

# **Sustainability in housing and settlement: diverse economic challenges for good architecture**

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## **Abstract:**

This paper is concerning approaches for meeting the economic challenges of sustainable construction for housing and settlement in developing countries. The approaches are categorised in two: first, governance through standards, legal and regulatory practices; second, market-oriented policies which influence the costs of particular forms of housing construction and settlement improvement. Both approaches have a role, but it is argued that the market-oriented measures will be more effective at the strategic level for housing and settlement improvement in developing countries. Sustainable construction for housing and settlement faces economic challenges at different levels. On the macro-economic level, the goals of sustainable construction for housing are being implemented most actively in developed countries in which the share of construction output is decreasing. However in both less developed and newly industrialized countries, the share of housing construction output is increasing, but the goals of sustainable construction for housing are more difficult to implement. On the meso-economic level, the housing construction sector depends on the implementation of the goals of sustainable development across the national economy as a whole. Supply chains providing for the housing construction sector and settlement improvement are long and intertwined, making it difficult to assess the effect of different materials, components and procedures. On the micro-economic level, housing and settlement improvements in developing nations are created with shorter time horizons in response to being demand-driven commodity and increasingly dominated by the material selection and electronic equipment. Their finance is being adjusted to the short and medium term which is in conflict with sustainable construction, whose goals rely upon the long term of sustainable development.

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