

A Review on Enhancing Terms of Social Housing in Construction Industry

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Abstract - This paper includes systematic literature reviews on Enhancing terms of Social Housing in Construction Industry. For this, analyze the Production of affordable rental housing in urban areas then identify adequate sites which will be made available to facilitate and encourage the development of a variety of types of housing for all income levels. Assist in the development of adequate housing to meet the needs of low- and moderate-income households and conserve and improve the condition of the existing affordable housing stock and to address and remark appropriate and legally possible, remove government constraints to the maintenance, improvement, construction, and development of housing. so, from this study suitable parameters can be recommended with respective to Indian construction industry.

Key Words: Social Housing, low-cost housing, neighborhood, social housing.

1. INTRODUCTION:

Studies assessing the conditions of economical housings have mostly focused on satisfaction levels and subjective perception of quality particularly with regard to the dwelling units or the larger neighborhood characteristics. However, residents usually react upon their immediate environment to achieve satisfaction and make the surrounding area as their home. This paper relates appropriation, attachment and identity as home making mechanisms through. Which residents strive to achieve those satisfactions? Literatures are reviewed to identify the specific behavioral components of home making. A range of informative cues is found in forms of human activities and physical traces observable in economical housing.

The relationships between the physical environment and social life of urban low-cost housing have been assessed in a number of different perspectives. Among others, residential preference and satisfaction, housing design features, residential crowding and attachment,

have been used to explain the relationships of physical design and social aspects of housing. Social housing is a new concept which deals with effective budgeting and following of techniques which help in reducing the cost construction through the use of locally available materials along with improved skills and technology without sacrificing the strength, performance and life of the structure. There is huge misconception that low-cost housing is suitable for only substandard works and they are constructed by utilizing cheap building materials of low quality. The fact is that Low-cost housing is done by proper management of resources. Economy is also achieved by postponing finishing works or implementing them in phases.

The provision and management of social housing for those who are unable to access the housing market is essential to the maintenance of the fabric of society. Roughly 20 per cent of households in this country rely upon some form of subsidized housing provided by local authorities and housing associations, and many who would otherwise be homeless are housed in private sector accommodation procured by state and voluntary agencies. Yet others rely on housing benefits provided through tax receipts to help them afford the homes they rent. The social housing industry is vast and still growing, with an annual growth in the number of housing associations and management bodies, and is changing to adapt to new political and economic forces. There are very few countries in the world where some form of subsidized housing does not exist, and the total number of social homes is likely to grow worldwide, as are the challenges of the sector.

The analytical assessment of residential complexes in terms of environmental, social, and economic sustainability can enable setting particular standards in design that should be followed in new projects to ensure increased sustainability. Besides, it allows developing recommendations for future projects to be followed for a higher level of residential conditions in the state housing stock through sustainability evaluation.

These complexes are residential neighborhoods consisting of villas and houses and related administrative

and commercial buildings, mosques, schools, and parks. These properties have been designed following the traditional planning of sub districts and villages in mind. The main task in the design was to combine conventional architecture and innovative technologies through an optimal balance.

The notion of sustainable development can be achieved in wealthy countries, but in the developing world, it is difficult to do so. In addition, the concept itself is still poorly understood at times. Even while most people working in the housing construction industry are aware of the need of sustainable housing, some believe that the lack of adequate implementation and planning limits have made it impossible to achieve (Zainul, 2009). It is reasonable to assume that mechanisms for planning, such as development projects and planning control, can aid in the pursuit of long-term sustainability. Development plans prepared by the planning authority are fundamental because they outline a number of objectives, policy proposals, and strategies for each sector as well as guidelines regarding the need for open space and the provision of community facilities, utility services, and infrastructure. This is the first step in the process.

Because of the projects' emphasis on construction technology and design, green neighborhood guidelines were developed by planning experts. A number of studies on sustainability, such as Strategic Environmental Assessment (SEA), Social Impact Assessment (SIA), Environmental Impact Assessment (EIA) and Sustainability assessment, have been conducted by the local planning authorities in order to achieve sustainability (SA). There has been few research on how to achieve sustainable housing development using planning mechanisms, such as the development plan system and the planning control system, because these studies have focused more on sustainable development as a whole. As the backbone of development, development plans are critical because they specify the timing and location of future housing construction across all policies and initiatives contained therein (Ponrahono et al, 2011).

2. LITERATURE REVIEW:

1. Zainal, N. R., Kaur, G., Ahmad, N. A., and Khalili, J. M. (2012), have enlightened the issue of considering housing condition as a social economic indicator of urban poverty. They examined the relationship between housing conditions and the quality of life of the urban poor in Malaysia and found that there are significant positive relationships between housing conditions, health, safety, and social support which provide empirical evidence of the relationship between housing conditions and quality of life.
2. Forsythe (2012), opined that in today's rapidly changing world, there is a drastic change in the life style of the people. People prefer to have a comfortable living with modern dressing styles and rich looks, sumptuous food, air-conditioned rooms, luxury cars and homes with all facilities/amenities. They want to fulfill their life-time ambition of owning a beautiful house with an aesthetical appeal, and they attain the status of "customers" in the context of home-buying once they complete the transaction of purchase or occupy a residential house or apartment as an owner.
3. Houshyar and Eslamdoust (2013), had assessed Citizens' Satisfaction from the Quality of Residential Spaces Based on Characteristics of Social- Economic in Oshnaviyeh, a city in Iran. The results of study show a satisfactory level of quality residential spaces Oshnaviyeh citizens is having a significant relationship with their social characteristics such as gender education and income.
4. Balathandayutham and Sritharan (2013), presented a research paper on Detailed Investigation of Residential Satisfaction in Apartment's Management Service. The purpose of study was to investigate the residential satisfaction of apartment management service. Simple random sampling was carried out. Questionnaires were collected from 105 respondents. Data required was collected from apartment residents of Chennai city. Analysis was done through ANOVA. Taking the age factor into consideration, it is proven that below 30 age group respondents are highly satisfied when compared to above 50 age group respondents.
5. Wokekoro and Owei (2014), assessed urban residential quality of life in two neighborhoods from the oldest part of Port Harcourt city. The study set out to ascertain residents' perception of

neighborhood attributes, residential quality of life as whole and the variables considered by residents to be the most important to enhance residential quality of life. The study adopted a passive-observational research design. Primary data was collected using face-to-face administration of a largely pre-coded household questionnaire, to a probability sample of respondents, drawn from the both neighborhoods. The univariate analytical method was adopted to analyze the data. The study revealed that 35.8% of the residents in the neighborhoods were unhappy with their residential quality of life and 59.1% of the residents perceived their neighborhoods to be of medium quality. A key conclusion of the study was that the improvement of neighborhood residential conditions as perceived by the residents was important in raising residential quality of life.

6. Vivian Et. Al. (2017), The Methods of Using Low-Cost Housing Techniques in India, explained that low-cost housing refers to those housing units which are affordable by that section of society whose income is below than median household income. This depends on three key parameters income level, size of dwelling unit and affordability. This paper aims to point out the various aspects of predestined building methodologies by highlighting the different available techniques, and the economic advantages achieved by its adoption. In a building the walls, floors and roofs are the most important sections, which can be analyzed distinctively based on the needs, thus, improving the speed of construction and reducing the construction cost. This paper also aims to cover the use of local materials in the different components of building to make them as low-cost available solutions for low-income groups.

3. PROPOSED WORK:

a) OBJECTIVES:

1. To analyze the Production of affordable rental housing in urban areas.
2. To identify adequate sites which will be made available to facilitate and encourage the development of a variety of types of housing for all income levels.
3. To assist in the development of adequate housing to meet the needs of low- and moderate-income households.
4. To conserve and improve the condition of the existing affordable housing stock.
5. To address and remark appropriate and legally possible, remove government constraints to the maintenance, improvement, construction, and development of housing.

4. METHODOLOGY:

To achieve the objectives of this study, the following methodology is adopted:

1. Identifying adequate number of housing units to meet the needs of its citizens.
2. Filtering the affordable housing units to all economic community segments.
3. Rehabilitation of housing stock and replace units in needs of replacement.
4. Analyzing the assistance to citizens in need of short-term emergency.

5. CONCLUSION:

Concept of sustainable development in construction sector has very limited research today, so from this study suitable parameters can be recommended with respective to Indian construction industry. Traditional principles of neighborhood planning and design are less effective for residents as local communities may have different cultural and social development needs.

It is necessary that good planning and design methods shall be adopted by utilizing the services of an experienced engineers an architect for supervising the work, thereby achieving overall cost effectiveness to the extent of 25% in actual practices.

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