



# On-Site Redevelopment Plan and Feasibility Study

Village Kor, Sangkat Chrang Chamres II,  
Khan Ruesey Keo, Phnom Penh



CZECH REPUBLIC  
DEVELOPMENT COOPERATION





**1. COMMUNITY PROFILE  
AND SITUATION  
ANALYSIS**

**2. COMMUNITY  
CONSULTATION AND  
DEVELOPMENT OPTIONS**

**3. ON SITE  
UPGRADING**

**4. MASTER PLAN AND  
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**5. BUILDING PLANS**

**6. COSTING**

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## i. Scope of the Project

The aim of the On-Site Redevelopment Plan and Feasibility Study for Village Kor is to explore the various options for redevelopment of all or part of the site.

While Village Kor has many existing strengths and potential opportunities, hindered by a number of weaknesses, and also threatened by man-made and natural challenges.

The study is the accumulation of consultation with residents of Village Kor over various redevelopment options for the area. Together with relevant stakeholders, it is envisaged that a preferred development solution be agreed upon.

The design of the redevelopment options for Village Kor was strongly influenced by the principles of human-centered and incremental design, and were tailored to answer the following question question: Can we meet the needs and life styles of the community with flood resilient, medium density housing?



## ii. Methodology

The methodology followed throughout the design process was based on the "IDEO'S Field Guide to Human-Centered Design" <sup>1</sup>. This methodology is largely used for community consultation projects as well as integrative design. It establishes 3 main steps to approach such a design challenge: Consultation, Ideation, and Implementation.

Taking this as framework, the methodology was modified and adapted to the challenge at hand and the specific time and scope boundaries of the project.

CONSULTATION	IDEATION	IMPLEMENTATION
<ul style="list-style-type: none"><li>- Frame Design Challenge</li><li>- Site Visits</li><li>- Interviews</li><li>- Stakeholder Meetings</li><li>- Analogous Case Studies</li><li>- Secondary Research</li><li>- Group Interviews</li><li>- Community Consultation</li></ul>	<ul style="list-style-type: none"><li>- Brainstorming Different Scenarios</li><li>- Developing Strategies</li><li>- Establishing Design Principles</li><li>- Community Consultation</li><li>- Hearing What the Community Wants</li><li>- Stakeholder Review</li><li>- Establishing Design Rules</li><li>- Focusing Insights</li><li>- Concept Development</li><li>- Prototyping</li><li>- Integrate Feedback and Iterate</li></ul>	<ul style="list-style-type: none"><li>- Establish Design Rules and Principles</li><li>- Develop Master plan</li><li>- Develop Building Types</li><li>- Draw and Render</li><li>- Community Constultaion</li><li>- Stakeholder Review</li><li>- Feasibility Study</li><li>- Iterate</li></ul>

## 1. COMMUNITY PROFILE AND SITUATION ANALYSIS



1.

# 1.1 Community Profile

Village Kor is located in Sangkat Chrang Chamres II, Khan Ruesey Keo in Phnom Penh. The village is bounded between National Road No. 5 and the Tonle Sap River, about 10 km north of Wat Phnom on land totally 9.5 ha.

Village Kor has a total population of 3,529 people made up of 729 families. According to community map that was produced by Sahmakum Teang Tnaut (SST), there are 677 houses in the area and the average plot size is 6.6 sq m.

Village Kor is considered an urban poor area by Phnom Penh Municipality with unclear land tenure status and characterized by high densities and poor environmental sanitation. In addition, about 50% of the village is prone to seasonal flooding by the Tonle Sap river while a significant section of the village is threatened by the planned widening of National Road No. 5.

Around 70% of residents are Cham Muslim, 25% Buddhist and 5% Christian and their places of worship can be found throughout the village or nearby. The main occupations of the residents include fishermen and women, construction workers, factory workers and vendors. A ferry port serving Sangkat Preasek Ta Sek on the opposite side of the river is located in Village Kor.

With the assistance of Urban Poor Women Development (UPWD), the village was subdivided into 8 communities by Sangkhat authorities in 2016 and each is headed by a chief.



## Demography

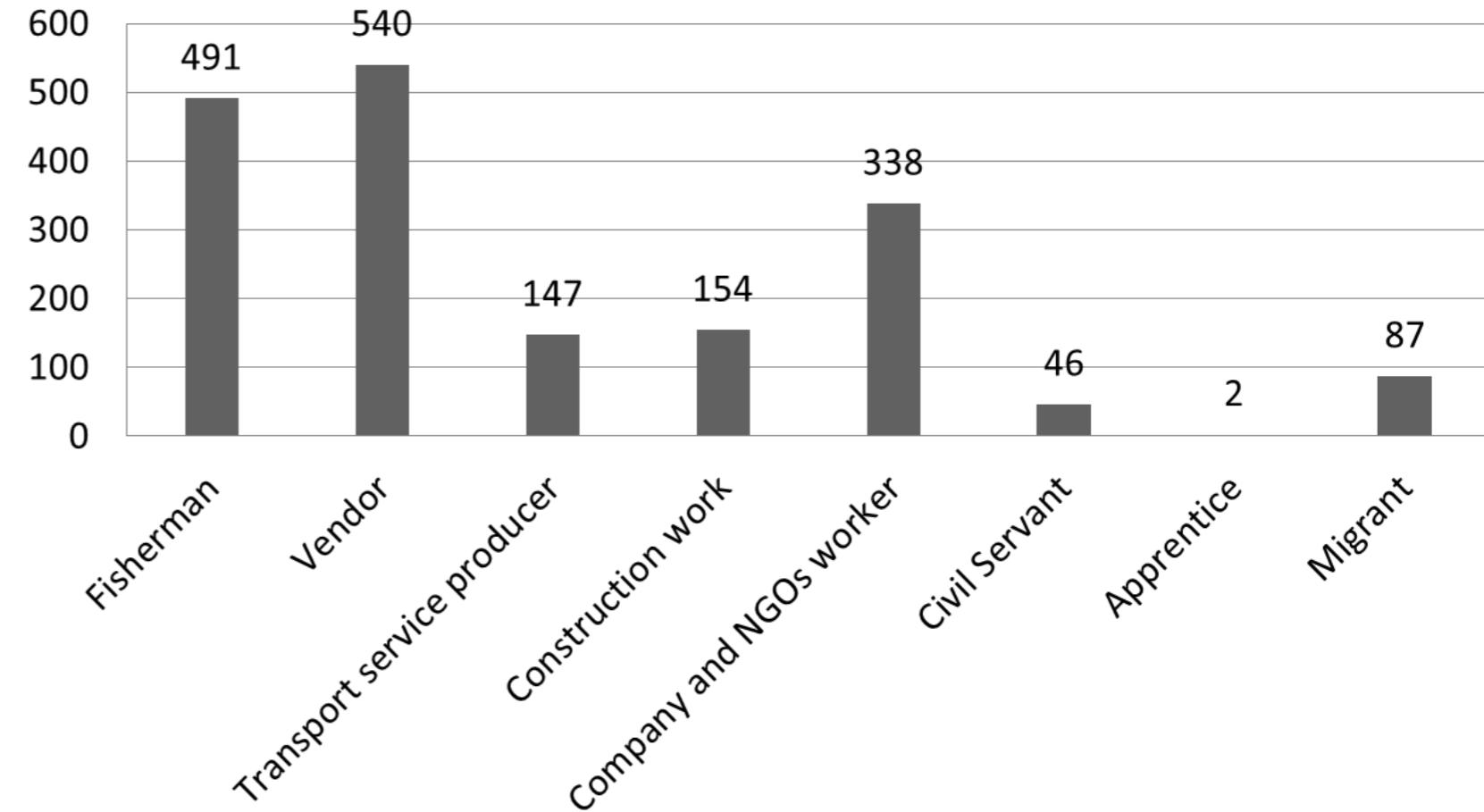
 **3,529** people  
women 1,762  
men 1,767

 **729** families  
women headed 185

 **70%** Muslim  
 **25%** Buddhist  
 **5%** Christian

	Age(0-5)	Age( 6 -11)	Age(12-14)	Age(15- 17)	Age(18-60)	over 61
Female	154	194	125	126	1025	138
Male	130	172	100	121	1111	133
Total	284	366	225	247	2136	271
%	8.0%	10.4%	6.4%	7.0%	60.5%	7.7%

## Occupation



## Housing & Services

 **677** houses  
public state land 296  
state private land 133  
in between 93

electricity access



**97%** access  
91% from the State  
6% from neighbours  
3% no access

water access



**100%** access  
76% Private Company  
24% PPWSA

toilet access



**489** in house  
72% access  
28% no access

## 1.2 Land Categories, Risks, and Vulnerabilities

A survey by urban poor NGO Sahmakum Teang Tnaut (STT) suggest that in Village Kor, 296 households are located on public state land and there are 93 households which are partially located on the public state land. The remainder 133 households are located on state private land.

There are six land tenure categories identified in the Village Kor based on Royal Government of Cambodia land law and the strengths of each household possession is explained by each categorization on page 8.

### Risks, Threats, and Vulnerabilities

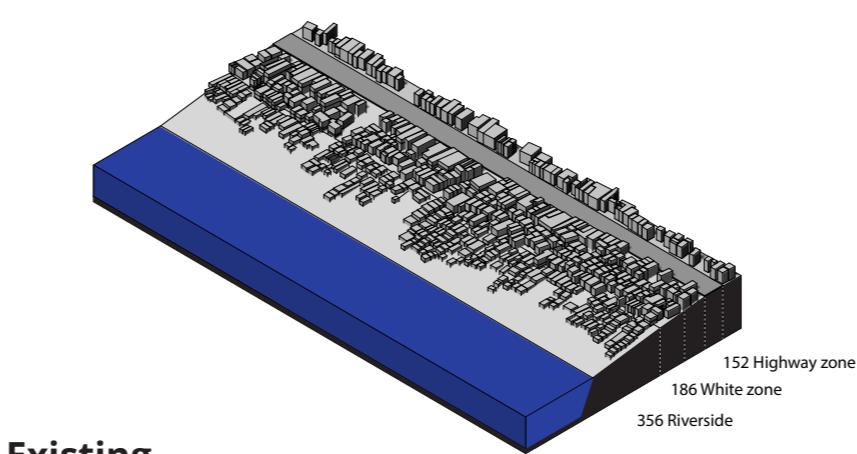
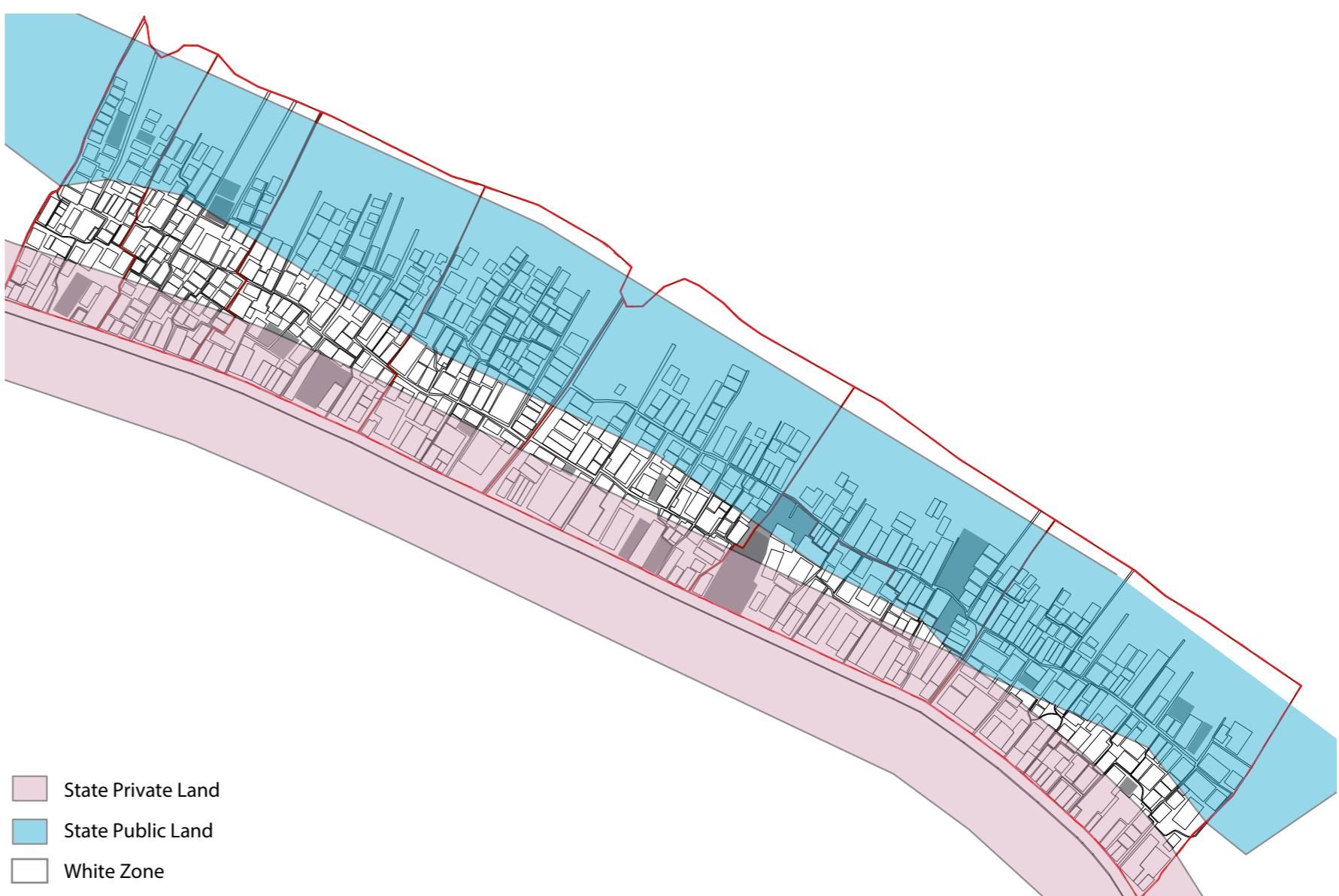
The government is expecting to increase the size and capacity of National Road No.5 which would expand into the existing Village Kor and result in the eviction of those living within the area.

The area is also threatened by the Tonle Sap River seasonal flooding. All houses in the flooding area (blue) are at serious risk every year and are more vulnerable due to the building quality and materials.

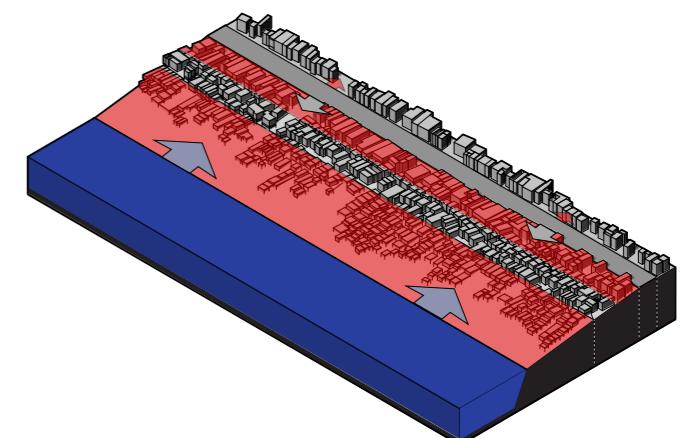
In the middle of these two areas of risk, we find the “white zone” or safe from risk zone - neither threatened by flooding or eviction for National Highway No. 5 expansion.



**677 houses**  
public state land 296  
state private land 133  
white zone 93



Existing



Risk Zones

## Land Tenure Categories at Village Kor

Based on research conducted, it was found that the following households in Village Kor could be categorised by one of six different land tenure categories.

Land Tenure Categories	Number of households at Village Kor	Explanation	Strength of Possession Claim
A	59	Property is not located on land classified as state public. Household began their occupation before 2001 and have a tenure document showing possession commencing before 2001.	Strong claim to legal possession.
B	32	Property is not located on land classified as state public. Household began their occupation before 2001 and have a tenure document but it does not show that their possession commenced before 2001.	Potentially legitimate claims to legal possession, but will have to rely on other forms of documentation (such as Family Book) to prove that possession began pre-2001.
C	8	Property is not located on land classified as state public. Household began their occupation before 2001 but do not have any tenure document.	Potentially legitimate claims of legal possession, but may have to rely on other forms of documentation (such as Family Book) to prove that possession began pre-2001.
D	34	Property is not located on land classified as state public. Household began their occupation after 2001.	Potentially legitimate claims of legal possession, but may have to collect documentation that shows a chain of possession going back to pre-2001.
E	93	A portion of plot appears to be located on land classified as state public, and a portion on land that is not classified as state public.	Potentially legitimate claims of legal possession for land that is not classified as state public if occupation began pre-2001. Household cannot claim possession of any land that is classified as state public.
F	296	Household's entire parcel (or vast majority of it) is on state public land.	Household is unlikely to be able to claim legal possession as they appear to be located on state public property.

## 1.3 Community Voices

On the first site visit to the community on February 13, 2017, an interview was conducted with the the community leaders. The leaders represent one of the eight village groups.

Note the cheif of group 1 was absent.



### Chief of Group 2:

**Positive aspects of village:**

- + No serious violence
- + People respect the environment better: There is less trash and black water.

**Negative aspects of village:**

- Unsafe at certain times
- Some people don't cooperate to help village life
- Gambling can cause problems
- District police are apathetic
- Pollution is caused from burning tires

**Occupation of some residents:**

Sellers at big market and fishermen  
Average income: unsure



### Chief of Group 3:

**Positive aspects of village:**

- + Environment and improved sanitation
- + Good relationships with neighbours and friends, and communal spirit

**Negative aspects of village:**

- Daily safety issues and drug usage
- No space for kids to play
- Streets are narrow

**Occupation of some residents:**

Vendors and beef sellers.  
Average income: between 2.5 and 10\$



### Chief of Group 4:

**Positive aspects of village:**

- + Environment
- + After forming community, we learned how to discuss as a group.
- + Community garbage collection.

**Negative aspects of village:**

- Road, lack of street lights and drainage.

**Occupation of some of the residents:**

Recycling and moto repair  
Average income: 10\$ a day.



### Chief of Group 5:

**Positive aspects of village:**

- + Environment
- + Community wants to participate
- + Good relationships with neighbours and friends

- + Street is an important social space
- + There is space for growing vegetables, raising chickens and some cattle and fishing

**Negative aspects of village:**

- Bad cooperation from some families in her community regarding trash collection and hygiene.

**Occupation of some residents:**

Vendors and a few cleaners



### Chief of Group 6:

**Positive aspects of village:**

- + Location of the area
- + Problem solving through group participation and community involvement
- + People are willing to help the project with manpower

**Negative aspects of the village:**

- Rubbish, and drainage system
- No direct clean water

**Occupation of some residents:**

Fishing, tailor, sellers  
Average Income: 2.5-5\$ a day.



### Chief of Group 7: Group.8 and Group.6

**Positive aspects of the village:**

- + The new drainage
- + People gather and talk at the mosque, cafe area and volleyball area

**Negative aspects of the village:**

- State of roads, lack of street lights, no toilet in some houses
- Drainage is still a problem

**Occupation of some residents:**

Fishing and factory workers  
Average Income: average 5-10\$ a day.



### Chief of Group 8:

**Positive aspects of village:**

- + Hygiene
- + Community works well together.

**Negative aspects of village:**

- Drainage, road, lack of street lights

**Occupation of some residents:**

Fishing, sellers  
Average Income: average 3-8\$ a day.

## 1.4 Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis

### Strengths



#### Community Cohesion

- Strong sense of community spirit



#### Mixed Land Use

- Residential, commercial and agricultural land-uses



#### Lively Streetscape

- Cafes provide an animated streetscape and improve neighbourhood safety.



#### High-Density Urban Texture

- Provide much needed housing near commercial and educational centres

### Weaknesses



#### Housing quality

- Poor or decayed building materials pose serious fire and environmental risks to individuals and community



#### No formal sewage system

- Open sewage and defecation pose a serious threat to health and the environment



#### Fire Hazards

- Pose a serious risk in high density housing areas made from flammable materials



#### Difficult Access

- Make accessing homes difficult to those with disabilities and the elderly

## Opportunities



### Ferry Port

- Provides access and connectivity to river bank communities on opposite side of the Tonle Sap river



### Trash Collection, Recycling

- Reduce risk of environmental and health degradation and income.



### Local Economy

- River line location provides income in the form of fishing and farming.



### Open Space for Parks

- Scope to harness riverside areas into recreational spaces

## Threats



### Sanitation and Diseases

- Spread by poor sanitation and practices.



### Unsafe Infrastructure

- Electricity cables pose a serious risk to health and wellbeing of residents.



### Uncooperative Neighbours

- Reduce attractiveness of area and degrade health and environment.



### Flooding

- An annual risk made worse by poor planning of riverside houses.

## 2. COMMUNITY CONSULTATION AND DEVELOPMENT OPTIONS



2.

## 2.1 First Consultation: Development Options

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The first consultation took place on 13th February 2017 and aimed to find out from the community what the preferred options for development was. Explanations and visual aids, such as plans, renderings, artist impressions and models were provided to help villagers understand which option entailed.



# Development Options

The first round of questions was targeted what course of action the community wished to take.

This options where developed among all stakeholders of the project, taking into consideration past projects of the nature as well and in line with the legal framework. Four options were considered:

**1. Do nothing** - accept the risk and take no action

**2. Relocate** - move every household permanently to a new location, on the basis the current site is too risky to redevelop.

**3. Compensate** - those on State Private Land - take whatever compensation the government offers and move from site

**4. On-Site Redevelopment** - create a redevelopment plan that includes every household in Village Kor



## Do Nothing

Situation remains as it is.



## Relocate all household

Relocate all households to a different site on the basis the area is too risky to redevelop from an environmental and legal point of view.



## Compensate

Compensate the households that are located in State Private Land.

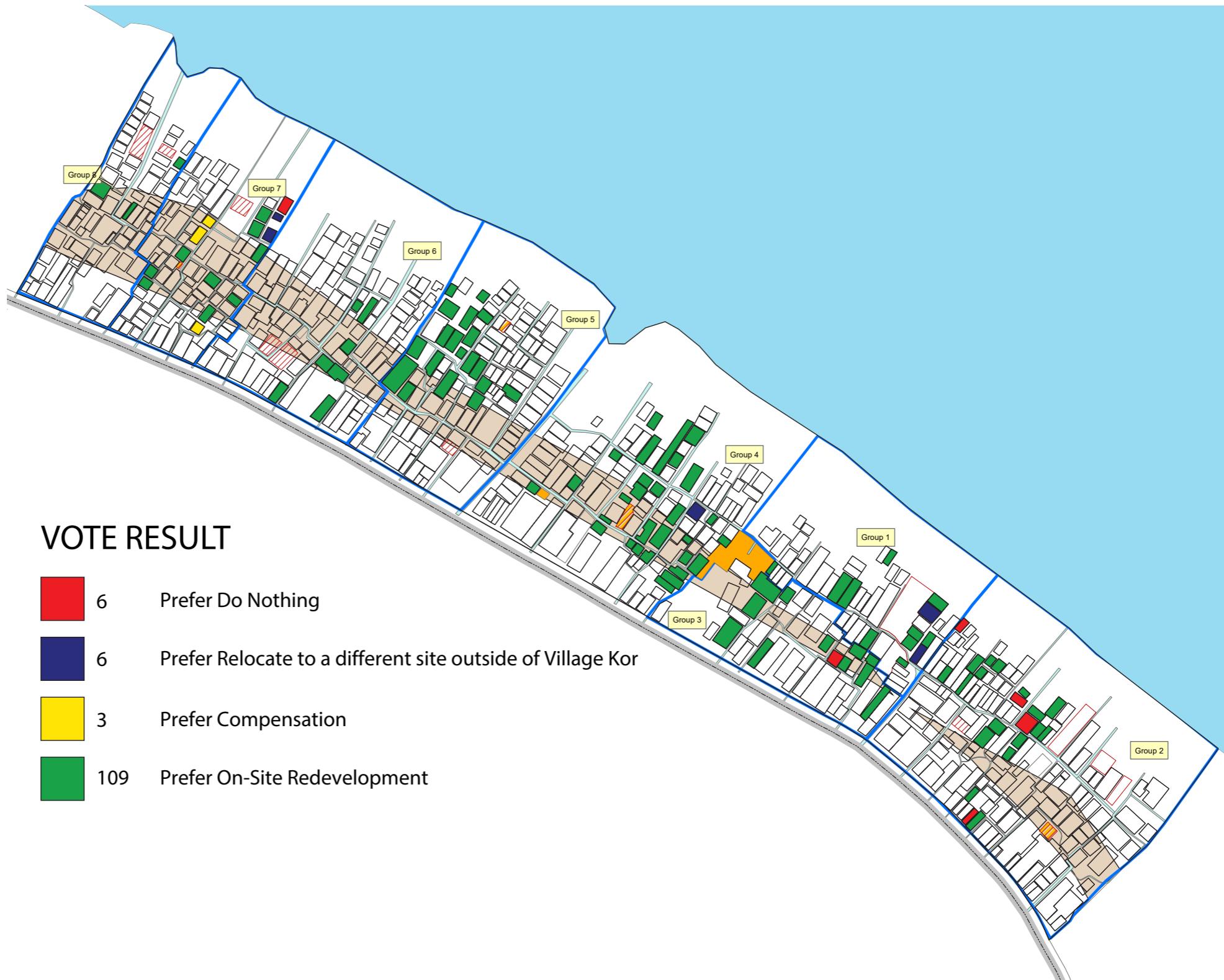


## On-Site Redevelopment

Create a redevelopment solution that allows everyone to stay on site.

## Preferred Strategy Vote

A vote was held to determine which development strategy was preferred. 124 residents of Village Kor participated and a clear majority of 109 voted in favour of On-Site Redevelopment, expressing their desire to stay in the neighbourhood near their community and places of worship.



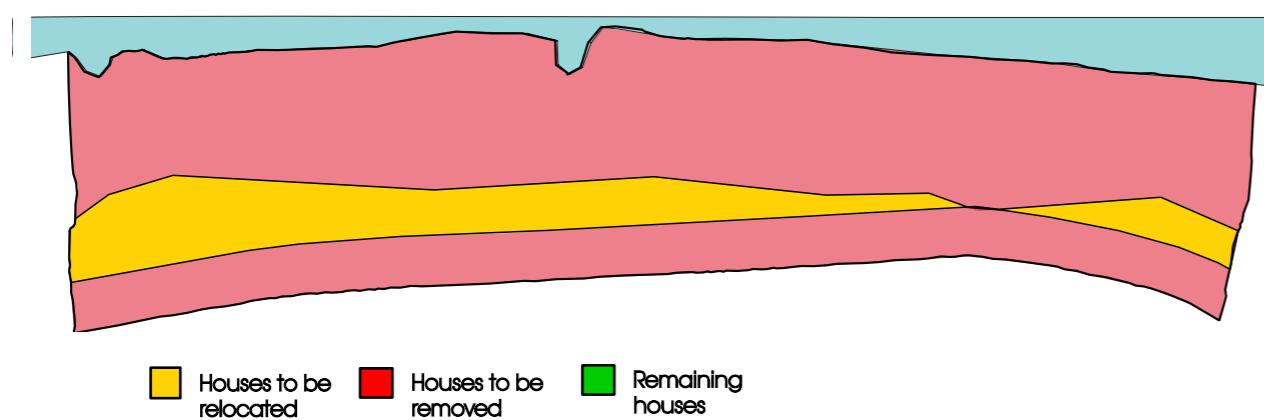
## First Consultation: On-Site Development Options

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The second phase of the first consultation explored which possible on-site development options they preferred. These options where drafted and approved by the stakeholders. These are explained on the following three pages.



## Option 1: Redevelop 'White Zone' or the Safe Zone Only



**1. Redevelop "White Zone" (Safe Zone) Only.**  
Allocate all 729 households into the area between both road and river risk zones in new, medium density housing.

## Option 2: Riverbank Restoration and Relocate All Households

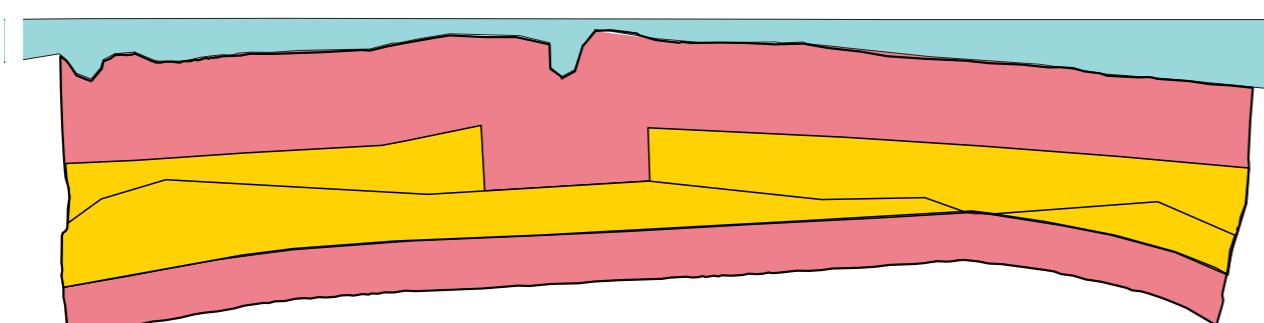


HIGHWAY ZONE

FLOODZONE + SAFE ZONE  
= BOTH SAFE

WETZONE

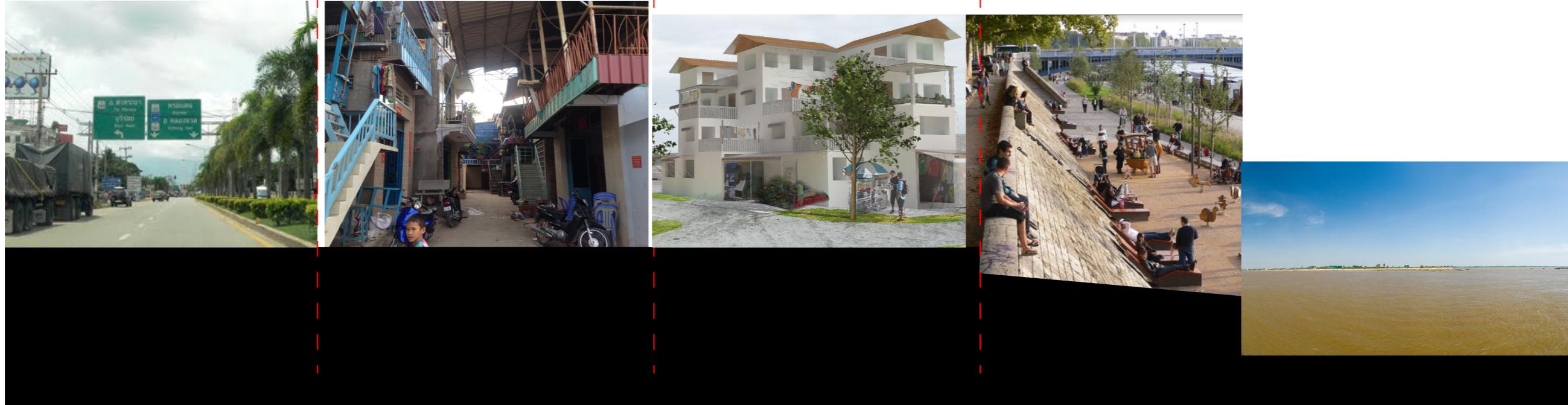
RIVER



■ Houses to be relocated   ■ Houses to be removed   ■ Remaining houses

**2. Riverbank Restoration and Relocate Everyone.** Create a flood resistant wall that reduces the flood zone and increases the size of the developable land and the "Safe Zone". All 729 houses would be relocated to the newly reclaimed Safe Zone. Part of the reclaimed land would be sold to a developer which in turn would help finance the project.

## Option 3: Riverbank Restoration and Retain the "White Zone"



HIGHWAY ZONE

EXISTING SAFE  
ZONE

FLOODZONE =  
PROTECTED =  
NEW BUILDING

WETZONE

RIVER

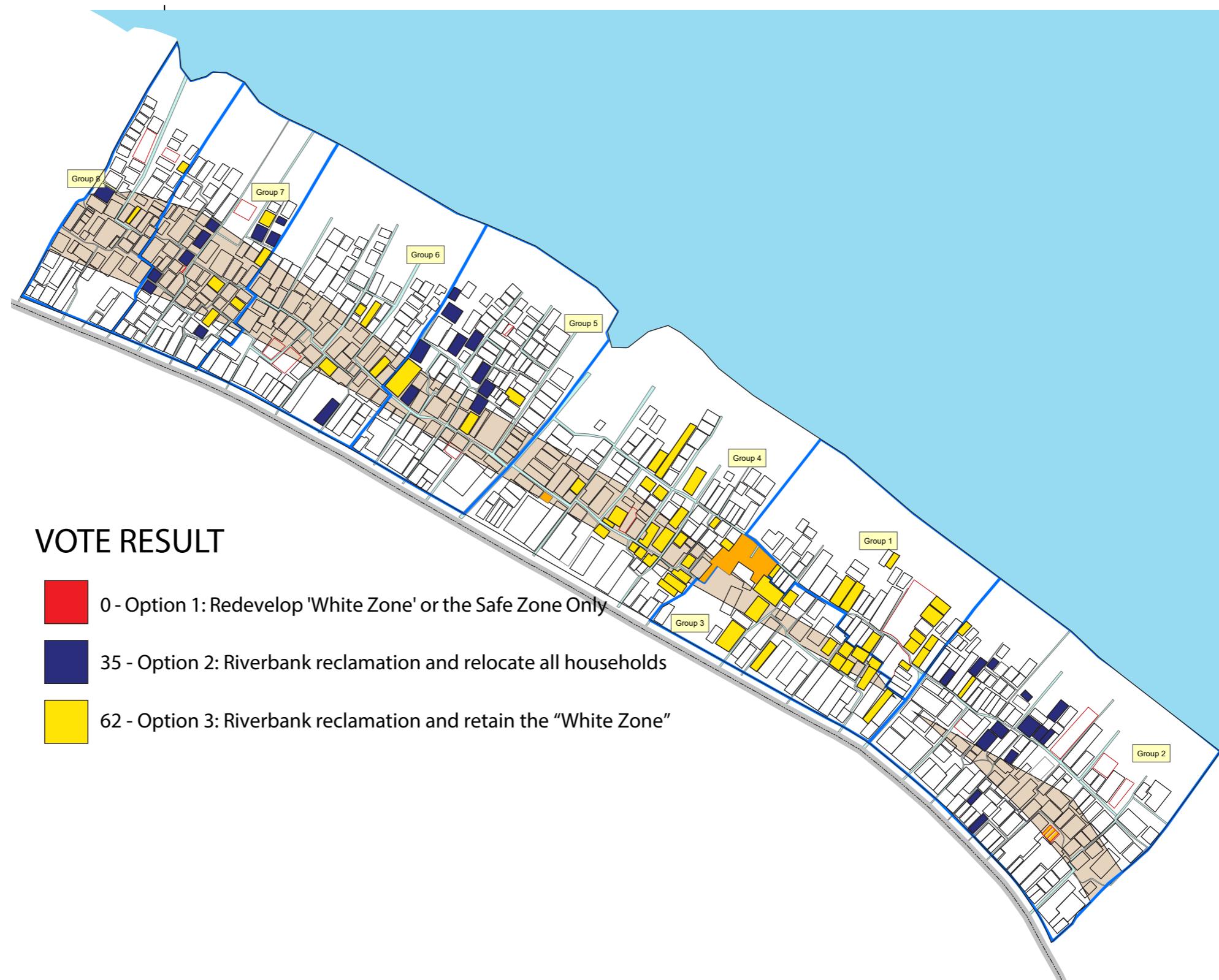


3. **Riverbank Restoration and Keep "White Zone".** Create a flood resistant wall that reduces the flood zone and reclaims land in "Safe Zone" to build upon. Houses currently in the "Safe Zone" would remain and houses in risk zones (492 households) would be relocated to the newly reclaimed land. This would gain space and allow to sell part of the reclaimed land to a developer which in turn would help finance the project.

## Relocation Strategy Vote

After explaining each redevelopment option, 97 villagers who attended the session voted on which on-site development strategy they wanted to follow.

There was a clear majority that preferred to Option 3: Riverbank reclamation and retain the "White Zone", principally because the community would be protected from flooding, new homes would be built but the existing community in the White Zone would be retained and not disrupted.



## 2.2 Second Consultation: Qualitative Research

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The second consultation was aimed to exploring what the villagers liked or disliked using a series of pictures which held keys to aesthetics, circulation, density, materiality, and composition among others. Interviews, voting, and conversations where some of the methodologies used to gauge the villagers idea and experiences.



## Second Consultation: Community Voices

The first segment of the consultation was an interview format with community leaders. They were asked for their views on how an on-site redevelopment could be designed and used. This included housing typologies, streetscape, infrastructure, and public space.



**Chief of Group 4:**

**Present issues:**

- Average of 3-7 members in one house, sometimes containing multiple families.
- All children attend school and help the family depending on their age.

**What we would like to see:**

- A healthier environment will save the population from going to the hospital.
- People are happy to join the plans, but it seems that nothing ever happens.
- A good house means concrete houses for more people.
- A larger street would be good for business with fast and slow traffic separated



**Chief of Group 3:**

**Present issues:**

- Kids play on walkways

**What we would like to see:**

- Green space would be valued.
- Wider street will increase livability.
- The No.5 Road is the most active part due to the accessibility and convenience of parking and has no flooding.



**Chief of Group 2:**

**Present issues:**

- Group along the road do not cooperate with the other groups; they only gamble.
- Average of 3-7 members in one house. Sometimes multiple families.

**What we would like to see:**

- A good house is made of timber and raised to protect from flooding. It contains a toilet and has farming space for family to grow their own vegetables.



**Chief of Group 5:**

**Present issues:**

- Average 4-8 members in one house, usually sleeping in one room.
- People gather at 5am at the mosque everyday and sometimes after work.
- All kids go to school and play afterwards.

**What we would like to see:**

- Wind is important for ventilation of the house and the bigger the house the better.
- Concrete street with car access is preferred, more important than green space.
- Kids play area and moto parking important for each group.



**Chief of Group 6:**

**Present issues:**

- Road area people don't participate in meetings.
- Concerned about fire fighter access
- Average 4-7 members in one house, usually they sleep in one room.

**What we would like to see:**

- Good house is built from concrete, has a toilet, kitchen, balcony and private space.
- Good street is clean, green, and has no flooding.



**Chief of Group 7 and Group 8:**

**Present issues:**

- Average 4-8 members in one house, usually they sleep in one room.

**What we would like to see:**

- Good house means, no conflicts with neighbours and clean without rubbish.
- People prefer front balcony because they like to laugh with neighbours.
- Wider road into the area is preferable for business and fire engine access.



**Chief of Group 8:**

**Present issues:**

- Average 4-8 members in one house, usually they sleep in one room. Use of tent sheets for separation.
- People want to help with the plans, but with physical labour because they have no money available.
- People gather in front of house to spend time, and rarely go out somewhere else.

**What we would like to see:**

- Good house means, no leaking roof, strong structure and sustainable house.
- Wider road would be better for business and fire engine access.
- No need for a market because there is a market close by.
- No trees preferred because of safety for kids and takes away space for the house.

## **Second Consultation: Qualitative Research**

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The second part of the consultation consisted of showing the residents of Village Kor existing housing typologies from around the world, and residents were encouraged to voice their opinion and vote on the designs they favoured.

### **Conclusion:**

1. The developed housing typology should include a place to conduct businesses such as shops.
2. Open and wide streets with greenery between low buildings is the preferred urban texture.
3. Access to houses should be well lit and ventilated.
4. Green productive space is preferred to park land.
5. Plastered walls are perceived as better than wood or metal panelling.
6. Neat volumes facades are preferred.
7. Communal areas to talk to neighbours are very valued.
8. Public parking for motorcycles are valued but not indispensable.

### 3. CONCEPT DEVELOPMENT



3.

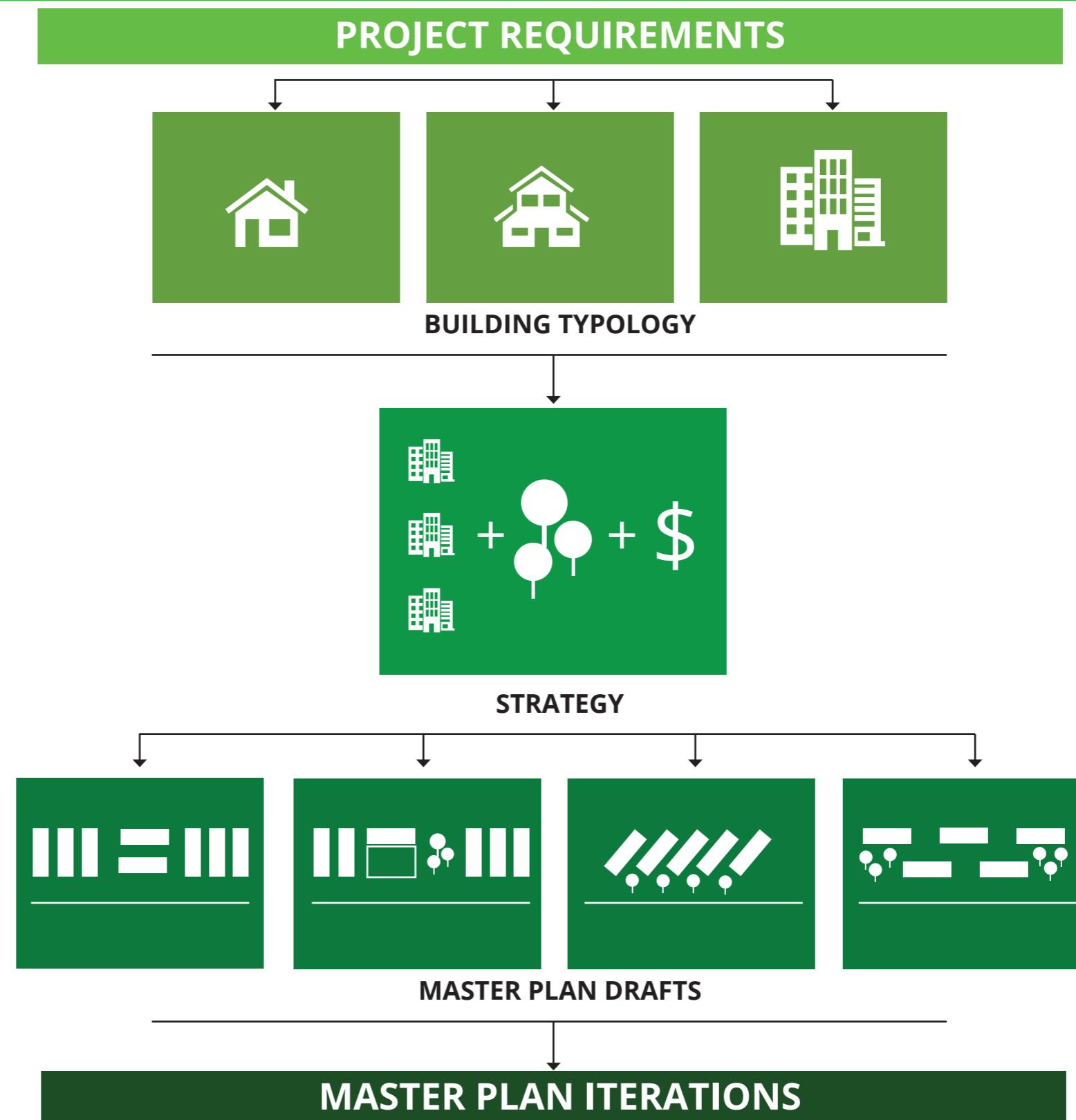
### 3.1 Strategy Development

The design strategy is the key-stone for the master plan and development of each building. With it, guidelines, typologies and plans are developed.

The process starts with the study of the estimated amount of houses and the volume they take. Placing different typologies on site and studying the density results allows to establish typology and urban distribution.

After, this insights are focused into a “course of action”. This is the main strategy to be taken in order to reach the different zoning goals along with the amount of houses needed.

Finally, a first draft of the master plan is developed which sets the base for further, more specific, iterations.



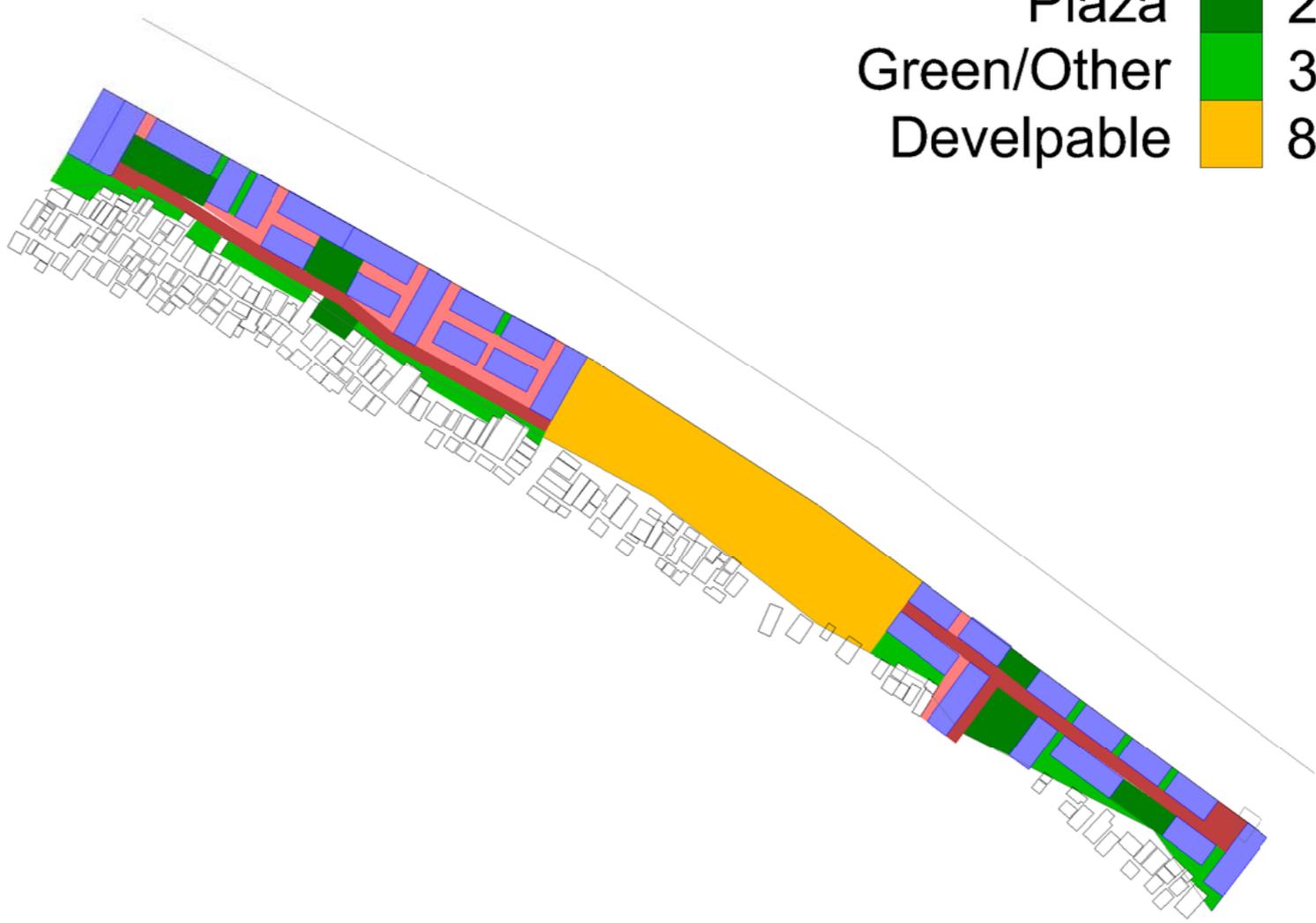
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**Selected:**

Option 2 presents the optimal development based on the availability of redeveloped and reclaimed land. Compared to the other options, it is the proposal that best balances the requirements of the current residents, sustainable design and the needs of a growing city with space for private development. A total of 506 housing units could be provided along with 8,515 sq m of developable land sold to a private developer to help off-set the cost of the development.

# Option 2

# of Units	506
Primary Road	3189 sqm
Pedestrian	2,310 sqm
Plaza	2,620 sqm
Green/Other	3,093 sqm
Developable	8,515 sqm



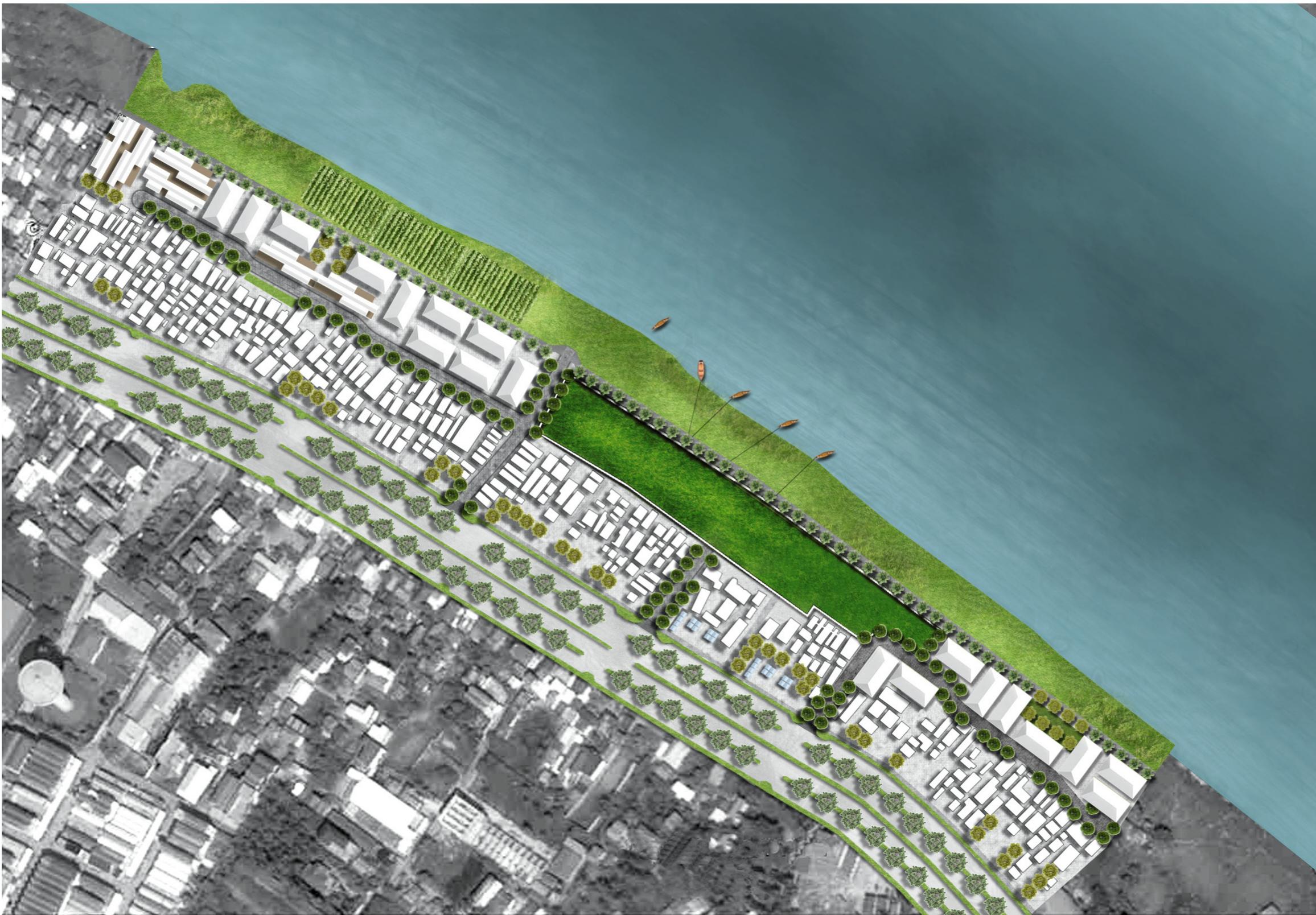
## 4. MASTER PLAN



4.

## 4.1 Master plan

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## Master plan: Urban Elements



## Master plan: Zoom-in

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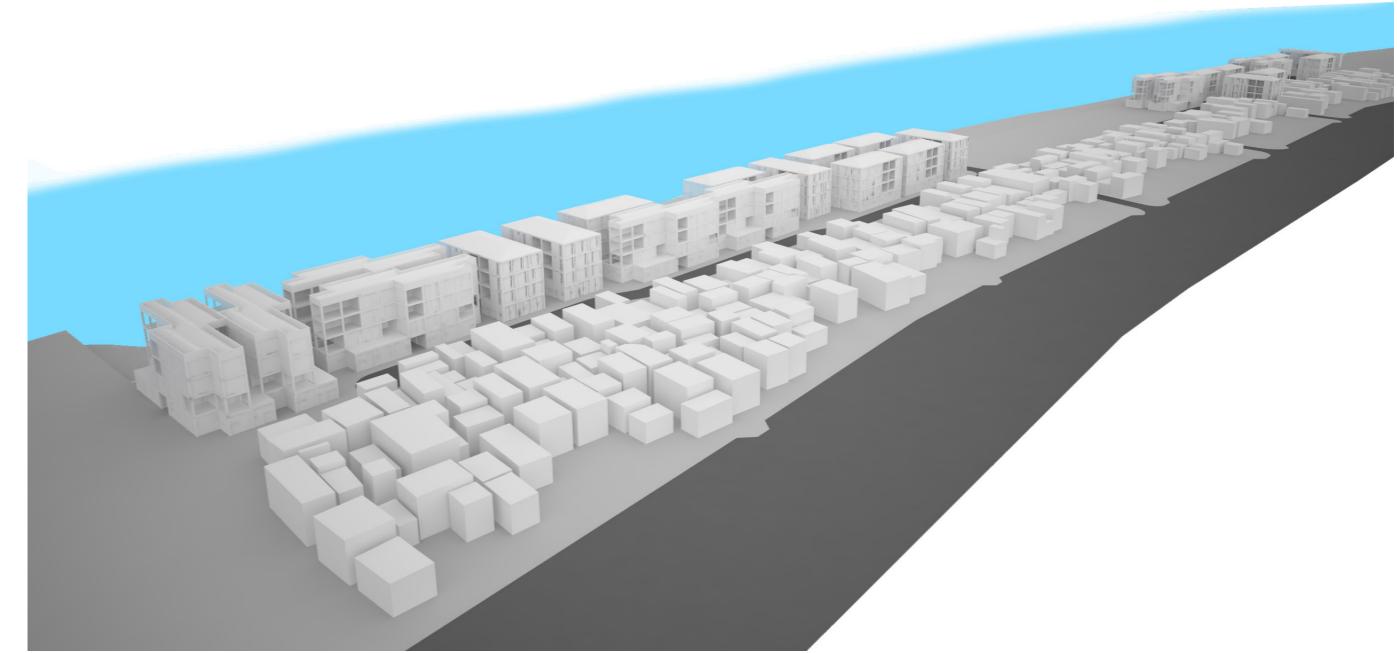


## Master plan: Aerial Views

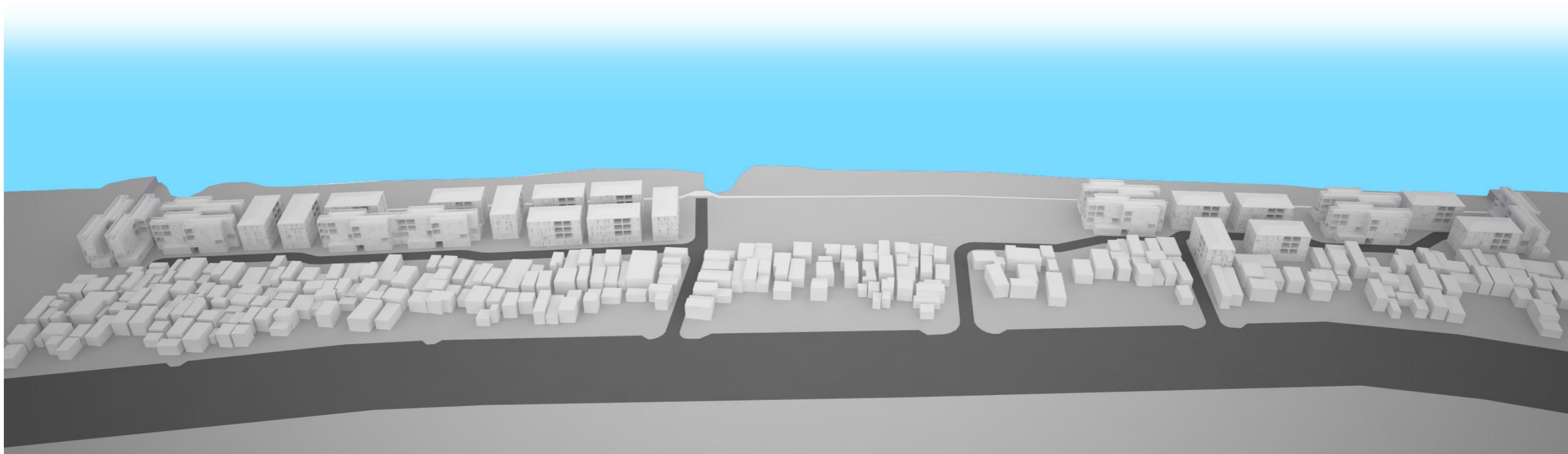
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**View from North West Boundary**

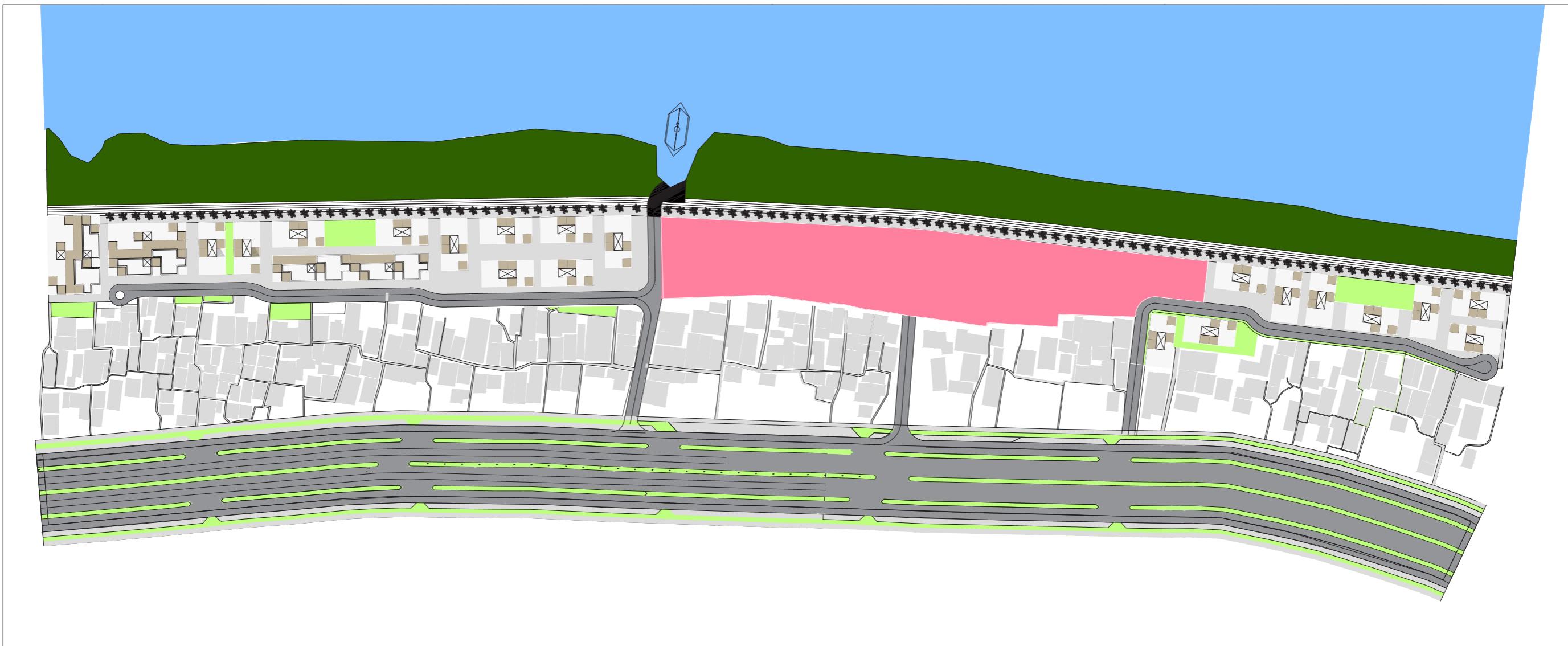


**View from the West over Highway No. 5**



**View from the South over Highway No. 5**

## 4.2 Land Use



Pedestrian	7,372	25%
Street	3,868	13%
Green space	1,830	6%
Building	8,064	27%
Developable	8,675	29%
Total Area	29,809 m <sup>2</sup>	100%
Riverside wall	680 m	

Graphic Scale 04816 32 64 128 256

## 4.3 Landscaping

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**Red Flamboyan**  
Plazas and parks



**Mango Tree**  
Road side



**Palm Tree**  
Riverside Walk



## 4.4 Sections

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Section 1



Section 2



## 5. BUILDING PLANS

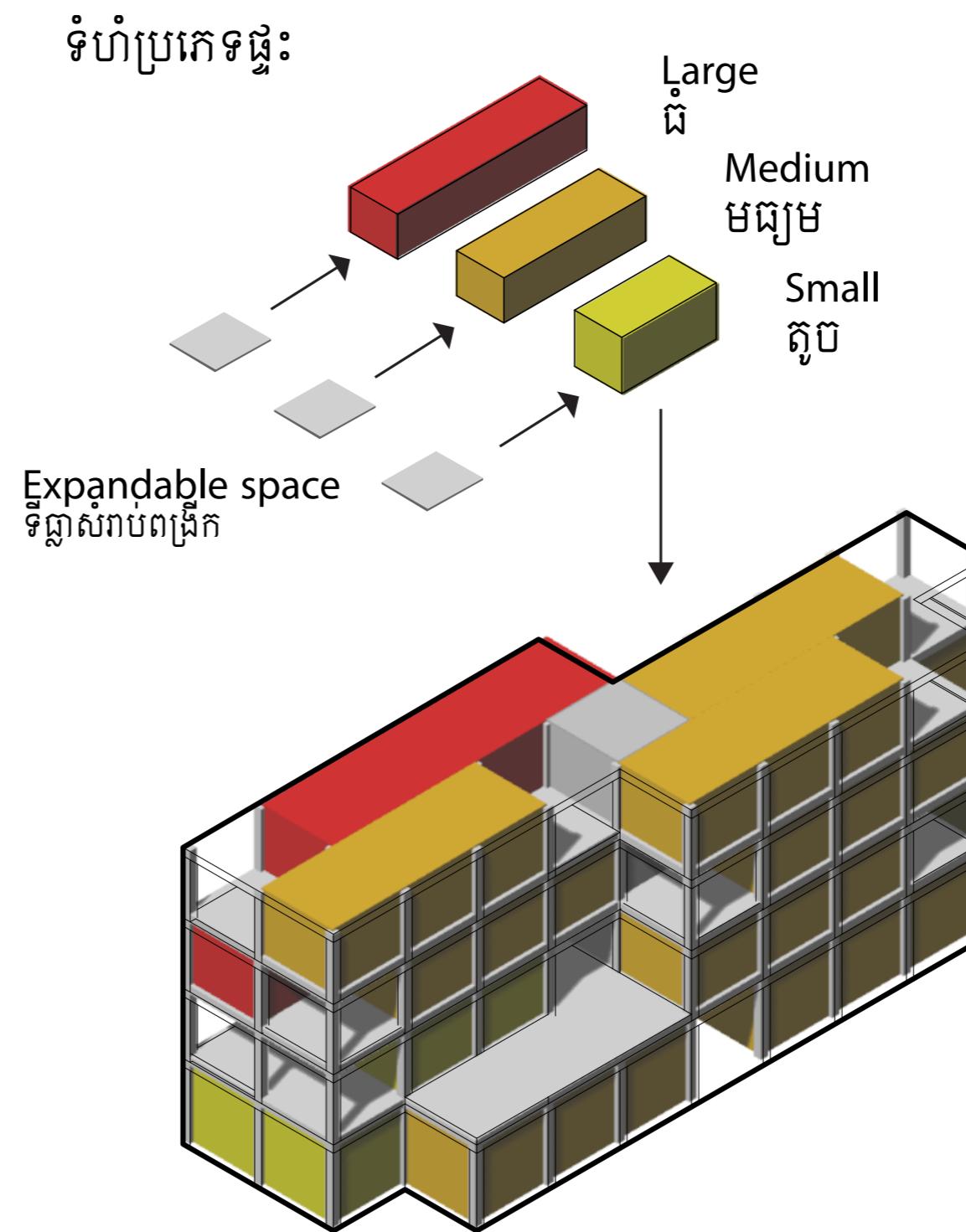


5.

## 5.1 Unit Sizes

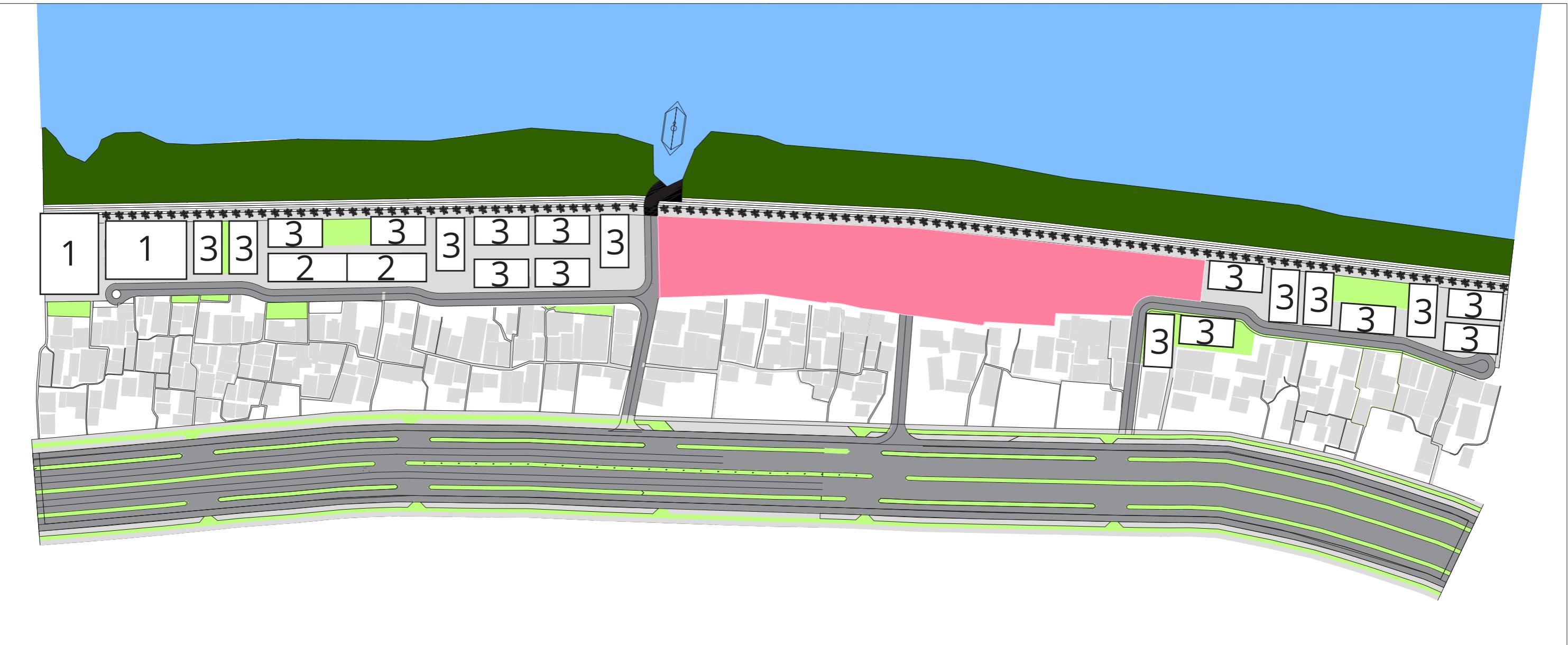
Three sizes of units were used: 32sqm, 48sqm, and 64sqm each with an extra space of 16sqm for future expansion. The unit count is as follows:

32sqm:	<b>381</b>	77.4%
48sqm:	<b>101</b>	20.6%
64sqm:	<b>10</b>	2%



## Building Location

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**Location of Building Types 1, 2 and 3**

## 5.2 Renders

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**Birds Eye View from Third Floor Height**

## Renders

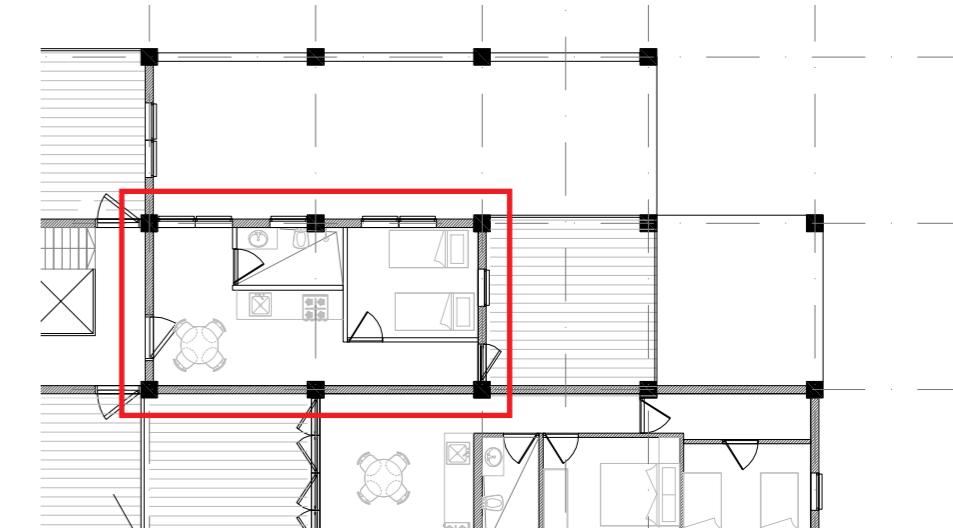
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**View From Green Space**

## 5.3 Unit Plans: Unit Type 1

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**32 m<sup>2</sup> +16m<sup>2</sup> Adaptable Balcony**  
**1 bedroom**  
**1 bathroom**  
**Living area + kitchen**

## Unit Type 2

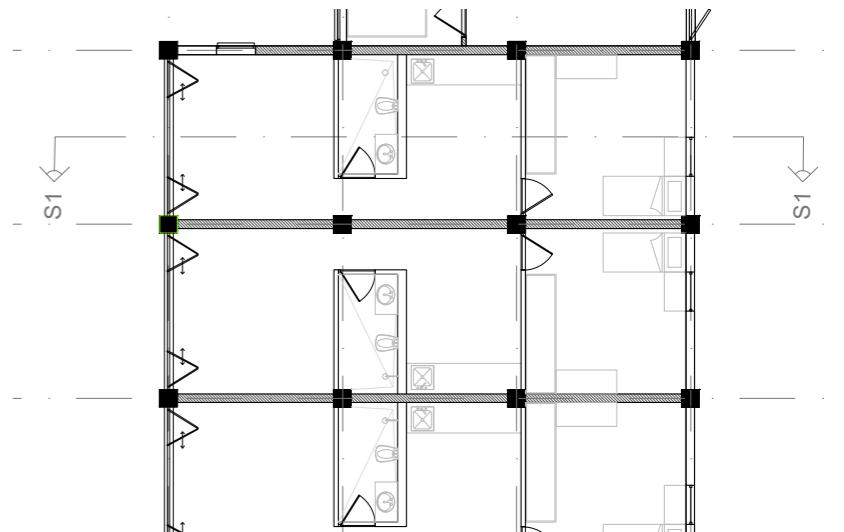
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**48 m<sup>2</sup> +16m<sup>2</sup> Adaptable Balcony  
2 bedrooms  
1 bathroom  
Living area + kitchen**

## Unit Type 3

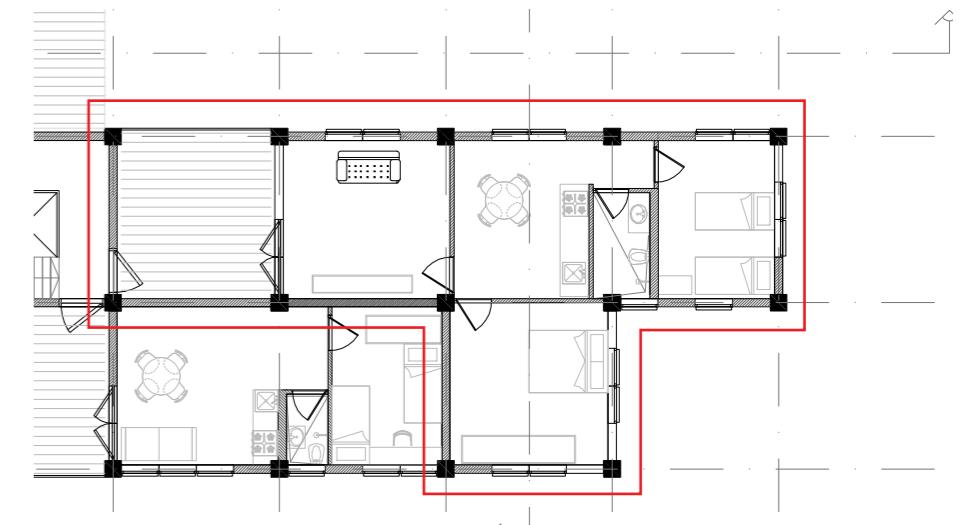
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**48 m<sup>2</sup> ground floor  
2 bedrooms  
1 bathroom  
Living area + kitchen**

## Unit Type 4

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**64/80 m<sup>2</sup> +16m<sup>2</sup> Adaptable Balcony  
2 bedrooms  
1 bathroom  
Living area + kitchen**

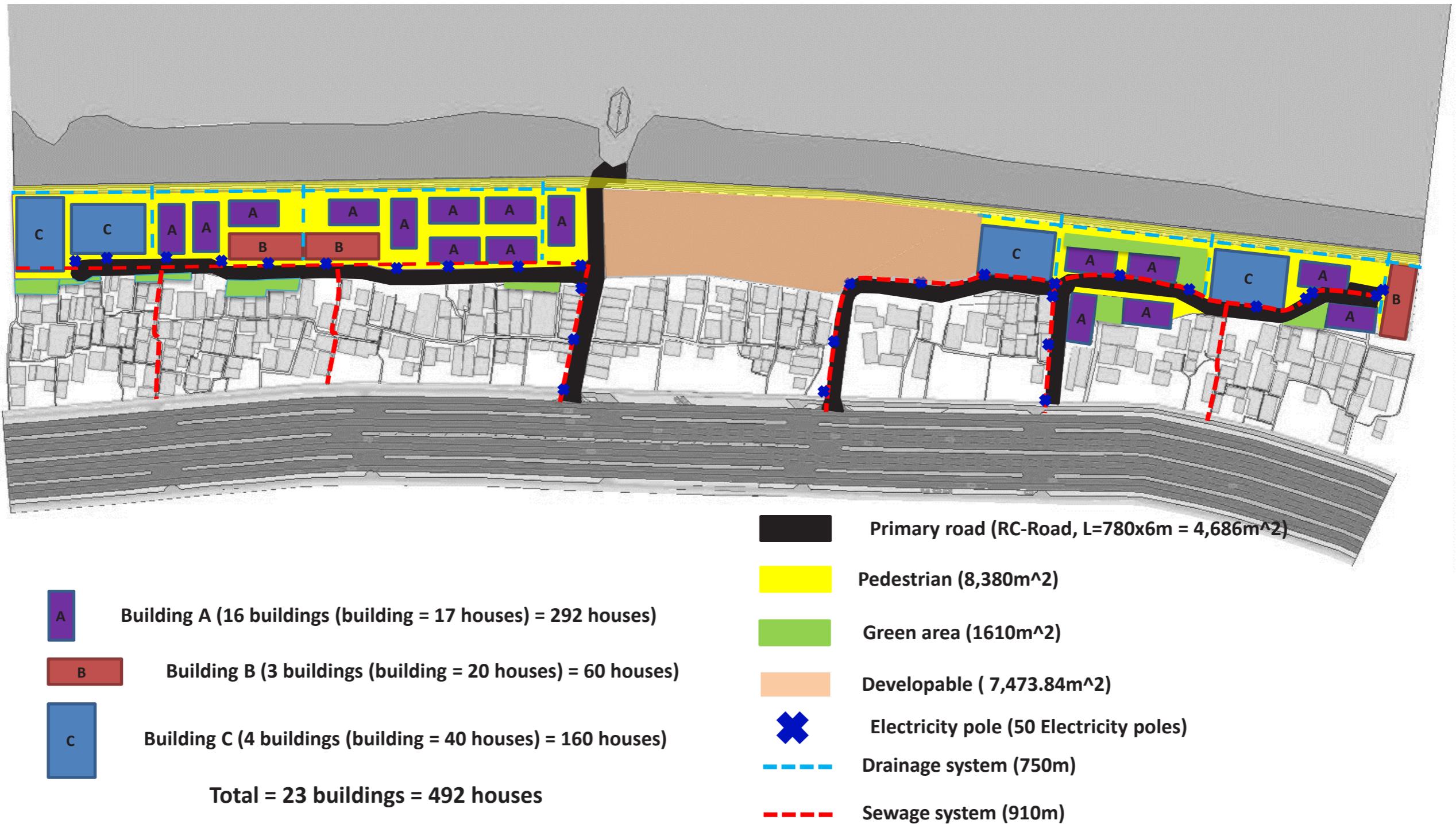
## 6. COSTING



6.

## Area Count of Development Elements

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## 6.1 Redevelopment Budget

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### Projected Redevelopment Expenditure

Please note all figures are based on the proposals contained in this report. They will be subject to change should the project progress to a developmental phase due to factors such as, but not limited to, construction time, cost of land reclamation, and materials used.

#### Housing Units

The development budget is based of 492 housing units in 4 storey blocks across a range of 5 floorplans ranging in size from 32 to 96 square metres.

#### Total Housing Units:

Type of Building	No. of Building	Unit per Building	Total
Building A	16	17	272
Building B	3	20	60
Building C	4	40	160
		<b>Total Housing Units</b>	<b>492</b>

#### Total Liveable Area:

Unit Type	Size (m <sup>2</sup> )	Total Units	Total Area (m <sup>2</sup> )
Small (4*8)	32.0	86.0	2,752.0
Medium (4*12)	48.0	158.0	7,584.0
Large (4*16)	64.0	166.0	10,624.0
Larger (4*20)	80.0	70.0	5,600.0
Largest (4*24)	96.0	12.0	1,152.0
		<b>Total Liveable Area m<sup>2</sup></b>	<b>27,712.0</b>

The redevelopment will cost approximately USD\$ 9.6 million which will cover land reclamation, roads, electricity, sewage and drainage and ancillary services. The breakdown of costs is detailed here.

### Total Cost for Redevelopment:

Work Description	Unit	Quantity	Unit Cost	Total Cost
Sand backfilling (h=3m)	m^3	25,000	7,0	175,000.0
River Bank	M	676.0	1,855.0	1,253,980.0
Building A	Unit	16.0	276,480.00	4,423,680.0
Building B	Unit	3.0	330,240.00	99,720.0
Building C	Unit	4.0	591,360.00	2,365,440.0
Primary Road	m^2	4,686.0	20.0	93,720.0
Pedestrian	m^2	8,380.0	15.0	125,700.0
Green Area	m^2	1,610.0	10.0	16,100.0
Electricity Pole	Pec	50.0	250.0	12,500.0
Drainage system	m	750.0	80.0	60,000.0
Sewage System	m	910	100	91,000.0
			<b>Total Cost USD\$</b>	<b>9,607,840.0</b>

### Cost to the residents:

Total cost of the Development	Size (m^2)
Construction cost	9,607,840.0
Other Expenses	480,392.0
<b>Sub-total</b>	<b>10,088,232.0</b>
Value of the land sold	3,036,250.00
Grant from various sources	n/a
<b>Cost to the residents USD\$</b>	<b>7,051,982.00</b>

**Land for the developers:** An area approximately 8,675 sq m will be provided to the developer of the project to help offset the cost of construction. The land is valued at some US\$3,036,250.00. Please note this an estimate if plans are altered at a later date.

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