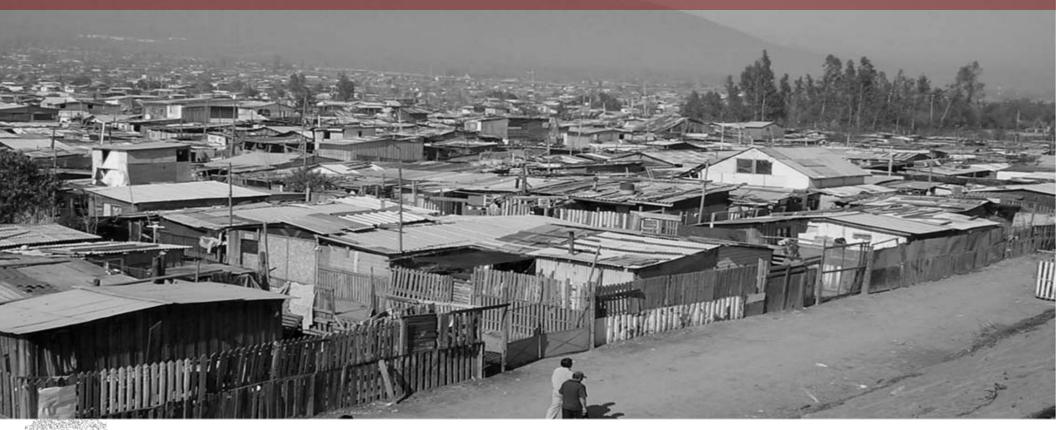
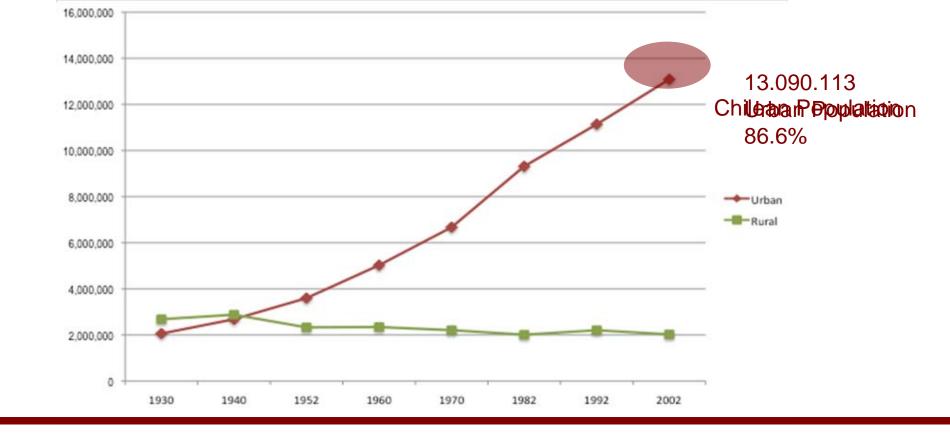
# INCREMENTAL HOUSING: \_the CHILEan experience\_



Margarita Greene Z. Facultad de Arquitectura, Diseño y Estudios Urbanos Pontificia Universidad Católica de Chile



	1930	1940	1952	1960	1970	1982	1992	2002
Urban	2,063,086	2,684,086	3,601,612	5,028,060	6,675,137	9,316,120	11,140,405	13,090,113
Rural	2,684,520	2,881,202	2,331,383	2,346,055	2,209,631	2,013,616	2,207,996	2,026,322
Total	4,747,606	5,565,288	5,932,995	7,374,115	8,884,768	11,329,736	13,348,401	15,116,435
	43.5%	48.2%	60.7%	68.2%	75.1%	82.2%	83.5%	86.6%

#### National Census (INE)

# INCREMENTAL HOUSING \_a way of meeting the challenges\_















INFORMAL SECTOR 1 INCREMENTAL PROCESS 2 PROGRAMMES AND CASES 3



### INFORMAL SECTOR 1 INCREMENTAL PROCESS 2 PROGRAMMES AND CASES 3

# **INFORMAL HOUSING SECTOR IN CHILE:** Considers several situations... at least four:

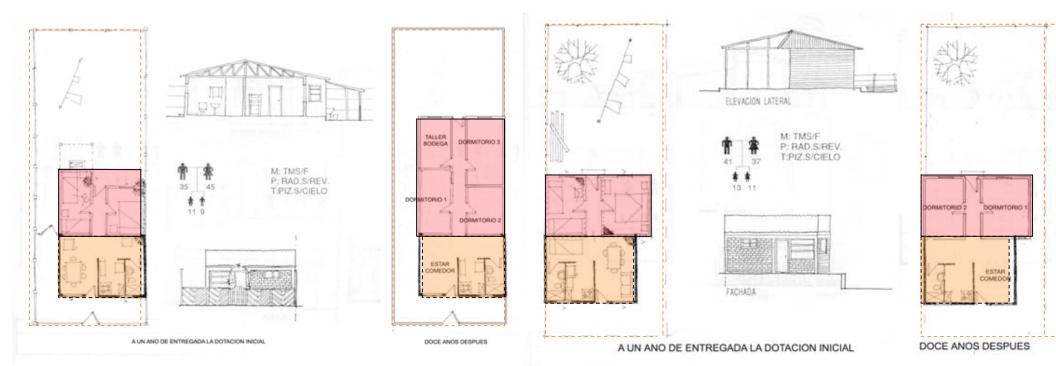
• The production of shelter out of the legal framework and public programmes, in parallel with the formal housing production.





## **INFORMAL HOUSING SECTOR IN CHILE**

- The production of shelter out of the legal framework and public programmes, in parallel with the formal housing production.
- The enlargement and consolidation of the minimum solutions that the housing programmes deliver.



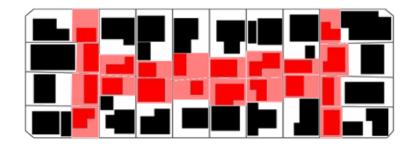
## **INFORMAL HOUSING SECTOR IN CHILE**

- The production of shelter out of the legal framework and public programmes, in parallel with the formal housing production.
- The enlargement and consolidation of the minimum solutions that the housing programmes deliver.
- Complements social housing produced by the different governments



## **INFORMAL HOUSING SECTOR IN CHILE**

- The production of shelter out of the legal framework and public programmes, in parallel with the formal housing production.
- The enlargement and consolidation of the minimum solutions that the housing programmes deliver.
- Complements social housing produced by the different governments
- Builds second and third houses, the housing of the *allegados*, that the families with no house build in the plots of their friends or relatives.



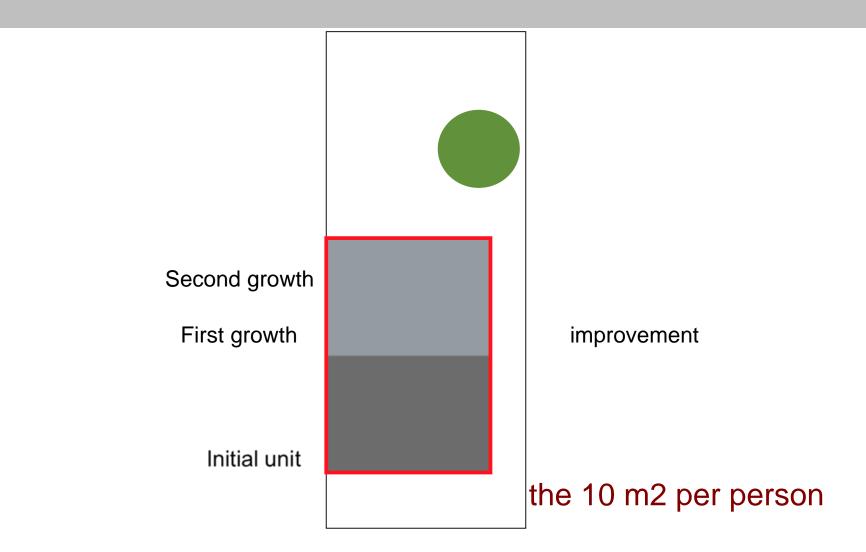




#### INFORMAL SECTOR 1 INCREMENTAL PROCESS 2 PROGRAMMES AND CASES 3

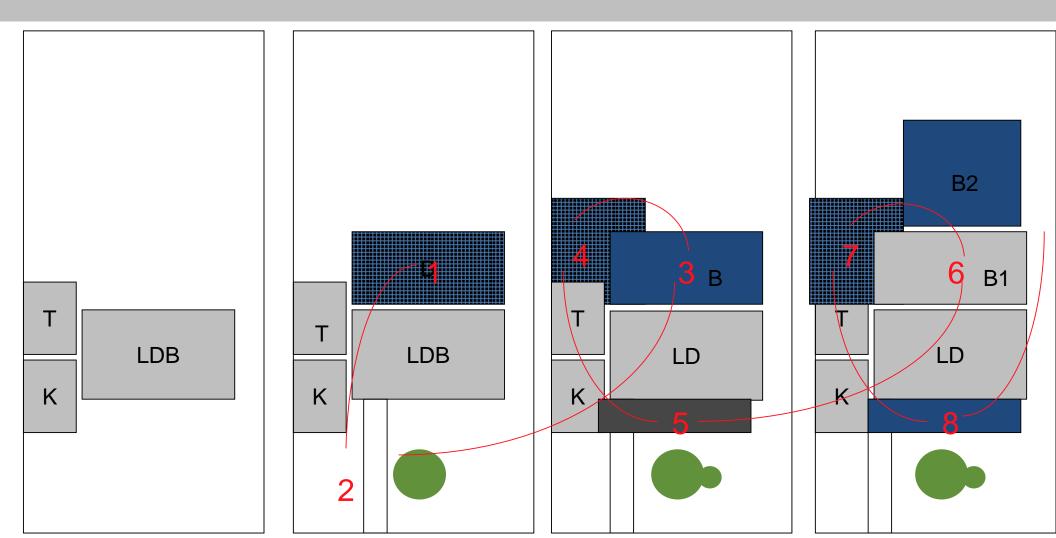
## THREE ASPECTS OF INCREMENTAL BUILDING:

• to reach a minimum space



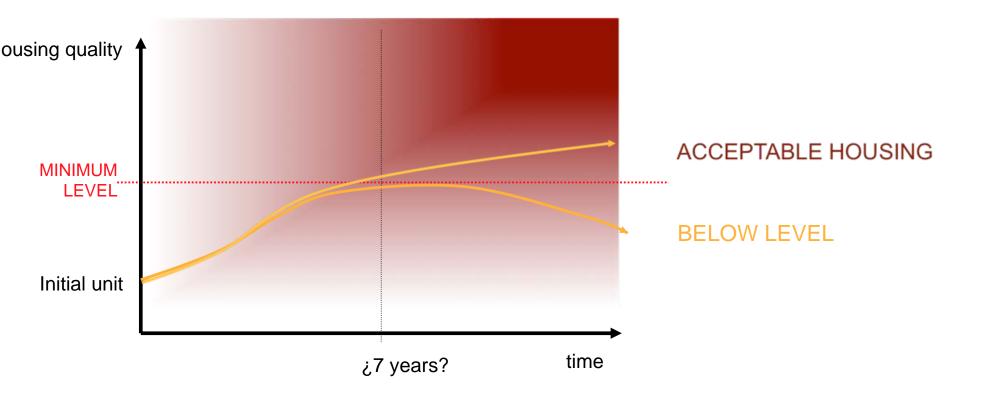
# THREE ASPECTS OF THE INCREMENTAL BUILDING

- to reach a minimum space
- construction as an improvement process



# THREE ASPECTS OF THE INCREMENTAL BUILDING

- to reach a minimum space
- construction as an improvement process
- family and house time line





INFORMAL SECTOR 1 INCREMENTAL PROCESS 2 PROGRAMMES AND CASES 3

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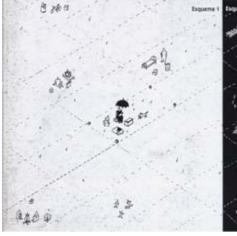
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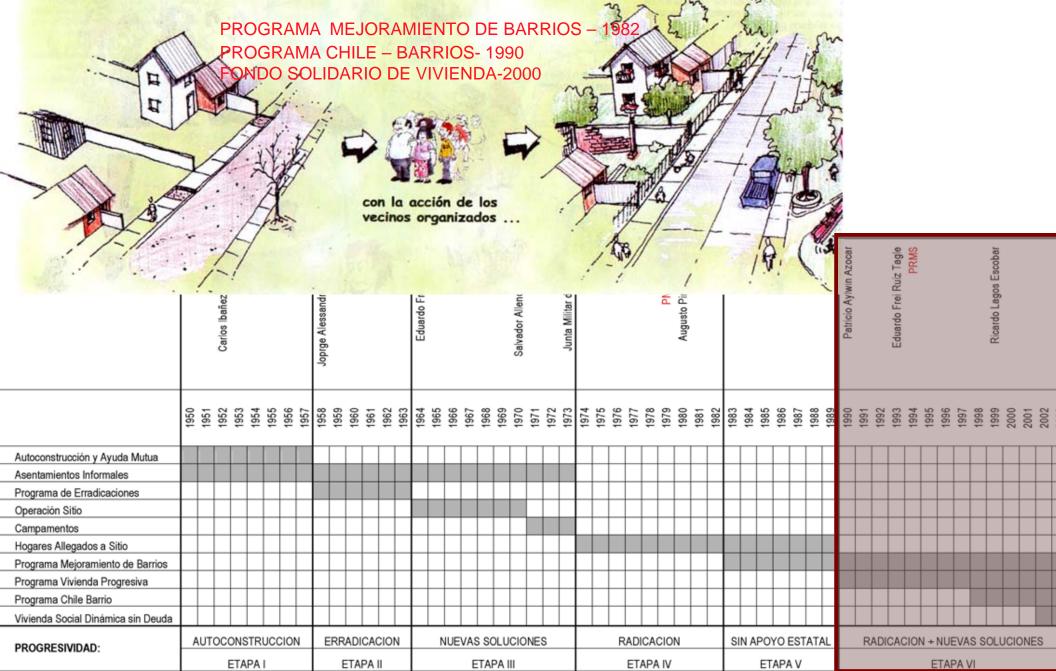






#### INTAMIENTOS INFORMALES

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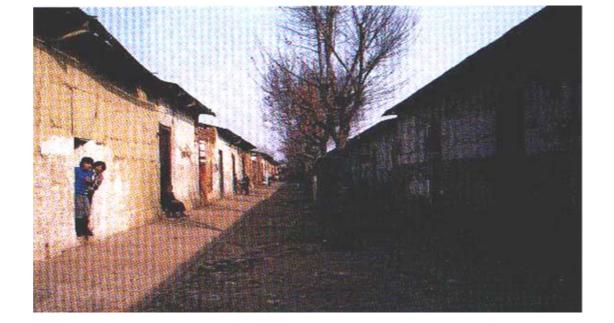
incremental building in city centre 1

- plot densification 2
  - elemental 3

#### incremental building in city centre 1

- plot densification 2
  - elemental 3

# Situation previous to intervention









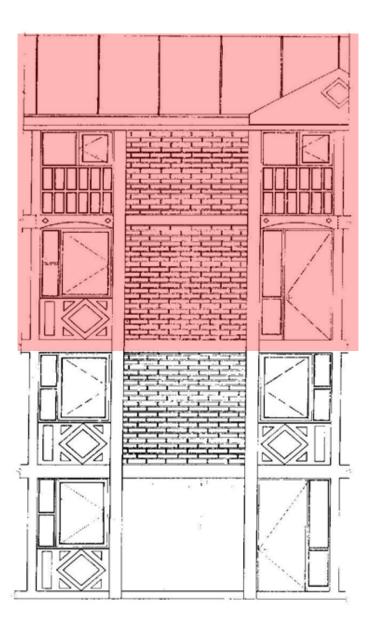


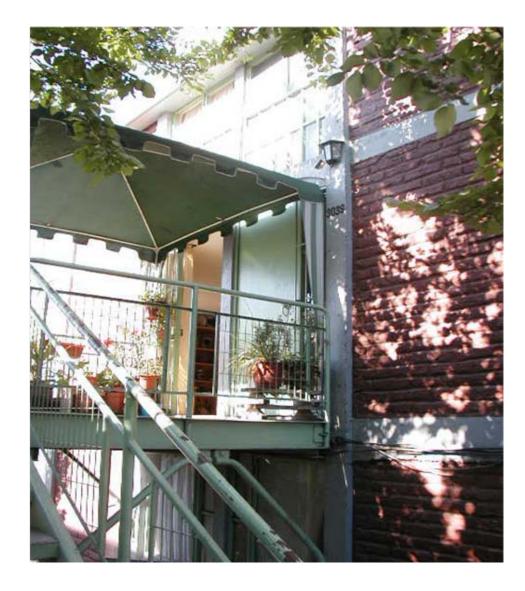




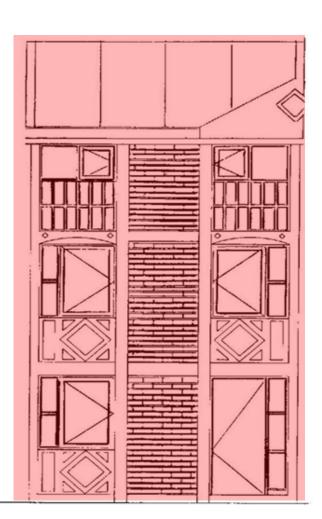


### House Type A – two floors



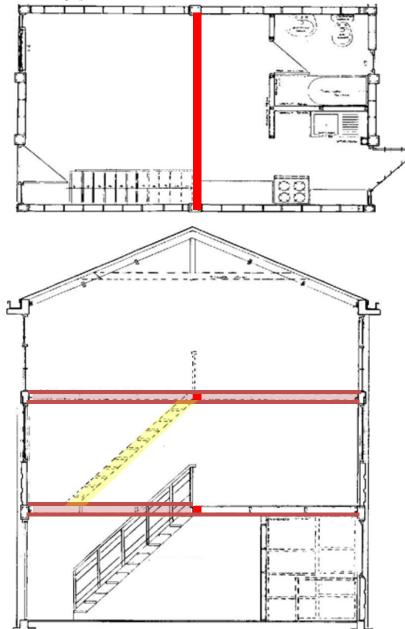


### House Type B – three floors





House Type B – three floors









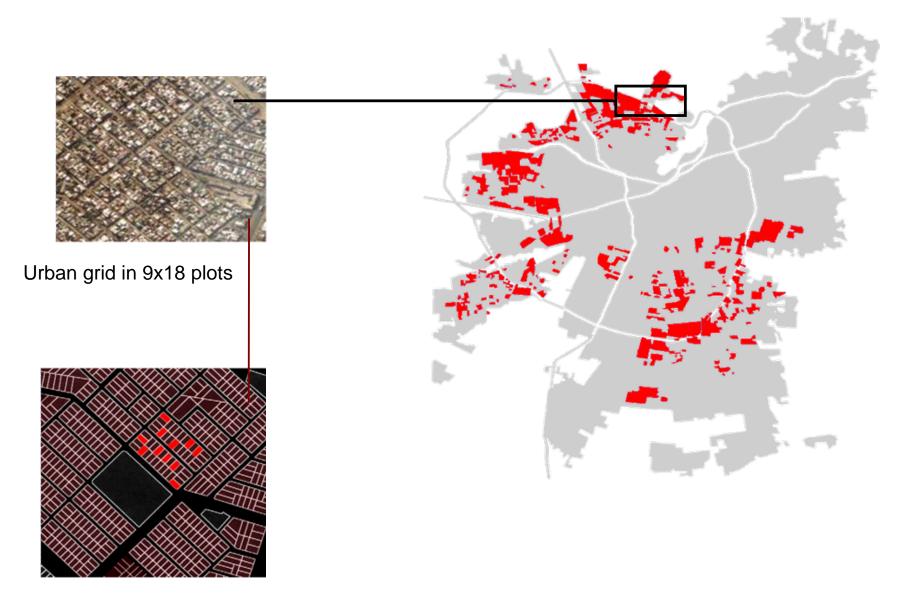
COMUNIDAD ANDALUCIA Arquitecto: Fernando Castillo Velasco

111

incremental building in city centre 1

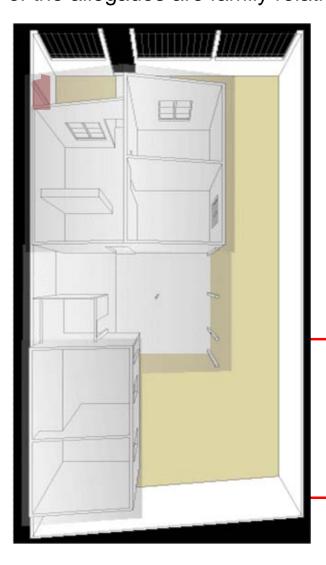
- plot densification 2
  - elemental 3

### 9x18 POBLACIONES IN SANTIAGO



#### The allegados

In the analyzed poblaciones, there is on average more than one family of allegados per plot. 98% of the allegados are family relations to the plot owners





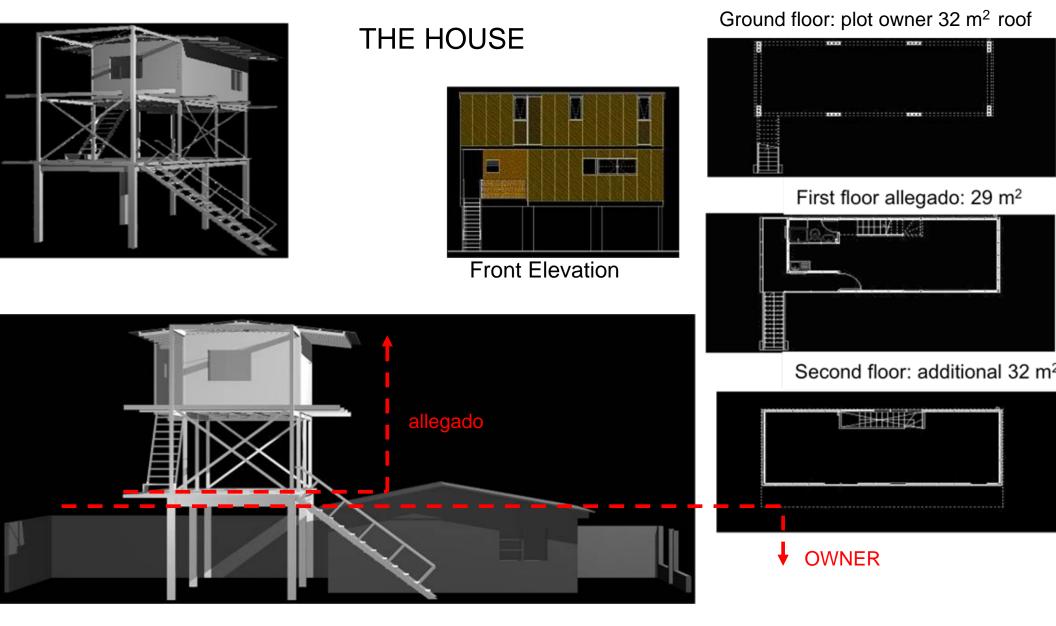


Allegado family





Main family



The radication strategy consists on the construction of a new floor, through the construction of a concrete slab that allows the allegado to receive a new independent house in second and third floors.

PILOT PROJECT 2003 Financing:

1. Government Subsidy:

280 U.F. (6.430 €)

2. Beneficiary:

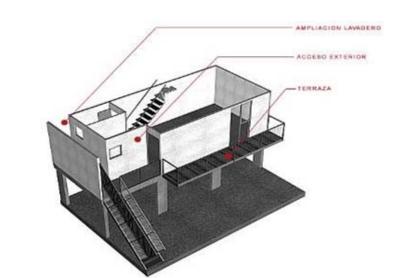
Savings 10 U.F. (230 €)

3. Other Funds:

Demand Organization: Fundación Rodelillo.

Project Development: P.U.C., Fundación Rodelillo, Fundación Invica. Architect: Francisco Vergara y Equipo Lote 9x18









- incremental building in city centre 1
  - plot densification 2
    - elemental 3



In spite of poor housing conditions, due to community and good location in the city (access to urban services) ... the demand was to STAY

Radication was the answer

## BUT

The plot was 3 times the price normally payed for social housing

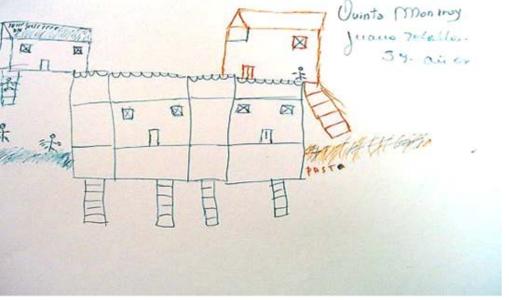






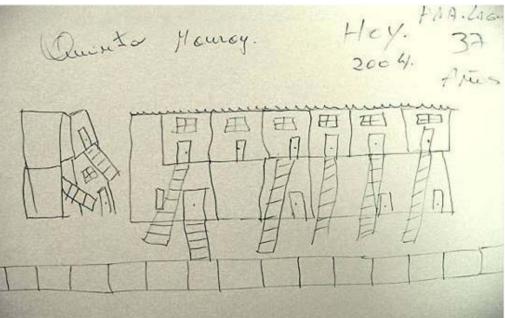


# ELEMENTAL

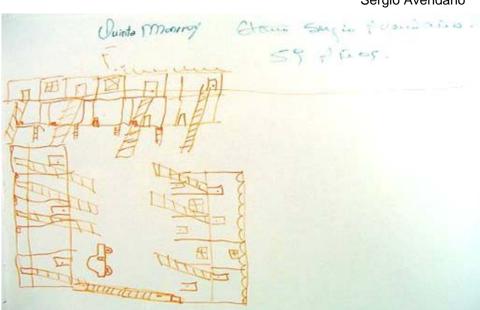


Juana Zeballos

PAA Lagos



# the houses by the future inhabitants



#### Sergio Avendaño

- 1. Planned growth to 72 m2
- 2. Ventilated kitchen and toilett
- 3. Definitive structure and external walls
- 4. Crossed ventilation
- 5. No corridors or shared stairs
- 6. Modular rooms 3x3 mts
- Colective space for 20-30 families

# This was the result:



### Arquitecto: Alejandro Aravena y Equipo Elemental



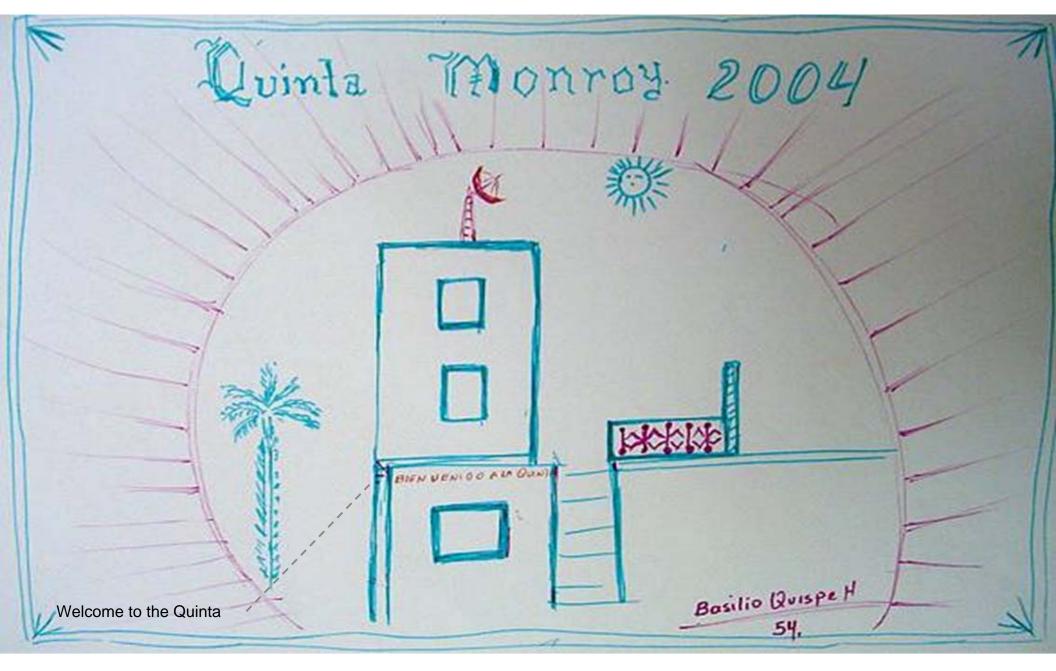












# the end.