

INDIAN INSTITUTE OF TECHNOLOGY ROORKEE

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Housing Policy & Planning

**Lecture – 30
Working person's Hostel and Serviced Apartments**

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Hello last day in the last lecture we discussed rental housing and employees housing in this series of lecture we are discussing every options of the housing typology which can create affordable and formal housing in this series today we will discuss the two more options of formal housing and which can offer very goof affordable accommodation that is working person hostel and service apartment.

Now please recall the discussion which we had in the last lecture related to employees housing and rental housing we had the discuss that in rental housing and employees housing it is for the short duration and to create community to have the community in a better and to reduce the travel time between your work and home this kind of housing options are encourage now this rental housing and employees housing both are basically consider in terms of for the most of family so whenever a family comes from one city to another city for the transfer of the job or for any other purpose.

So for the may be for the new job so the employers can provide them the housing like apartments are nay accommodation in the city so those kind of accommodation is possible for the family similarly for the rental housing the rental housing can be created from the private side also and it can address the further formation of the slums and squatter by delivering many numbers and many verities of the rental housing starting from very small to medium and to large like there could be rental housing like one room unit like one room kitchen and toilet units.

Now apart from this two options where employees housing and rental housing was discussed we also discuss that for rental housing and employees housing we can do that by allocating land at the housing strategy level by taking this take holders at the strategy formation or the plane formation in place also we can do that by creating compact development more denser development high density by create giving more affray by promoting mix thing so that the corporate house.

So the companies or the organization we can have some portion of their campus some position of there office there building for the residential purpose so all this strategies we discussed to promote or to carte the employees and then rental housing now think about the situation for a single person who is coming from one city to another city or from village to city and he needs an account he does not have the time to cook their food and cook to maintain their house so for those kind of requirement where a single person or may be one single mother with her own child they do not have the time for maintaining the full fledged house but they need an accommodation.

At the same time they need some amount of safety security to stay there so those kind of and also another factor is always there that is affordably factor they cannot afford a bigger house they do not have the time to search for the house and not only that because of their changing habits or changing style of the working pattern of the office and the livelihood they are no longer have much time to look for the new house and get the portable house.

So for those kind of requirement one option could be thought about it and this option is not new this is there in the various cities like the working persons hostel.

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In this option basically you are having a accommodation only room and one toilet facility and probably may be one balcony that's it but you do not have the kitchen facility whereas the kitchen and the other facility like laundry and all those facility are basically commodity level that means it is a common kitchen run by the authority or run by some agency some NGO and or some private entrepreneurs.

So kitchen is the common and around the kitchen there are multiple rooms like hostel so this becomes a very good option as an affordable option for this small family so working person hostel is suitable for singles or for single mother or parent it could be suitable for short duration, short to medium duration up to say 5 year and it can also suitable for irregular timing of your job profile for example those who work in a BPO or those who work in a 24x7 kind of schedule in office.

They do not have time maintain their own kitchen or their laundry service so for those kind of irregular timing of the job profile they can have the working person hostel and also it is provide affordable options because the scheme is you get the accommodation and you pay a premium per monthly basis and you get the accommodations so it is not a very costlier option like a full

fledge rental housing or full fledged market provided housing but it is affordable options since it is getting only the monthly premium for the room.

And the kitchen facility kitchen and cooking is on payment so on payment basis it is available and also it ensures the safety and security. So for those kind purposes the working person hostel is a very nice option which can be run a single simple family also. because we have know the term like paying guest in the bigger city but the paying guest which is nothing but the converted position of a or a converted condition of a regular residential accommodation.

But the concept of paying guest can be elaborated can be transferred in a big little bigger scale and hostel like situation can be created to off work affordable and short duration accommodation for singles and single parents that is the objective of the working persons hostel. Now another options are available at the cities that is serviced apartment the employs housing and the institutional housing we discussed it is for the people who are staying in a city or staying in vicinity of their work situation and they are getting their housing or accommodation from their office from their employs.

But think about a situation that you are send to another city for a business purpose or business meeting and you have to stay there for one week or maybe 15 days so for those kind of situation for those kind of duration if you want to take a hotel and if you want to take a costly accommodation like any hotel or any guest house it will be must costlier than the for the company which is sending you for that business purpose so for those kind of little long situation business trip like usually business trips for one or two days can be taken care of by the hotels or the guest houses but if the business trips are more than one day or two day it may be one week or two week for those kind of trips they concept of service apartments could thought.

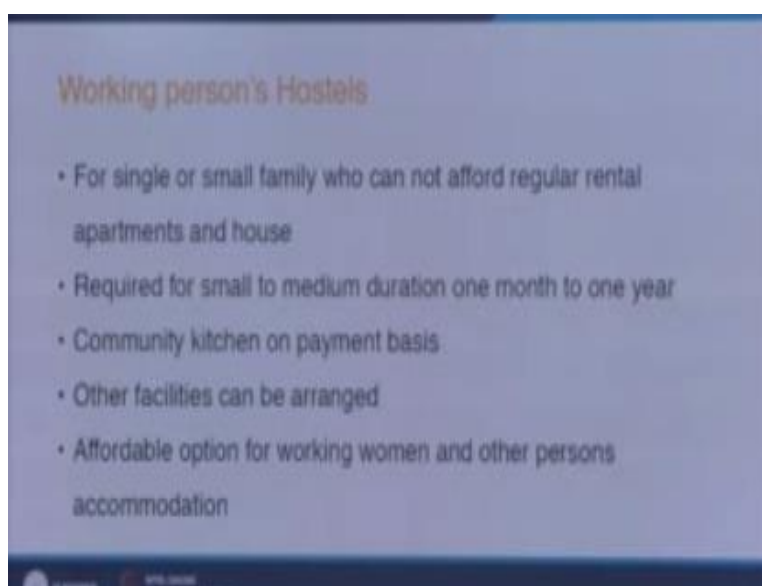
So service apartment are basically the apartments of like one hall kitchen one BHK 0.5 BHK 2BHK or it can be more than two also BHK based on their requirement, so this type of apartments with their hotel like service for example the food facility the laundry facility the security safety the cooking ventilation and the heating ventilation and the cooling of the whole apartments all these services are available in this service apartment.

But only difference between a service apartments and the hotel is that a hotel runs on a commercial basis per day bases and the service apartment runs on a minimum week duration basis so an another thing is that the cooperate offices and the companies they can higher this service apartment for like in a less period of say one year. And between that time they could have a frequent basis of their own official and people on the stuffs.

And they can stay there for one week or two week and apart form that it can rented it can given on rent or it can be add for duration like one week top one month for another organizations, so working persons for still an service apartments are even better for the small for the short duration visit and this is much more affordable then the service apartment because working person who are still run on his single on a individual bases and an individual person can come to another city and take a working persons have to do.

But he service apartment basically are run for the officers and for the commercial establishment by and lard and it can be taken or it can be avail through that route only, now let us see some of the other salient points how we can strategies and how we can promote this plan for this two kinds of housing typology.

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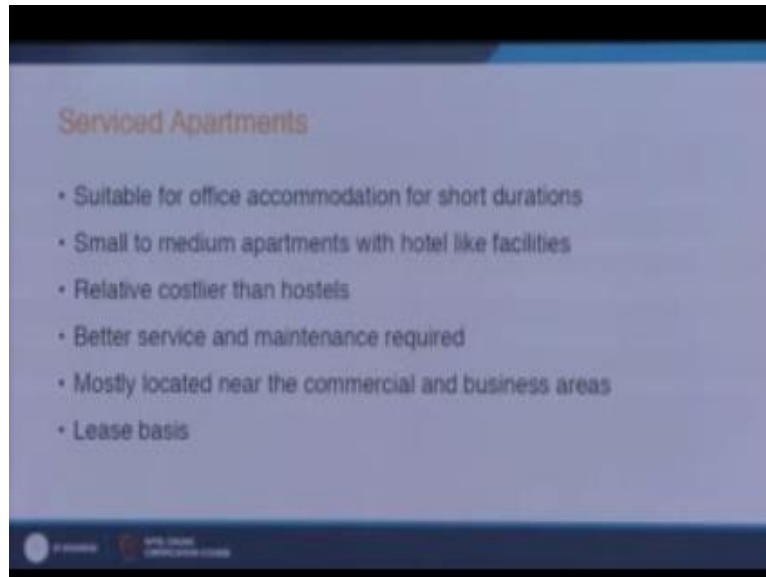
The firstly the working persons hostel is basically single or small family who cannot afford regular rental apartments and house that we have already discussed. So it is for only small family like single person or single parents, and it is required for small to medium duration one month to one year it can be up to five years in some cases so that can be a good options for those kind of requirement. The community kitchen on the payment basically is provided apart from the kitchen the service like laundry, service like safety security, or service like washing all these facility could be provided by the authority that also I possible.

Or the private delegacy on payment bases so other faculties where as we told can be arranged on payment bases. This is one of the affordable options for working women and other person's accommodation. So what working persons hostel can create a accommodation for working women's accommodation because usually working women's when they shift from one city to another city, they may not get or the bachelor may not get the accommodation in the normal rental housing group they do not get the rental housing. So this is a this could be a very good option here we are it I made for the working persons.

Where people are coming from one city to another city the city for short and medium duration, so at the city level we can provide the spate lenses for the working persons hostel like we can allocate few lands size is with varying sizes like say up to 2 hector we can keep for working person hostel we can keep smaller length like 500 square meter. And also we can take a strategy to promote incentives the private development and if you come up to build the working person hostel. As a part of their private development there group housing or other development.

That is also possible so both kind of strategy may be taken like creating a new housing project new land allocation can be given and also adding working persons hostel as a part and parcel of the commercial development or part and parcel of private development. Both are possible at the level now let us see the features of the service apartment so service apartment basically is suitable for office accommodation.

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For short duration office accommodation is suitable for the people who are coming for the business trips and will be staying for one week or two weeks also and it is better for those kind of trips. And they it is affordable in comparison to the hotel facility and but it is not that much cheaper like a working person hostel. And working person hostel are given for one year also I mean for regular staying and regular residential accommodation. But it is not in a very good residential accommodation it gives you a short period accommodation or short period stay service.

Some additional services so it is a small to medium apartments which can be 1BHK, 1.5BHK or 2BHK with hotel like facilities it is relatively costly as done in the hostels. Hostels are much more affordable like in today's time we can have the hostel in bigger cities like 2000, 3000 rs for a month. You can have the hostel, whereas the service apartment will cost you like say ten thousand for a week.

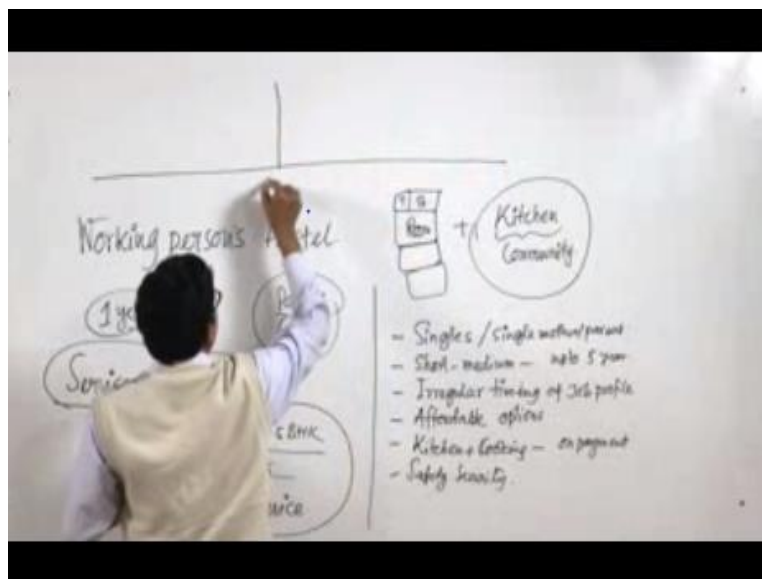
But the hotel will similar service to get the similar service in a hotel will cost like 5000 or 6000 per day. So you can see that where hotel is a commercial establishment and it is much more

costly service apartment is in between and these working person hostels are much more affordable for the single person.

And here better service and maintenance required so they could be because service apartments they take little more premium and little more cost from the people who are taking on lease. Then the working persons hostel so that is why service apartments expect more service and maintenance and mechanism in place. So the better service hotel service maintain are ensured. And it is mostly located near the commercial and business areas.

So now number of service apartments is not very huge like rental housing or employing housing because service apartments are hired on lease bases by the company. So it is possible that, that in a city it is a central business area.

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In the last discussion, we have discussed that if this is the CBD area where basically you are having your office accommodation, office accommodation in this location only service apartment could be accommodated. Whereas the rental housing employs office we can create different kind of plan in between this central business district and the periphery.

There could be various lands for rental housing but here the service apartment could be accommodated in the central business district area because it will ensure more business time for the people who travelling for the business purpose and also it will enhance some amount mixed land use in the commercial area. And which will create a vibrant lively environment, even in the business area.

So that is the advantage of the having the service apartments within the business district. And service apartments are provided on the lease bases like as I told 1 year or a 2 year. It can be given to the lease bases to the bigger cooperates but apart from the lease small company, small cooperate or a small organization they can higher from the market these service apartments as well for short duration like, 1 month or 15 days or 1 weak.

So these are salient features of the service apartment so usually for the service apartments we do not provide separate dedicated land but yes we promote mix use, we promote compact development in the business restricted area.

So that the commercial officers, cooperates officers, who are coming here who can develop their office can have their service apartment for their business stream, for their facilitating their accommodation of the officers, official and non officers that is possible but usually we do not provide the service apartment as a separate housing dypology in residential area.

So the different between the service apartment and working persons hostel are both are providing residential facility. Further the hostel is giving the permanent residential facility for the specific duration of one year, two year, three year or four year or five year but the service apartment are giving residential facility on a temporary basics.

When a person is coming for a business stream or any other stream for short duration secondly is that serviced apartment is having an essentially a hotel like services and immunity but not pricing like a hotel room but it is much more affordable than a hotel where as in the hostels only

the common kitchen and the cooking and the mess facility is available but it is much more affordable than the service apartment.

So service apartment, where the service apartment is meant for the business person and the officials and the working persons hostel are meant and developed for the people who are coming to the other city and staying there for longer duration and they cannot afford the other rental housing and the market provided group housing. So that kind of purpose the working person hostel can be developed.

One of the issue in the working person hostel and service apartment are the especially for the working person hostel is the poor quality of their structural quality, maintenance quality. So it can be omitted and it can be taken care of by making a mechanism of maintenance and repair and providing better service on payment basis that can be worked out by various agencies.

The city authority the urban local body, they can take action, they can promote, and they can encourage people who are organizing or who are basically giving the facility of the working persons hostel. So they can provide better facility and maintenance for the people. So that kind of strategy can be taken at the local level definitely.

So with this way I conclude that the working person hostel and serviced apartment both are very important option for very short period to medium period by the people and by the cooperate people for the business purpose that is possible inside the city now I have not showed any specific example, I request you that you please to go the websites and see the various examples, are available and see what kind of examples, and possibilities are their starting from the location land value their pricing mechanism, their design and their problems and issues so that you can at least understand then how it is look like and how it can go for available option.

And wiper affordable housing option for the people so with this we are concluding the formal housing part may be in the aim when will be summarizing the landing of the housing will be touching few more options but next day and the next lecture we will discuss the basically the

informal housing, so far we have discuss the core city and the new housing areas which is basically formal areas in the core city.

We have discuss that we renew the infrastructure we generate the area but in the new housing we have discuss group housing plotted housing corporate housing the commodity development in the new housing areas and today and then we discuss rental housing employees housing and service apartments and working persons hostel. So next day we will discuss that informal housing, the housing which is generated through the informal mechanism that does not have the formal transaction likes any formal housing.

We discussed so those kind of housing we see in terms of urban village in terms of slams squatter and the authorized colonies so what type of planning and strategy can be taken what kind of schemes can be interning to this kind of informal housing what kind of planning strategies and the concepts we can undertake approach you can take for those kind of planning that we will discuss in the next class. So thank you for today.

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