la Poza Plaza Matthijs Prins Hendrik Prinsloo	University of KwaZulu, Natal, South Africa Northumbria University, UK Nottingham Trent University, UK University of Wolverhampton, UK Universidad Politécnica de Valencia, Spain Delft University of Technology, The Netherlands University of Pretoria, South Africa
Richard Reed Zhaomin Ren Herbert Robinson Kathryn Robson Simon Robson David Root Kathy Roper Steve Rowlinson Paul Royston Paul Ryall	Deakin University, Australia University of Glamorgan, UK London South Bank University, UK RMIT, Australia University of Northumbria, UK University of Cape Town, South Africa Georgia Institute of Technology, USA University of Hong Kong, Hong Kong Nottingham Trent University, UK University of Glamorgan, UK
Amrit Sagoo Alfredo Serpell Winston Shakantu Yvonne Simpson John Smallwood Heather Smeaton-Webb Bruce Smith Melanie Smith Hedley Smyth John Spillane Suresh Subashini Kenneth Sullivan	Coventry University, UK Pontificia Universidad Católica de Chile, Chile Nelson Mandela Metropolitan University, South Africa University of Greenwich, UK Nelson Mandela Metropolitan University, South Africa MUJV Ltd. UK Auburn University, USA Leeds Metropolitan University, UK University College London, UK Queen's University Belfast, UK University of Wolverhampton, UK Arizona State University, USA
Joe Tah Derek Thomson Matthew Tucker	Oxford Brookes University, UK Heriot-Watt University, UK Liverpool John Moores University, UK
Chika Udeaja	Northumbria University, UK
Basie Verster Francois Viruly	University of the Free State, South Africa University of the Witwatersrand, South Africa
John Wall Sara Wilkinson Trefor Williams	Waterford Institute of Technology, Ireland Deakin University, Australia University of Glamorgan, UK

Bimbo Windapo	University of Cape Town, South Africa
Francis Wong	Hong Kong Polytechnic University
Ing Liang Wong	Glasgow Caledonian University, UK
Andrew Wright	De Montfort University, UK
Peter Wyatt	University of Reading, UK
Junli Yang	University of Westminster, UK
Wan Zahari Wan Yusoff	Universiti Tun Hussein Onn Malaysia, Malaysia
George Zillante	University of South Australia
Benita Zulch	University of the Free State, South Africa
Sam Zulu	Leeds Metropolitan University, UK

**In addition to this, the following specialist panel of peer-review experts assessed papers for the COBRA session arranged by CIB W113**

John Adriaanse	London South Bank University, UK
Julie Adshead	University of Salford, UK
Alison Ahearn	Imperial College London, UK
Rachelle Alterman	Technion, Israel
Deniz Artan Ilter	Istanbul Technical University, Turkey
Jane Ball	University of Sheffield, UK
Luke Bennett	Sheffield Hallam University, UK
Michael Brand	University of New South Wales, Australia
Penny Brooker	University of Wolverhampton, UK
Alice Christudason	National University of Singapore
Paul Chynoweth	University of Salford, UK
Sai On Cheung	City University of Hong Kong
Julie Cross	University of Salford, UK
Melissa Daigneault	Texas A&M University, USA
Steve Donohoe	University of Plymouth, UK
Ari Ekroos	University of Helsinki, Finland
Tilak Ginige	Bournemouth University, UK
Martin Green	Leeds Metropolitan University, UK
David Greenwood	Northumbria University, UK
Asanga Gunawansa	National University of Singapore
Jan-Bertram Hillig	University of Reading, UK
Rob Home	Anglia Ruskin University, UK
Peter Kennedy	Glasgow Caledonian University, UK
Anthony Lavers	Keating Chambers, UK
Wayne Lord	Loughborough University, UK
Sarah Lupton	Cardiff University
Tim McLernon	University of Ulster, UK
Frits Meijer	TU Delft, The Netherlands
Jim Mason	University of the West of England, UK
Brodie McAdam	University of Salford, UK
Tinus Maritz	University of Pretoria, South Africa

Francis Moor	University of Salford, UK
Issaka Ndekugri	University of Wolverhampton, UK
John Pointing	Kingston University, UK
Razani Abdul Rahim	Universiti Teknologi, Malaysia
Linda Thomas-Mobley Paul Tracey	Georgia Tech, USA University of Salford, UK
Yvonne Scannell Cathy Sherry Julian Sidoli del Ceno	Trinity College Dublin, Ireland University of New South Wales, Australia Birmingham City University, UK
Keren Tweeddale	London South Bank University, UK
Henk Visscher	TU Delft, The Netherlands
Peter Ward	University of Newcastle, Australia



# Post conflict housing reconstruction: sustainability perspectives of human settlements

Krisanthi Seneviratne  
The University of Salford, UK  
[T.K.K.Seneviratne@pgr.salford.ac.uk](mailto:T.K.K.Seneviratne@pgr.salford.ac.uk)

Dilanthi Amaratunga  
The University of Salford, UK  
[R.D.J.Amaratunga@salford.ac.uk](mailto:R.D.J.Amaratunga@salford.ac.uk)

Richard Haigh  
The University of Salford, UK  
[R.P.Haigh@salford.ac.uk](mailto:R.P.Haigh@salford.ac.uk)

## Abstract

Wars continue in many parts of the world and most of them are often lengthy and extends for more than a decade. Wars often cause huge impacts. It is widely acknowledged that wars exist in many developing countries. As conflicts have a greater impact on the built environment of a country, post conflict reconstruction requires repair and reconstruction of housing, social and economic infrastructure of conflict affected countries. Housing reconstruction after war plays an important role in establishing the country's development and peace. But it is claimed that most of housing projects are not appropriate for the beneficiaries' needs and socio-economic conditions. Therefore, this research study will focus on how to integrate beneficiaries' socio-economic conditions and housing needs into post conflict housing reconstruction. Research methodology includes a comprehensive literature review, semi structured interviews with beneficiaries, experts, policy makers and practitioners. As this study enhances post conflict housing reconstruction through integrating users' housing needs and their socio-economic conditions it contributes to sustainable development. However sustainability perspectives of post conflict human settlements are much broader and involve security, return and reintegration of displaced population, economic development, good governance and sustainable urbanisation.

**Key words:** Conflicts, post conflict reconstruction, post conflict housing reconstruction, human settlements, sustainability

## 1 Introduction to research

### 1.1 Background

Wars continue in many parts of the world. Hewitt indicates there have been about 150 wars, each with more than a thousand violent deaths, since the Second World War (1997 cited El-Masri and Kellett, 2001). The World Bank (1998) reports over 50 countries have been involved in major intrastate

conflicts since 1980. More than thirty armed conflicts were in progress during the 1990s, of those 24 lasted more than a decade and more than 5.5 million civilians were killed whilst more than 25 million people were forcibly uprooted (Hewitt 1997 cited El-Masri and Kellett, 2001).

It is found most of today's conflicts are intrastate rather than conflicts between states (UN-HABITAT, 2004; Zenkevicius, 2007). Many of the recent conflicts are identified as armed conflicts. The nature of armed conflict has changed dramatically in recent years and it is observed that there are three salient characteristics. First, most armed conflicts last for decades. Second, they take place mostly in developing countries. Third, the primary target of conflict is civilians and civil life.

Most civil wars are often lengthy and continue for more than a decade. Apart from that an unfortunate number of wars that ends have recurred and it is argued that on many occasions wars that have ended break out into conflict again (World Bank, 1998; Patrick, 2006). For example, In Lebanon the civil war lasted for 17 years, in Afghanistan for two decades, in Guatemala for over three decades and in Sudan for four decades (FAO, 2005). In Sri Lanka civil war lasted for more than 30 years (International Crisis Group, 2009). It is widely acknowledged that wars exist in many developing countries (Cuny and Tanner, 1995; El-Masri and Kellett, 2001; Anand, 2005; Fearon *et al.*, 2009). According to Gleditsch *et al.* (2002), in 2001 there were 34 armed conflicts involving 29 countries and 26 of those were in developing countries. In 2002 there were 31 armed conflicts involving 24 countries, 22 of which were developing countries (Eriksson *et al.*, 2003). Developed countries experience conflict as well, but conflicts are more common in poor countries than wealthier countries. Afghanistan, Bosnia, Ethiopia, Iraq, Kosovo, Lebanon, Sudan, Sri Lanka and Somalia are some examples of this fact (El-Masri and Kellett, 2001). Wars are no longer fought only on battlefields between large armies and they are often waged in cities and villages by amateur militia, driven by long-simmering ethnic and religious ideologies and fuelled by a struggle for political and economic control (UN-HABITAT, 2004). As a result, more than 90 % of the victims of today's wars are civilians and of those, women and children bear an inordinate burden (UN-HABITAT, 2004).

Wars often cause huge impacts such as death and injury to much of the population, massive displacement of people as refugees and Internally Displaced Persons (IDPs), widespread destruction of properties, poor institutional capacity and vulnerability to disease and crime (FAO, 2005; Patrick, 2006). Further, conflicts greatly reduce the security, prevent access to production facilities and erode the social capital (World Bank, 1998). As modern day conflicts have lasted for many years, the destruction and disruptions they cause are equally drawn out over time (Cuny and Tanner, 1995).

Post conflict reconstruction refers to the reconstruction of the enabling conditions for a functioning peace time society and it involves the full range of integrated activities and processes that have to be

initiated in order to reactivate the development process that has been disrupted by the conflict. Post conflict reconstruction is a priority area in many parts of the world including Africa, the Middle East and South Asia and it has emerged as a major challenge for development agencies. Major interventions that take place during post conflict reconstruction include, restoration of the physical infrastructure and essential government functions and services, rebuilding weakened institutions, reviving the economy, reconstructing the framework for democratic governance, rebuilding and maintaining key social infrastructure and planning for financial normalisation (World Bank, 1998; Rugumamu and Gbla, 2003). As conflicts have a greater impact on the built environment of a country, post conflict reconstruction requires repair and reconstruction of housing and the social and economic infrastructure of the affected countries. Though post conflict reconstruction is not confined to the physical reconstruction of economic and social infrastructure it is accepted as the most visible indicator of economic reconstruction that is important for building trust and sustaining confidence among the war affected population and investors.

Among the reconstruction of physical structures, housing reconstruction remains important in the context of post conflict reconstruction. Kibreab (2002) comments, peace and development are interrelated and in war-torn societies a lasting peace is considered inconceivable without addressing the problem of reintegration of people dislocated by war and insecurity. Reintegration of displaced people again claims the need of repair and reconstruction of housing. According to Kibreab (2002), this can lead countries towards development and then peace. Housing reconstruction after war can help in the peace process by restoring dignity, thrust and faith in the future (Barakath *et al.*, 2004). Therefore housing reconstruction after war plays an important role in establishing the country's development and peace. Despite this important issue, most post conflict housing reconstruction projects are found to be unsuccessful and hinder the achievement of post conflict reconstruction objectives. Therefore, post conflict housing reconstruction emerges as an important research area with much potential. In this context, the following section introduces the general focus of this research.

## **1.2 Research problem**

Housing is identified as an essential asset to the well-being and development of most societies, which is linked to livelihood, health, education, security and social stability (Barakath, 2003; Harris and Arku, 2007). Most importantly, housing is identified as extremely vulnerable to conflict and it emphasizes the need for more prominent housing reconstruction programming after conflicts (Barakath, 2003). Post conflict housing reconstruction is considered to be a crucial incentive to repatriation and rebuilding of communities as part of the efforts towards peace (Barakath, 2003) and is identified as one of the most important problems to be dealt with during reconstruction (Malpass, 2003). Minervini (2002) identifies housing reconstruction as a prerequisite for economic recovery after a complex emergency.

However, it is claimed that most housing reconstruction projects are not appropriate for the beneficiaries' needs and result in remodelling or abandonment (Barakath, 2003). Cain (2007) says, the formal sector is geared to producing housing as a product that is delivered relatively quickly, as industrialized, standardised packages made with imported materials. It is found that housing interventions after conflicts are planned and implemented rapidly paying little attention to the local skills, preferences and needs for the sake of doing something within short space of time (Barakath, 2003). Such centrally controlled, top-down approaches to reconstruction after war have failed and have been unsuccessful in many parts of the world (El-Masri and Kellett, 2001; Barakath *et al.*, 2004). In such approaches, pre-fabricated technology and professional judgements are used to produce mass housing units because of the urgency to re-house the victims. Barakath *et al.*, (2004) further identify that in this context the priorities are set by professional staff that rely more on their belief of the requirements of people. Centrally controlled approaches neglect the users' needs, expectations, local conditions, socio-economic and cultural and developmental issues (El-Masri and Kellett, 2001; Barakath *et al.*, 2004). Meanwhile, El-Masri and Kellett (2001) claim, that many aspects of housing are bound up with socio-economic factors. Therefore understanding the socio economic conditions of the population is essential for comprehensive reconstruction, which is found to be missing in the top-down approach to reconstruction. As Armstrong (1991) highlighted, the rapid response to housing has neglected the linkages with the local community and local economy.

Consequently, the outcome of such housing projects is the abandonment or alterations to dwellings (El-Masri and Kellett, 2001; Barakath *et al.*, 2004). Barakath *et al.*, (2004) indicate the reconstruction approach should be tailored to the requirements of the people. Ukoha and Beamish (1997), emphasize the need for addressing the cultural issues of different groups and meeting their needs and expectations in housing strategy. Therefore, El-Masri and Kellett (2001) acknowledge the fact that reconstruction planning must consider a variety of socio-economic and cultural aspects and should not be limited to the physical needs. Further, they argue that it should be place specific to peoples' needs, perceptions and expectations. Therefore, for housing reconstruction to be successful, it should be integrated and blended with the beneficiaries' socio economic conditions and their housing needs. Emphasis needs to be placed on proper planning of settlement reconstruction to avoid the waste of resources and long term social problems within the community.

Despite a notable increase in awareness of the issue of post-conflict housing, there remains a paucity of research in this area (Barakath *et al.*, 2004). As suggested in the literature, reconstruction should take into account beneficiaries' needs and their socio-economic conditions for successful post conflict housing reconstruction. Therefore, it is worthwhile not just to know their housing needs and socio economic conditions but also to understand the relationship between them. Therefore, this research is

dedicated to explore beneficiaries' housing needs and socio economic conditions whilst establishing the relationship between them. This will then support post conflict reconstruction by incorporating the identified strategies within the process of post conflict housing reconstruction.

### ***1.3 Scope of the study***

Sri Lanka has been involved in violent conflict for more than three decades (International Crisis Group, 2009; Senanayake, 2009). The North and East of the country have been severely affected by this armed conflict. An estimated 85,000 people have died in fighting between the government and Liberation Tigers of Tamil Eelam (International Crisis Group, 2009) and over half a million people have been displaced (Senanayake, 2009). This armed conflict ended in 2009 and there is a golden opportunity to move quickly to heal the wounds of years of conflict through timely reconstruction (Senanayake, 2009). Return and resettlement of IDPs in villages entails rebuilding villages, housing infrastructure, providing electricity, water, access roads and basic services. As much of the housing is reported to have badly damaged or destroyed (International Crisis Group, 2010), housing reconstruction remains important in Sri Lanka. Therefore, Sri Lanka provides a sound basis for this research and thus, the scope of this study will be centred on Sri Lanka.

### ***1.4 Aim and objectives of the research***

As derived from the research problem and the literature review and synthesis, the aim of this research is to explore beneficiaries' socio-economic conditions and housing needs and establish the relationship between them. This will help to enhance post conflict housing reconstruction by incorporating the identified strategies within the process of post conflict housing reconstruction. To achieve this aim, the following objectives are set.

1. To examine the relationship between conflict and post conflict reconstruction
2. To identify and explore beneficiaries' post conflict socio-economic conditions and their housing needs
3. To explore and establish the relationship between socio economic conditions and housing needs
4. To examine the process of post conflict housing reconstruction and to identify strategies to incorporate beneficiaries' socio-economic conditions and housing needs into post conflict housing reconstruction
5. To develop a theoretical model which can be used by policy makers, professional and practitioners to benefit the users and support successful post conflict housing reconstruction in conflict affected areas in Sri Lanka.

## **2 Proposed research methodology**

Research methodology refers to the procedural framework within which the research is conducted (Remenyi *et al.*, 1998). As mentioned above, the purpose of this research is to enhance post conflict housing reconstruction through understanding the beneficiaries' socio-economic conditions and their housing needs in context of post conflict reconstruction. My approach to the study takes the view that beneficiaries attach their own individual meanings to their housing needs. Therefore this aspect is treated as subjective. Hence, beneficiaries' housing needs are viewed as social phenomena. Beneficiaries' socio economic conditions are treated as facts. According to Fellows and Liu (2008), qualitative approaches seek to gain insights and to understand people's perceptions of the world, whether as individuals or groups. Accordingly, qualitative research investigates people's beliefs, understandings, opinions, views etc. This study is mainly concerned with subjective meanings of housing needs and stresses the qualitative approach to the research. Data collection will be done thorough unstructured interviews guided by the areas of concern.

Post conflict housing reconstruction carried out in the context of post conflict reconstruction will the phenomenon of the data collection. Interviews will be carried out, in particular, with beneficiaries who need housing and professional practitioners and policy makers who are involved in post conflict housing reconstruction. Based on the analysis of this data, a theoretical framework will be developed which explains the relationship between socio economic conditions and housing needs, with strategies to be incorporated into the post conflict housing reconstruction process. Computer packages that can be used to analyse qualitative data, can also be used to store transcripts, data and even to conduct simple searches for specified concepts. Based on these advantages, Nivo will be used to facilitate the analysis of qualitative data collected through unstructured interviews.

## **3 Sustainability perspectives of post conflict human settlements**

The concept of sustainability evolves around three key elements of economic, environmental and social equilibriums. According to Norton (1999), sustainable housing brings together five key characteristics:

- Environmental sustainability - Does the approach avoid depleting natural resources bases and contaminating the environment?
- Technical sustainability - Can the skills be introduced and passed on to others, and are the tools needs accessible?
- Financial sustainability - Can money or service exchange be accessed to pay for the work that needs to be done?

- Organisational sustainability - Is there a structure of sorts that allows one to bring together the different stakeholders without, for example, needing to call on outside expertise on each occasion?
- Social sustainability - Does the overall process and the product fit within and satisfy the needs of society?

The housing must be appropriate to the needs of the family, suitable to the local environment and located in an area where there is employment and where services are adequate to the needs of the occupants. If there is no work and there are no facilities, people will move, abandoning their new homes (Barakath, 2003; Barakath *et al.*, 2004). As this research aims to enhance post conflict housing reconstruction by incorporating beneficiaries' housing needs and their socio-economic conditions into post conflict housing reconstruction, it contributes to the sustainable development of post conflict housing reconstruction. However, Hasic and Roberts (1999) indicate that the housing sector is generally considered to be a catalyst for starting broad post-war intervention leading to sustainable development, particularly if the local population is involved (Minervini, 2002). Thus it is clear that in the context of post conflict housing there are different perspectives of sustainability and it is worthwhile to familiar with them all to get a better understanding. In this context, this section provides the literature findings on sustainability perspectives of post conflict human settlements.

When conflicts occur it is always human settlements, people and property that are among the most affected. Rebels tend to target human settlements and infrastructure as part of their strategy to disrupt the logistical flow of the enemy and to put the sitting government in difficulty (Barakath, 2002; Rugumamu and Gbla, 2003; Nkurunziza, 2008). Physical structures, such as, housing, schools, health facilities, roads, bridges, dams, railways, airports, ports, electricity grids, commercial enterprises and telecommunication facilities are often damaged in conflicts (Cuny and Tanner, 1995; Rugumamu and Gbla, 2003; FAO, 2005; Grant, 2005; Nkurunziza, 2008). Housing is an extremely vulnerable asset, and the destruction of homes or their loss through displacement or dispossession is one of the most visible effects of conflict and natural disaster (Barakath, 2003). Armed conflicts not only cause extensive loss of life, damage to property and harm to the environment but also limit the development. Anand (2005) indicates, conflict is a challenge to development in the world and conflict can retard progress towards Millennium Development Goals. Conflicts constrain the alleviation of poverty (World Bank, 1998).

Therefore post conflict reconstruction helps to reactivate the development process that has been disrupted by the conflict. Post conflict housing reconstruction is identified as one of the first steps towards environmental and economic recovery and development after a complex emergency (Minervini, 2002) and is asserted as one of the most important problems to be dealt within the period

of reconstruction (Malpass, 2003). Therefore housing reconstruction after war plays an important role in establishing the country's development and peace.

However, post-crisis responses by national governments, bilateral, NGOs and UN agencies have been characterised by the implementation of a series of rapid reconstruction projects that are not linked with the long term development strategy (UN-HABITAT, 2004). As Barakath (2003) claims housing reconstruction is a complex process, which faces significant challenges and success typically requires a good deal of time and preparation. In the immediate aftermath of an emergency, this may not be available. The urgent need to do something within a short space of time is not conducive to good, sustainable housing reconstruction. Housing interventions after conflicts are often planned and implemented rapidly, and in isolation from their political, economic or social environment. This can waste financial and human resources critically. Therefore By integrating the principles of sustainability from the earliest stages of recovery in human settlements can contribute significantly to building foundations for development.

### ***3.1 Safety and security***

Ensuring security and protection, and the elimination of the circumstances and occurrences that generate dispute and conflict is considered as the first pre-condition for achieving sustainable human settlements after conflicts (UN-HABITAT, 2004). Therefore it is crucial to restore or if it did not exist before set-up an effective and sympathetic law-keeping police service, backed by an impartial and equally effective judiciary. Security of tenure and access to land and resources are central issues in post conflict reconstruction, in particular with reference to displaced populations. When people have security where they live, they are better able to manage the space, and engage in activities that will reduce, rather than increase their vulnerability (UN-HABITAT, 2004). Secure tenure will protect the land and property rights of affected or displaced people and develop long term solutions for land and property disputes. Access to resources like land and water is usually an underlying cause of conflict. With careful understanding of antecedents, any imbalances and sensitive situations must be addressed through both formal and traditional systems, to ensure equitable access and use of such resources by all communities to support their livelihood. In the same vein, the system for allocation, use and registration of land and property will need to be rationalized (UN-HABITAT, 2004). This is a crucial tool for conflict resolution.

### ***3.2 Return and reintegration of displaced population***

The more direct effects of war are the fatalities and population displacements (Cuny and Tanner, 1995; Rugumamu and Gbla, 2003). Due to conflicts people flee the area, either across borders (refugees) or as IDPs. Refugees are people who flee their homes for the safety of another country and IDPs are people who flee from violence but remain in their own country. While refugees have the



protection of international laws, IDPs are subject to the laws of the country. About 35 million people are displaced as a result of conflict (World Bank, 1998). Most displaced families lost their assets, livelihood and accumulated wealth (Cain, 2007). For many whom return after a conflict the biggest concern is the availability of a sustainable livelihood. While employment opportunities are found to be typically rare in rural areas, lands may not be available for agricultural purposes because of mines. People may not have the access to the basic services (FAO, 2005). Response after conflict must consider their longer term needs as well, either in-situ, or in their places of origin. However it is found that the response phase after conflict tends to approach displaced populations as beneficiaries rather than partners in the recovery process.

### ***3.3 Promoting economic development during recovery***

Conflict breaks down the underpinnings of the economy, disrupts markets and distribution networks and destroys banking and credit systems (World Bank, 1998). Armed conflicts have produced massive poverty in many of the least prosperous areas of the world (Cuny and Tanner, 1995). Furthermore, war disturbs the productive base of a community. Physical destruction of infrastructure and services affects agricultural and industrial production. Prolonged conflicts have inflicted severe wounds in war affected countries making them the least developed countries in the world. Most countries at this stage have devastated or at least have severely distorted economies (Castillo, 2001). Poverty and lack of resources increases vulnerability, weakens coping strategies and delays the recovery process. A vital local economy is one of the key elements in sustainable recovery and development, yet the economic recovery is also recognized as one of the most difficult aspects of the process.

However, many communities have resources that can be tapped such as the availability of local building materials, the existence of a labor force, and most importantly the eagerness of local communities and the private sector to participate in the recovery process. As an example a fieldwork carried out by El-Masri and Kellett (2001) establishes the households' high degree of self reliance: adopting different coping mechanisms (savings, social networks and existing building stocks) to provide housing despite the problems associated with displacement. Therefore this reveals the people's considerable ability to deal with the problem of homelessness as opposed to the idea of helpless victims.

Re-establishing small scale production in the affected areas, creating employment opportunities for local entrepreneurs and the community itself - both affected/displaced and host communities - and reinforcing the local building sectors all are contributing to sustainable recovery. All in all, strategic physical reconstruction of housing, infrastructure, public facilities and utilities play a fundamental role in the functionality and success of local economy (UN-HABITAT, 2004).

### ***3.4 Good governance***

Public participation and inclusive decision-making are well recognized as central elements for good governance (UN-HABITAT, 2004). Inclusive decision-making is at the heart of good governance, and participation of civil society is crucial to achieving sustainable recovery from a conflict.

Conflict affects men and women differently. Men are more likely to have been recruited, either voluntarily or forcibly, by one of the opposing forces, and may have been killed or captured (FAO, 2005). This results in women facing the increased responsibility of looking after the children, elderly and themselves. Children would also be affected by the conflict. The success of inclusive decision-making is closely related to the quality of the participation of the civil society in the decisions affecting their lives and on the responsiveness of planning and policy-making processes to the needs of the communities. Without the commitment of all the stakeholders involved, recovery efforts will have only limited impact.

Participatory involvement is a process that requires substantive support to local governments in strengthening their technical and institutional capacities and in understanding the main principles of people's participation, and good governance. On the other hand with the displacement of people due to conflicts, a commensurate loss of skill and capacity occurs. The links between civil society and local/national government will be the key relationship that sustainable recovery strategies must endeavor to foster. The need for capacity building is thus crucial to prepare local government elected officials for expanded leadership roles to practice participative and accountable governance. This includes skills of negotiation, communication, conflict resolution, transparent local financial management and facilitating local economic development. Good governance enhances institutional capacities and decision-making process affecting economic recovery, development and activities. Promotion of good governance serves therefore as a cornerstone of sustainable recovery and development in human settlements.

### ***3.5 Addressing sustainable urbanization***

It is important that during response phases the needs of urban areas and potential urbanization be addressed. Strategies to respond in urban settings after conflict will differ – there will be needs, issues and dynamics that will be unique in the urban context. Community development strategies, for example, need to be reworked to fit urban populations who often come from different areas, in cases of post conflict, possibly groups from different sides of the conflict.

Urbanization in post conflict contexts is a phenomenon that must be prioritized within a sustainable recovery framework. Urban centres are increasingly focal points for economic opportunity, provoking large scale – and often long term – displacement during and after conflict. Urban centres also draw

people seeking better infrastructure and services – education and health in particular – than rural areas. What is especially concerning is that many of the expected jobs and educational opportunities in urban areas are not realized and consequently, often crime, ethnic tensions and rising poverty create new threats to peace, security and development.

#### **4 Discussion**

According to section 3 above, sustainable post conflict human settlements needs to take into account safety and security, return and reintegration of displaced population, economic development, good governance and sustainable urbanisation. Within this context this particular research will enhance the sustainable development of post conflict housing reconstruction through integrating beneficiaries housing needs and their socio-economic conditions with post conflict reconstruction which is found to be missed in post conflict housing reconstruction.

#### **5 Summary**

War-torn countries characterized by death and injuries of much of the people, massive displacement of people as refugees and Internally Displaced Persons (IDPs), widespread destruction of properties, poor institutional capacities and vulnerability to disease and crimes. It is widely acknowledged that wars exist in many developing countries. Post-conflict reconstruction supports the transition from conflict to peace in an affected country through the rebuilding of the socioeconomic framework of the society. Post conflict reconstruction requires repair and reconstruction of housing, social and economic infrastructure of conflict affected countries. Reintegration of displaced people again claims the need of repair and reconstruction of housing and this can lead country towards development and then peace as well. Within this context post conflict housing reconstruction plays an important role in establishing the country's development and peace. However most of housing projects are not appropriate for the beneficiaries' needs and socio-economic conditions and resulted remodelling or abandon. Therefore, this research study will focus on how to integrate beneficiaries' socio-economic conditions and housing needs into post conflict housing reconstruction. As sustainable housing must be appropriate to the needs of the family, suitable to the local environment and located in an area where there is employment and where services are adequate to the needs of the occupants, this research contributes to enhance sustainable development. However sustainability perspectives of post conflict human settlements are much broader and basically include safety and security, return and reintegration of displaced population, economic development, good governance and sustainable urbanisation.

## References

- Amstrong, A. (1991) Resource Frontiers and Regional Development: The Role of Refugee Settlement in Tanzania. *Habitat International*, 15(1/2), 69-85.
- Anand, P. B. (2005) *Getting Infrastructure Priorities Right in Post-Conflict Reconstruction*, Helsinki.
- Barakath, S. (2002) Setting the Scene for Afghanistan's Reconstruction: The Challenges and Critical Dilemmas. *Third World Quarterly*, 23(5), 801-816.
- Barakath, S. (2003) *Housing Reconstruction after Conflict and Disaster*, London.
- Barakath, S., Elkahlout, G. & Jacoby, T. (2004) The Reconstruction of Housing in Palestine 1993-2000: A Case Study from the Gaza Strip. *Housing Studies*, 19(2), 175-192.
- 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), 361-390.
- Castillo, G. D. (2001) Post-Conflict Reconstruction and the Challenges to International Organisations: The Case of El Salvador. *World Development*, 29(12), 1967-1985.
- Cuny, F. C. & Tanner, V. (1995) Working with Communities to Reduce Levels of Conflict: "Spot Reconstruction". *Disaster Prevention and Management*, 4(1), 12-20.
- 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), 535-557.
- Eriksson, M., Wallensteen, P. & Sollenberg, M. (2003) Armed Conflicts, 1989-2002. *Journal of Peace Research*, 40(5), 593-607.
- FAO (2005) *Access to Rural Land and Land Administration after Violent Conflicts*, Rome.
- Fearon, J. D., Humphreys, M. & Weinstein, J. M. (2009) Can Development Aid Contribute to Social Cohesion after Civil War? Evidence from a Field Experiment in Post Conflict Liberia. *American Economic Review: Papers and Proceedings*, 99(2), 287-291.

- Fellows, R. & Liu, A. (2008) *Research Methods for Construction* Oxford, Blackwell Publishing Ltd.
- Gleditsch, N. P., Wallensteen, P., Eriksson, M., Sollenberg, M. & Strand, H. (2002) Armed Conflict 1946-2001: A New Dataset. *Journal of Peace Research*, 39(5).
- Grant, J. A. (2005) Diamonds, Foreign Aid and the Uncertain Prospects for Post Conflict Reconstruction in Sierra Leone. *The Round Table*, 94(381), 443-457.
- Harris, R. & Arku, G. (2007) The Rise of Housing in International Development: The Effects of Economic Discourse. *Habitat International*, 31,1-11.
- International Crisis Group (2009) *Development Assistance and Conflict in Sri Lanka: Lessons from the Eastern Province*.
- International Crisis Group (2010) *Sri Lanka: A Bitter Peace*, Colombo/Brussels.
- Kibreab, G. (2002) When Refugees Come Home: The Relationship between Stayee and Returnees in Post-Conflict Eritrea. *Journal of Contemporary Studies*, 20(1), 53-80.
- Malpass, P. (2003) Wartime Planning for Post War Housing in Britain: The Whitehall Debate, 1941-5. *Planning Perspective*, 18, 177-196.
- Minervini, C. (2002) Housing Reconstruction in Kosovo. *Habitat International*, 26, 571-590.
- Nkurunziza, J. D. (2008) Civil War and Post Conflict Reconstruction in Africa. *United Nations Conference on Trade and Development, Geneva, Switzerland*.
- Norton, J. (1999) Sustainable Architecture: A Definition. *Habitat Debate*.
- Patrick, S. (2006) Weak States and Global Threats: Facts or Fiction? *Washington Quarterly*, 29(2), 27-53.
- Remenyi, D., Williams, B., Money, A. & Swartz, E. (1998) *Doing Research in Business and Management: An Introduction to Process and Method*, London, SAGE publications Ltd.
- Rugumamu, S. & Gbla, O. (2003) *Studies in Reconstruction and Capacity Building in Post-Conflict Countries in Africa*, Harare.

Senanayake, D. R. (2009) *Sri Lanka's Post Conflict Transition: Reconstruction, Reconciliation and Aid Effectiveness*, Singapore, Institute of South Asian Studies.

Ukoha, O. & Beamish, J. O. (1997) Assessment of Resident' Satisfaction with Public Housing in Abuja, Nigeria. *Habitat International*, 21(4), 445-460.

UN-HABITAT (2004) *Think Piece: Sustainable Recovery in Post Crisis Situations*, 5(2).

World Bank (1998) *Post-Conflict Reconstruction*, Washington.

Zenkevicius, G. (2007) Post-Conflict Reconstruction: Rebuilding Afghanistan- Is That Post-Conflict Reconstruction? *Baltic Security & Defence Review*, 9,28-56.