



DUZCE



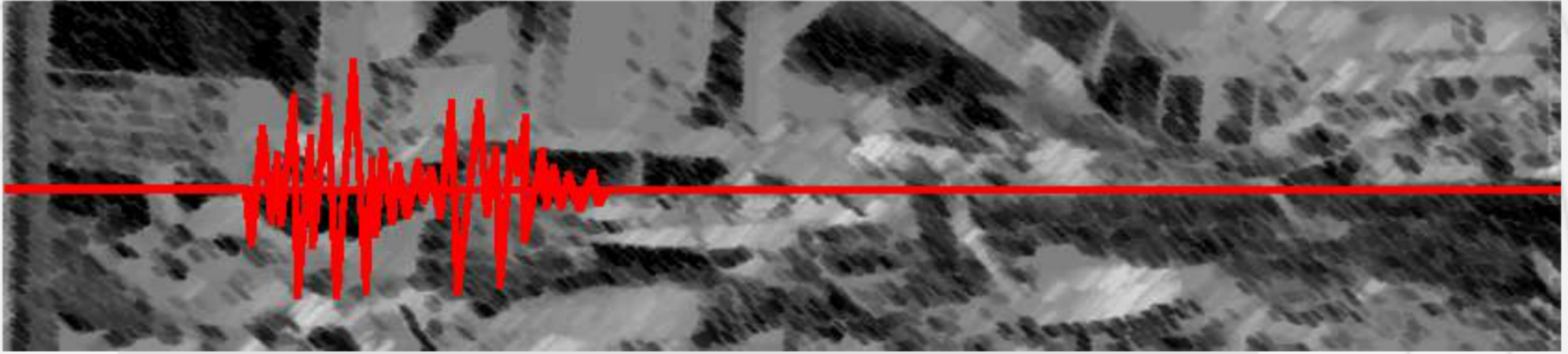
The Call Housing 2.0



Sustainabuild consultant.

Gladys Irene Vasquez –Architect and Urban Planner
Hamza Diab- Architect
Reza Mahdi Daniswara- Architect
Eugnia Marinaki- Civil Engineer
Manoel Schindwein – Communications Specialist
Alexandria Novokowsky- Social Development Specialis





design

affordability

socio-economic
development

DUZCE



The Call
Housing 2.0



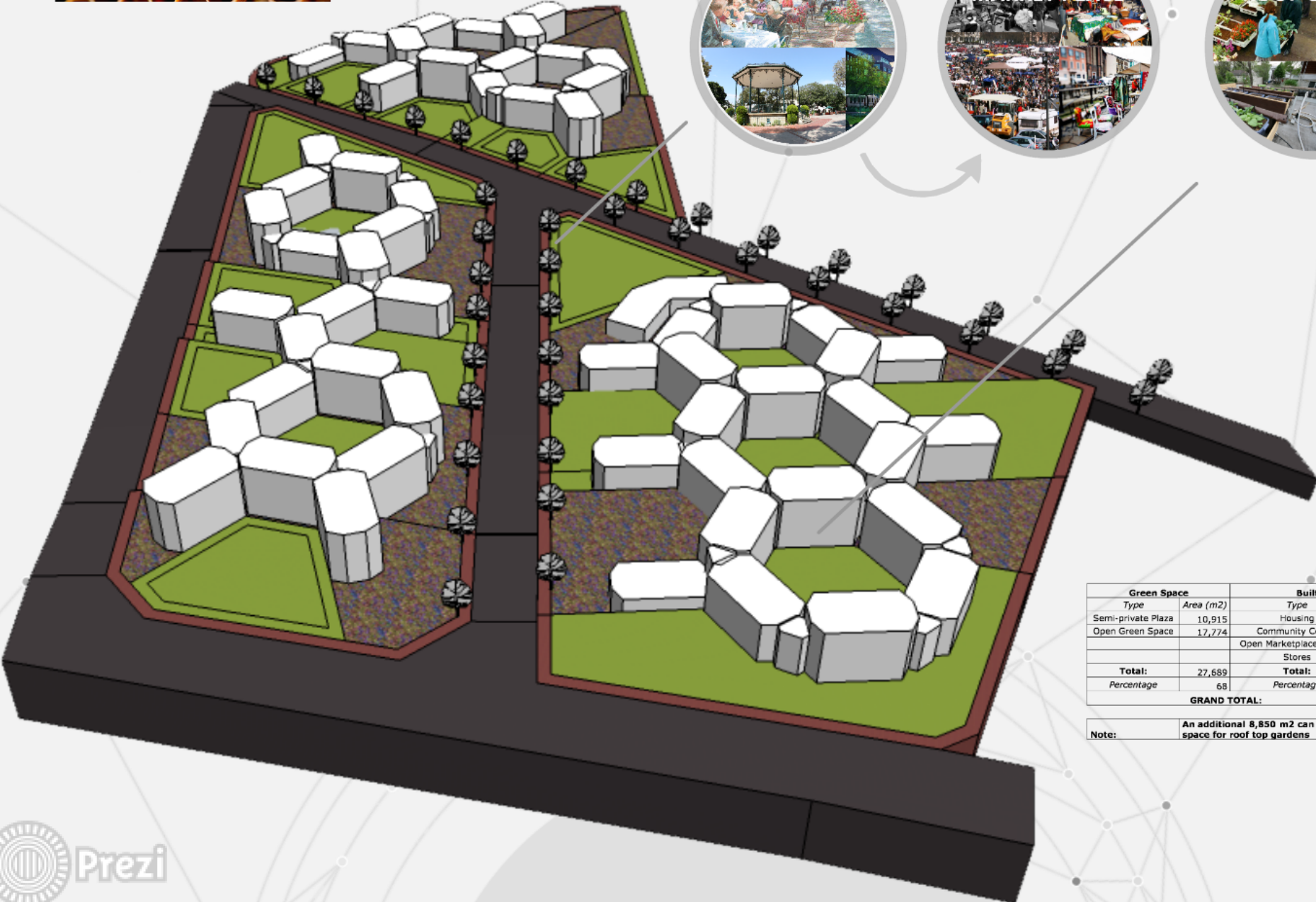
Sustainabuild consultant.

Gledys Irene Vassquez - Architect and Urban Planner
Hanna Diab - Architect
Prata Mohd Zamriwana - Architect
Eugenia Marinaki - Civil Engineer
Muhoud SCHindwani - Communications Specialist
Alexandria Kivokorsky - Social Development Specialist

participatory

design

PUBLIC SPACE



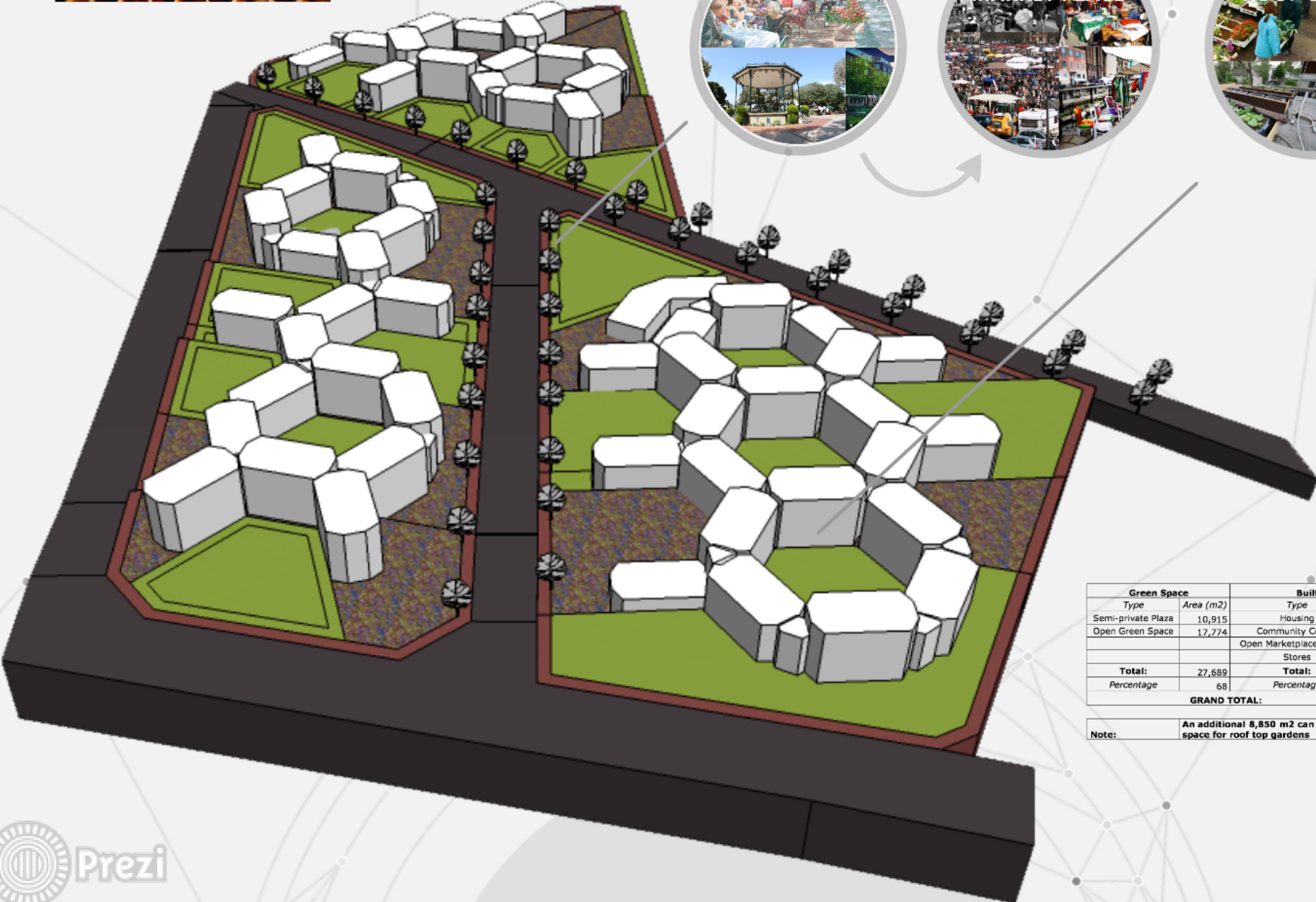
| Green Space | | Built Space | |
|---------------------|---------------|--------------------------|---------------|
| Type | Area (m2) | Type | Area (m2) |
| Semi-private Plaza | 10,915 | Housing | 8,550 |
| Open Green Space | 17,774 | Community Centre | 340 |
| | | Open Marketplace (paved) | 4,261 |
| | | Stores | 160 |
| Total: | 27,689 | Total: | 13,311 |
| Percentage | 68 | Percentage | 32 |
| GRAND TOTAL: | | 42,000 | |

Note: An additional 8,850 m2 can be added to green space for roof top gardens

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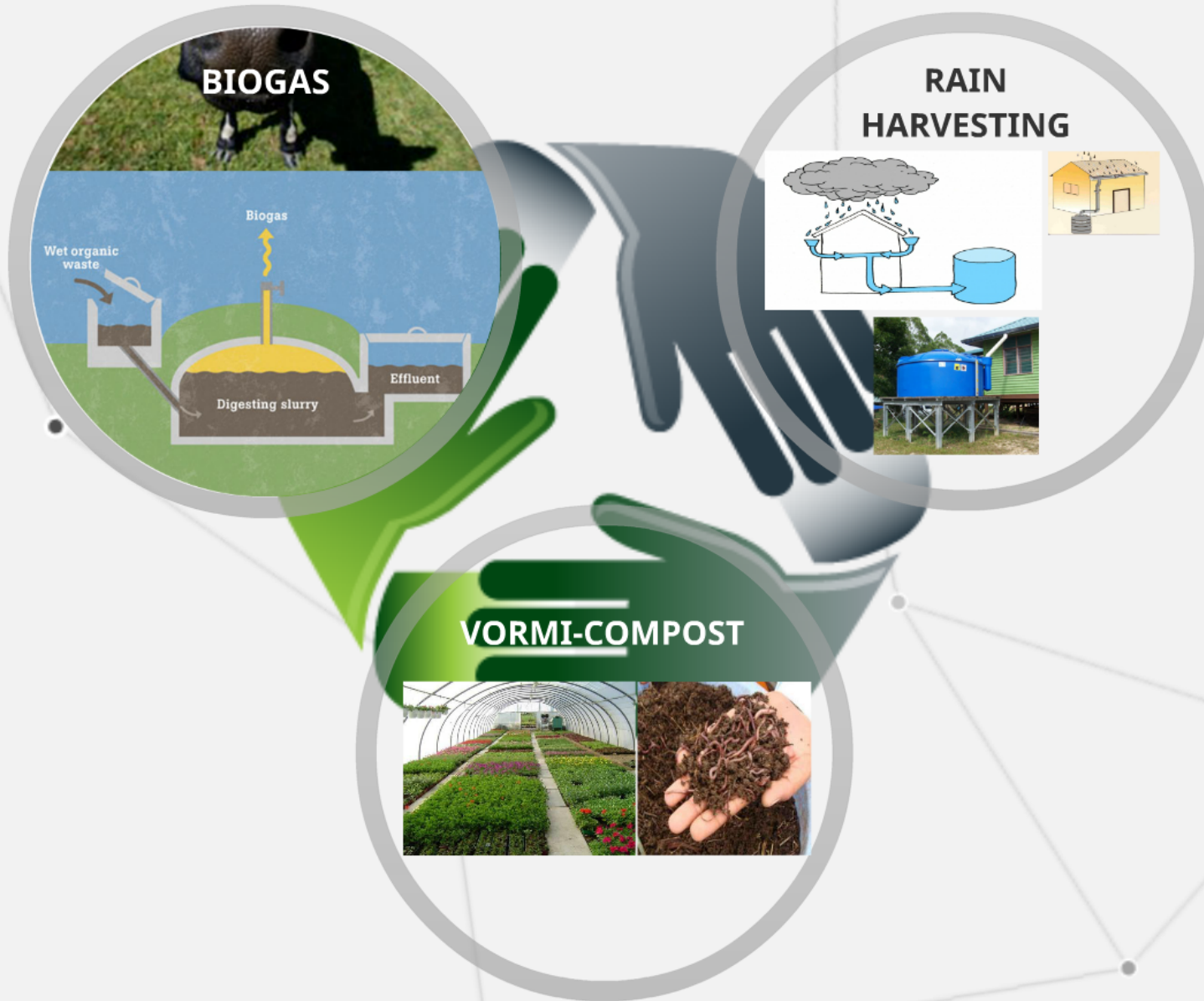
MARKET PLACE



ROOF GARDEN



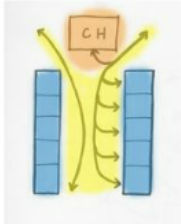
SUSTAINABILITY



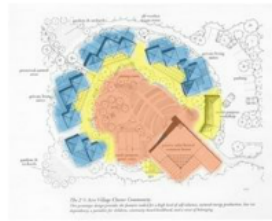
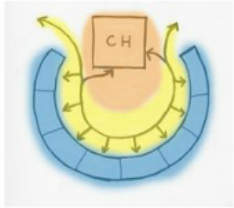
HOUSING CONCEPT

Examples of Community Layout

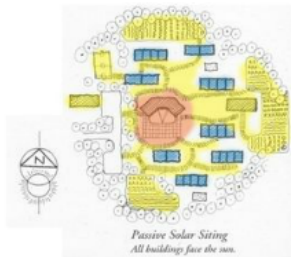
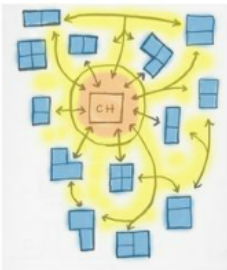
Linear



Central Courtyard



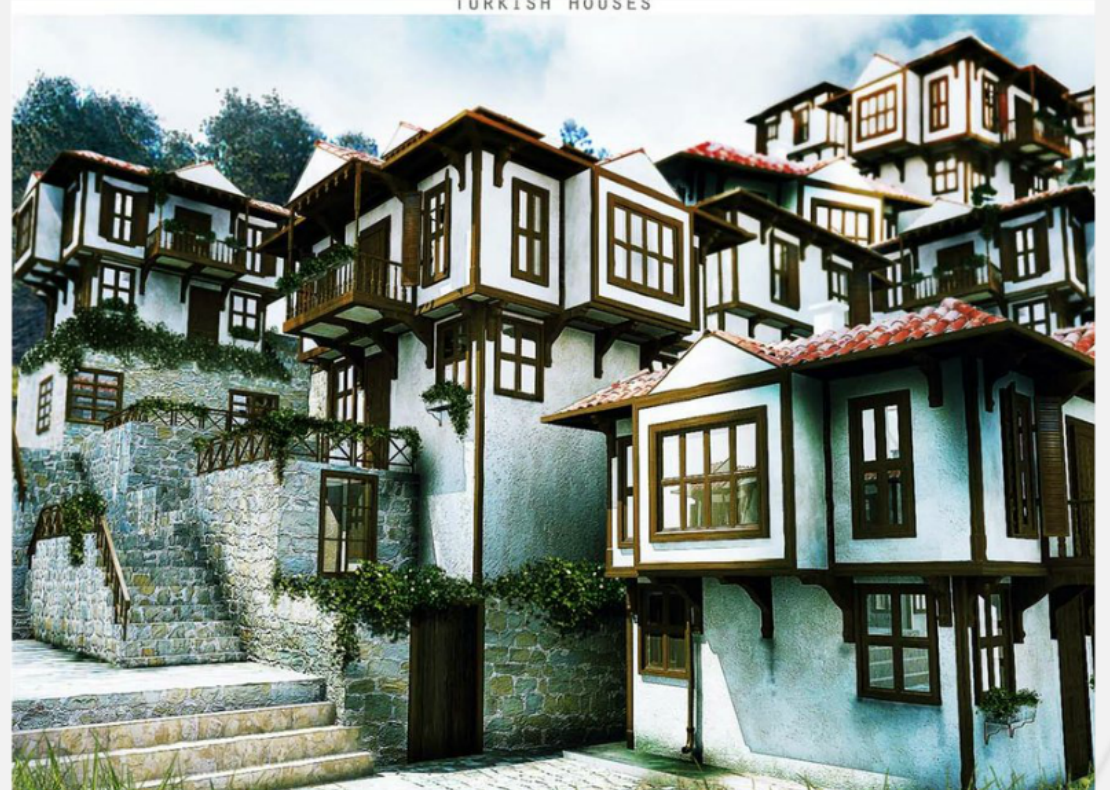
Dispersed



Hybrid



TURKISH HOUSES



SEMI PRIVATE - PRIVATE SPACE

Lot A

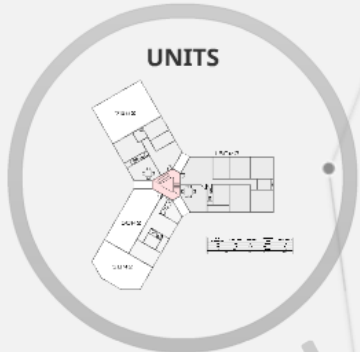
- 15 Buildings
- Market place
- Commercial places
- Green areas
- Biogas plant

Lot B

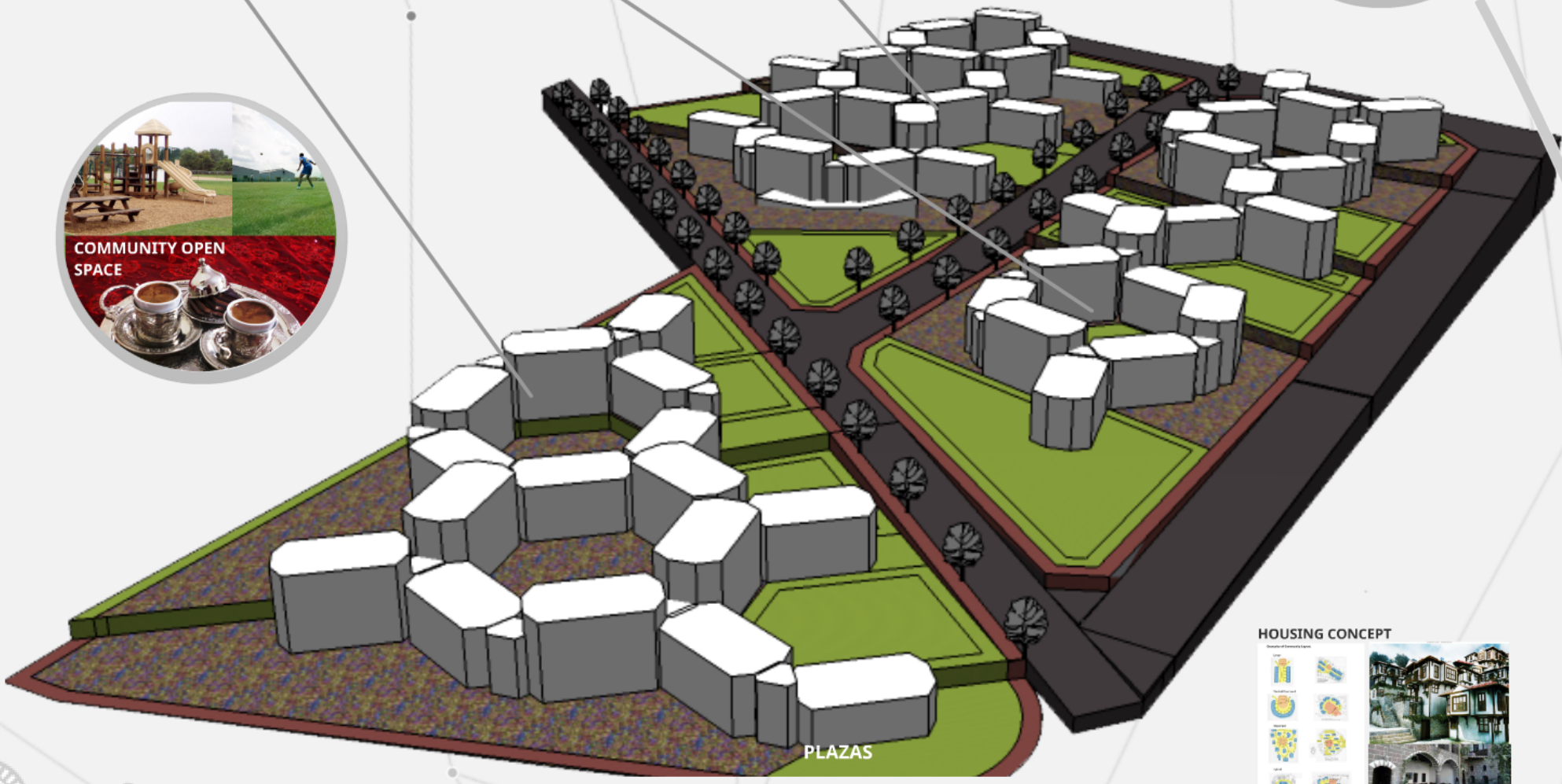
- 20 Buildings
- Plaza
- Green areas

Lot C

- 25 Buildings
- Plaza
- Community hall
- Green areas



COMMUNITY OPEN SPACE

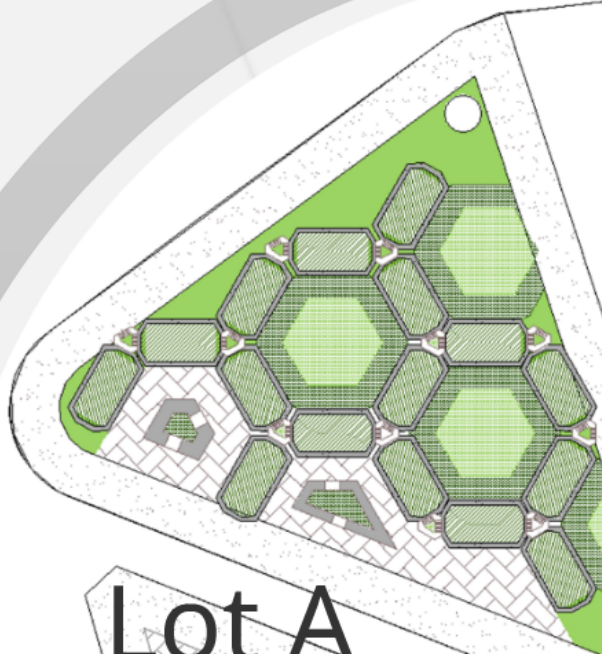


HOUSING CONCEPT



COMMUNITY OPEN SPACE





Lot A

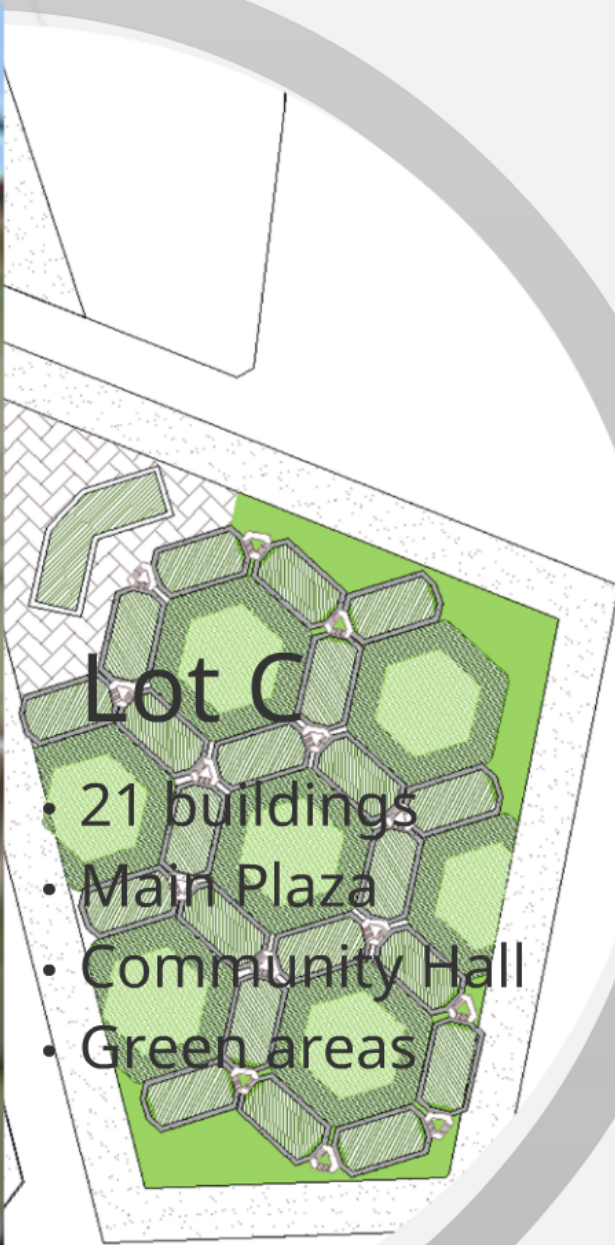
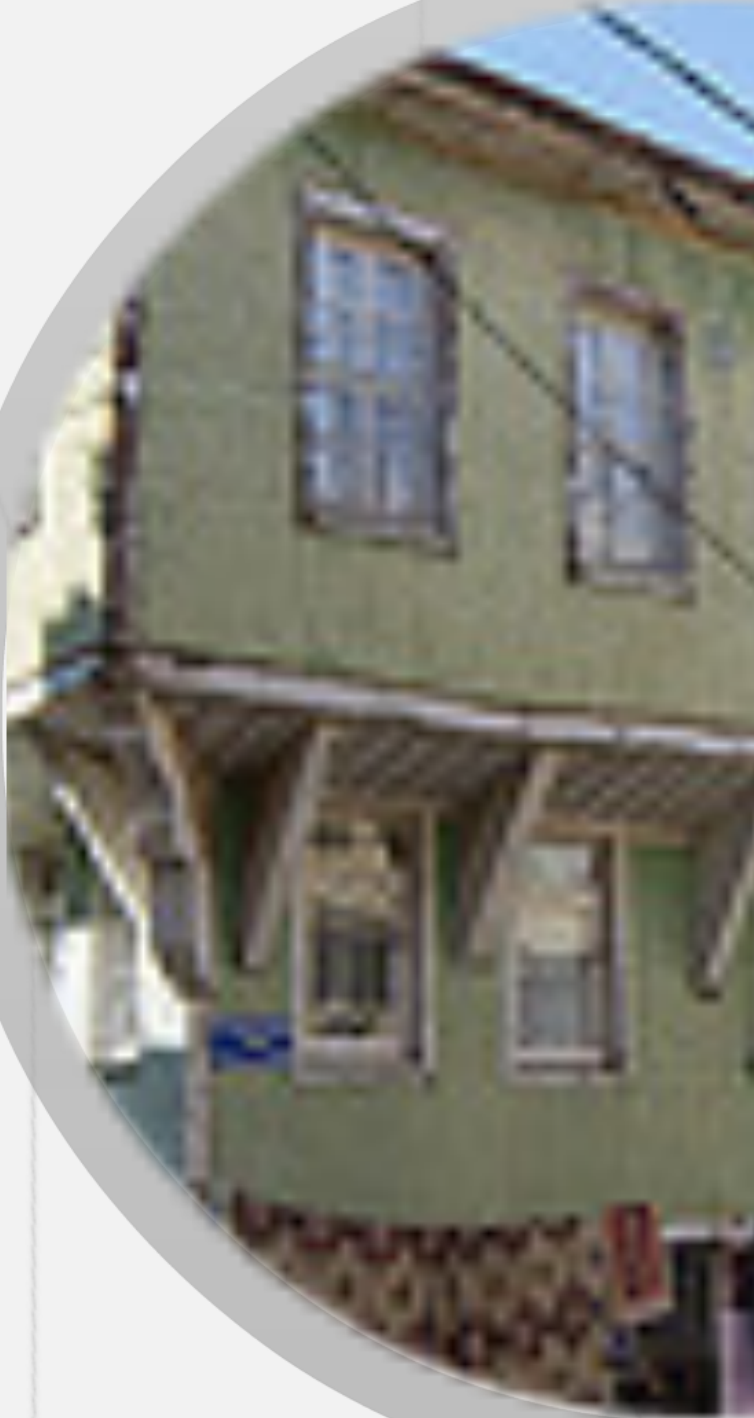
- 15 buildings
- Market plaza
- Comercial places
- Green areas
- Biogas plant





Lot B

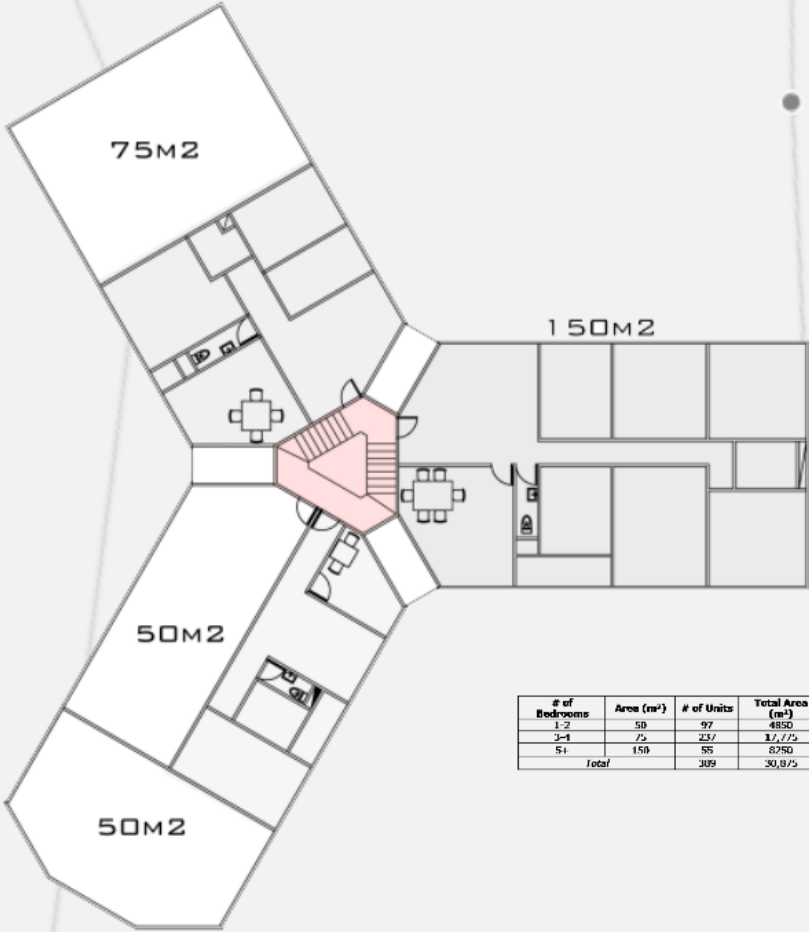
- 20 Buildings
- Plaza
- Green areas



Lot C

- 21 buildings
- Main Plaza
- Community Hall
- Green areas

UNITS



| # of Bedrooms | Area (m ²) | # of Units | Total Area (m ²) | Percentage |
|---------------|------------------------|------------|------------------------------|------------|
| 1-2 | 50 | 97 | 4850 | 25 |
| 3-4 | 75 | 257 | 17,775 | 61 |
| 5+ | 150 | 55 | 8250 | 14 |
| Total | | 309 | 30,875 | 100 |

| # of Bedrooms | Area (m²) | # of Units | Total Area (m²) | Percentage |
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| 1-2 | 50 | 97 | 4850 | 25 |
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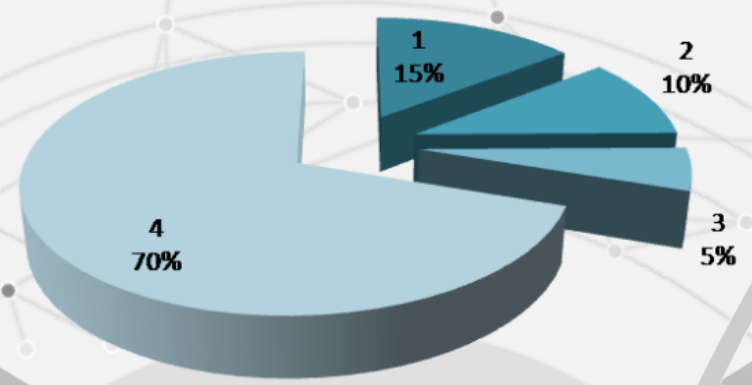


affordability

COST ANALYSIS



Total Construction Cost = 14.500.000 LT



NGO



BANK LOAN



GOV
SUBSIDIZED



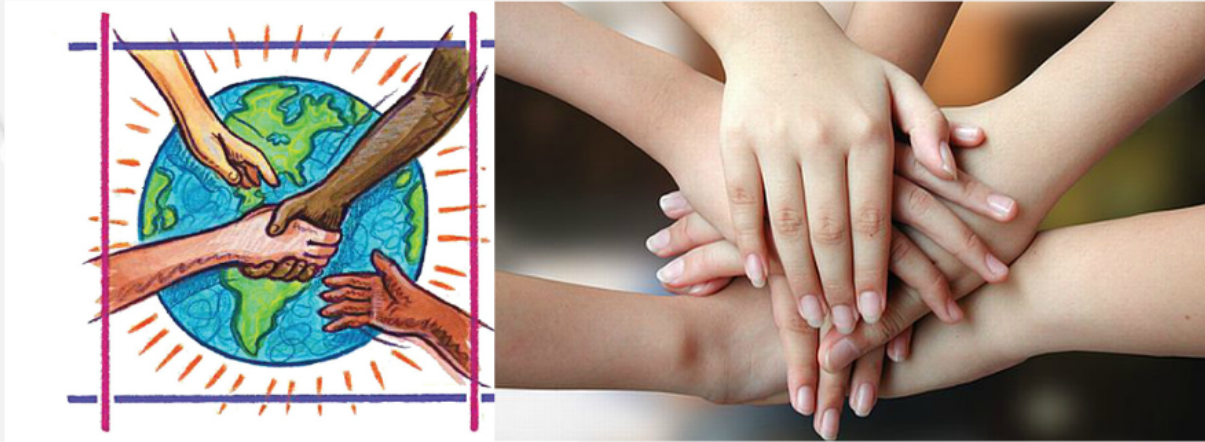
EARLY FUNDING
STRATEGY



BANK LOAN



NGO



KARAKTERISTIK

1. Tidak mencari keuntungan (Non-profit)

2. Tidak memiliki pemilik pribadi (Non-ownership)

3. Tidak memiliki tujuan komersial (Non-commercial)

4. Tidak memiliki tujuan politik (Non-political)

5. Tidak memiliki tujuan agama (Non-religious)

6. Tidak memiliki tujuan rasial (Non-racial)

7. Tidak memiliki tujuan sektarian (Non-sectarian)

8. Tidak memiliki tujuan partisan (Non-partisan)

9. Tidak memiliki tujuan partisan (Non-partisan)

10. Tidak memiliki tujuan partisan (Non-partisan)

| No | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|----|---|---|---|---|---|---|---|---|---|----|
| 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 4 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 5 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 6 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 7 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 8 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 9 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 10 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

FUNDS, GRANTS AND LOANS

- 1) **IFAD**
The International Fund for Agricultural Development (IFAD), a specialized agency of the United Nations, was established as an international financial institution in 1977.
Grants: up to 500,000 US dollars
- 2) **Biogas / renewable energies**

Ashden Awards
Best practices in sustainable energy.
Prize up to 40,000 pounds.

The Private Financing Advisory Network (PFAN) is a multilateral, public-private partnership initiated by the Climate Technology Initiative (CTI).
- 3) **Big Lottery Fund / International Communities.**

Country: England.
Grants: £50,000 to £500,000.
Deadline: March of each year.

Objectives: improve quality of life, livelihoods, health of disadvantaged people
- 4) **Global Fund for Community Foundation**

Country: United States
Grants: US\$ 5,000 to US\$ 20,000.
Deadline: May of each year.

Objectives: Community foundation
- 5) In 2000 the emphasis of IFAD operations shifted from area-based rural development projects focusing on infrastructure and support for farmers through extension and credit, to projects supporting participation and income diversification. The shift was included in the Ordu-Giresun Rural Development Project and the Sivas-Erzincan Development Project, both of which feature village-based planning activities as a prelude to investments. Village development associations also have a key role in establishing priorities and implementing activities in the Diyarbakir, Batman and Siirt Development Project, effective since mid-2007.
WebSite: <http://www.ifad.org/gbdocs/eb/88/e/EB-2006-88-R-12.pdf>

Region: Near East and North Africa
Country: Turkey

| Project Name | Initiating Institution | Cooperating Institution | Lending Terms | Board Approval | Loan Effectiveness | Current Closing Date | Loan/Grant Amount | Denominated Currency | Approved Loan/Grant Amount | Disbursement (as % of approved amount) |
|---|------------------------|-------------------------|---------------|----------------|--------------------|----------------------|-------------------|----------------------|----------------------------|--|
| Erzurum Rural Development | WB: IBRD | WB: IBRD | O | 21 Mar 02 | 02 Dec 02 | 31 Dec 09 | 696 - TU | SDR | 17,200,000 | 0.76 |
| Agricultural Extension and Applied Research | WB: IBRD | WB: IBRD | O | 03 Apr 84 | 05 Sep 84 | 30 Jun 94 | 143 - TU | SDR | 9,700,000 | 0.65 |
| Bingöl-Mus Rural Development | IFAD | UNOPS | O | 14 Sep 89 | 10 Jan 90 | 31 Dec 99 | 243 - TU | SDR | 15,500,000 | 0.70 |
| Yozgat Rural Development | IFAD | UNOPS | O | 13 Dec 90 | 23 Sep 91 | 31 Dec 01 | 277 - TU | SDR | 11,500,000 | 0.79 |
| Ordu-Giresun Rural Development | IFAD | UNOPS | O | 14 Sep 95 | 25 Aug 97 | 30 Jun 06 | 387 - TU | SDR | 13,400,000 | 0.61 |
| Sivas-Erzincan Development | IFAD | UNOPS | O | 11 Sep 03 | 17 Jan 05 | 30 Sep 12 | 610 - TR | SDR | 9,250,000 | 0.04 |

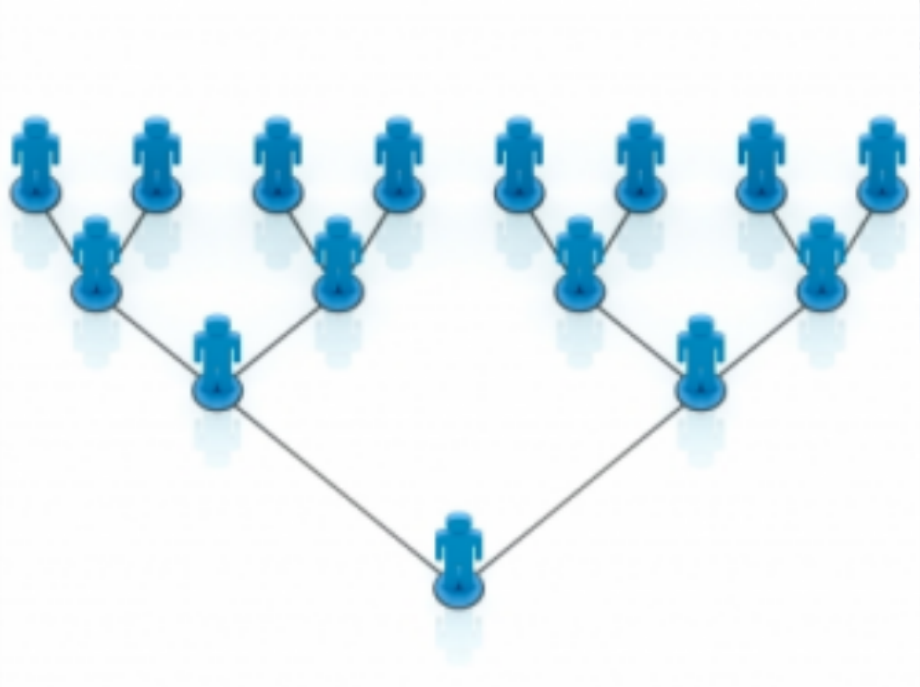
O = ordinary

GOVN SUBSIDIZED





CO-OP CONSTRUCTION



WORKSHOPS



CARPENTER



MASONRY



GARDENING



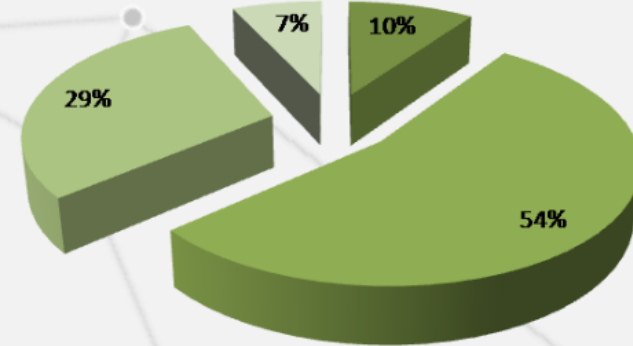
SUSTAINABILITY



INSENTIVE PLANTATION



Allocation of Roof Food Production Cost



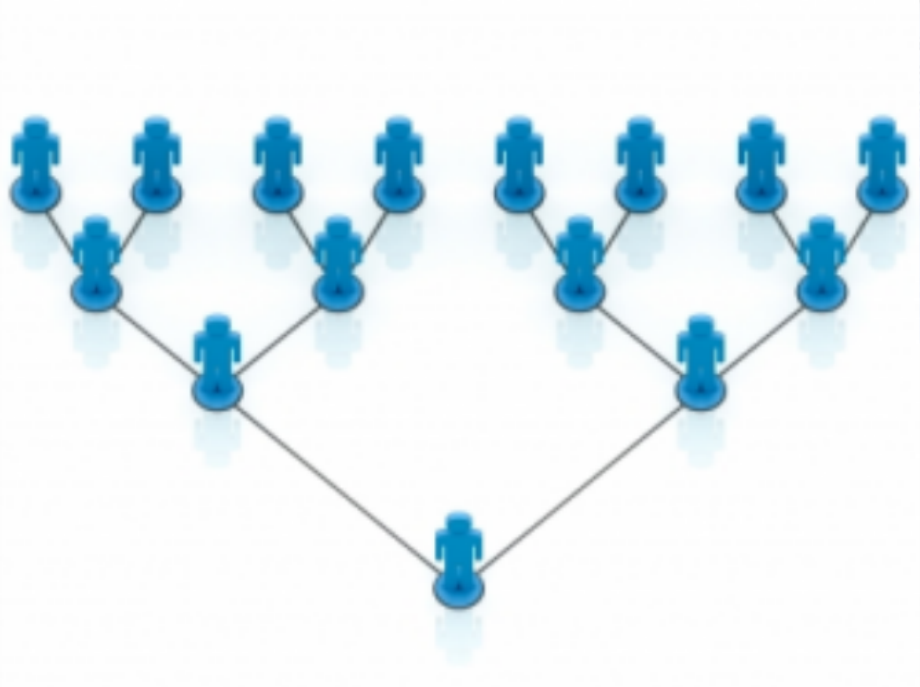
Total Annual Cost (TL) 25000
Cost/Month/Family (TL) 5,4

| Crop | Cultivated Area (m ²) | Annual Production (kg) | Production (Kg/month) | kg/month/family |
|-----------|-----------------------------------|------------------------|-----------------------|-----------------|
| Lettuce | 2000 | 17000 | 1416,7 | 3,6 |
| Lentils | 2500 | 3100 | 258,3 | 0,7 |
| Aubergine | 3400 | 15300 | 1275,0 | 3,3 |



affordability

CO-OP CONSTRUCTION



socio-economic development

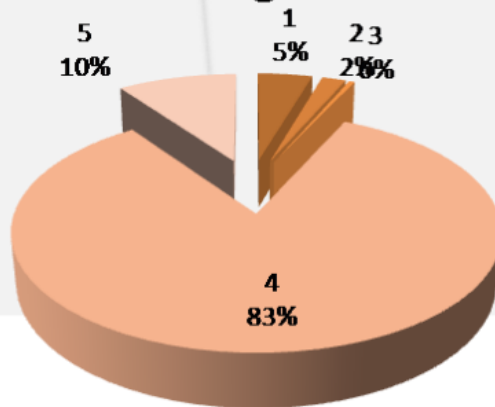
CO-OP BUSINESS



CARPENTRY



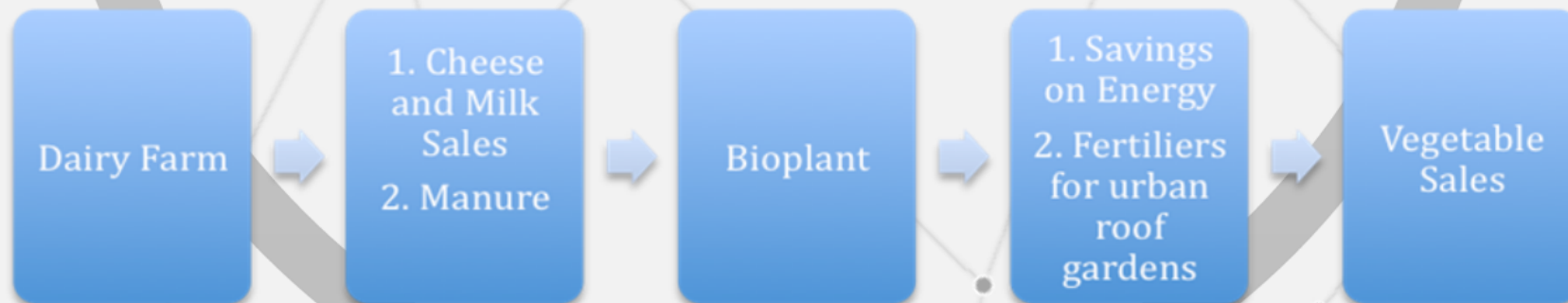
Allocation of Biogas Production and Farming Costs



| Number of Digesters | Size of each Digester (m ³) | Total Daily Amount of Human and Cow Manure (Kg) | Daily Gas Production (lt) | Biogas Converted to electricity (KWh/day) | KWh/month/household (for 195 Households) | Fertilizer Production |
|---------------------|---|---|---------------------------|---|--|--|
| 15 | 50 | 4650 | 186000 | 2076 | 150,1 | MORE THAN ENOUGH TO COVER THE NEEDS OF BOTH ROOF FOOD PRODUCTION AND FARMING |
| | | Cow Daily Manure: 12kg | 40lt/ kg of Dung | | | |

SAVING MORE THAN 25% OF THE MONTHLY ENERGY CONSUMPTION OR 6LT /MONTH/ FAMILY

NO FERTILIZER COST!



DAIRY FARM



FOOD PRODUCTION



le



participatory

PHASE 1:
Guided
Construction of
the Community
Centre

PHASE 2:
Planning of
Housing Layout



PHASE 3:
Building
Workshops



PHASE 4:
Construction of
Housing

PHASE 5:
Design of Public
Spaces



PHASE 6:
Workshops and
Implementation
of this Design

PHASE 7:
Planning and
Implementation
of Cooperative
Businesses



PHASE 8:
Maintenance of
Buildings and
Public Spaces

build your own future dream house..



community open space

