THE KIGALI HOUSING MARKET
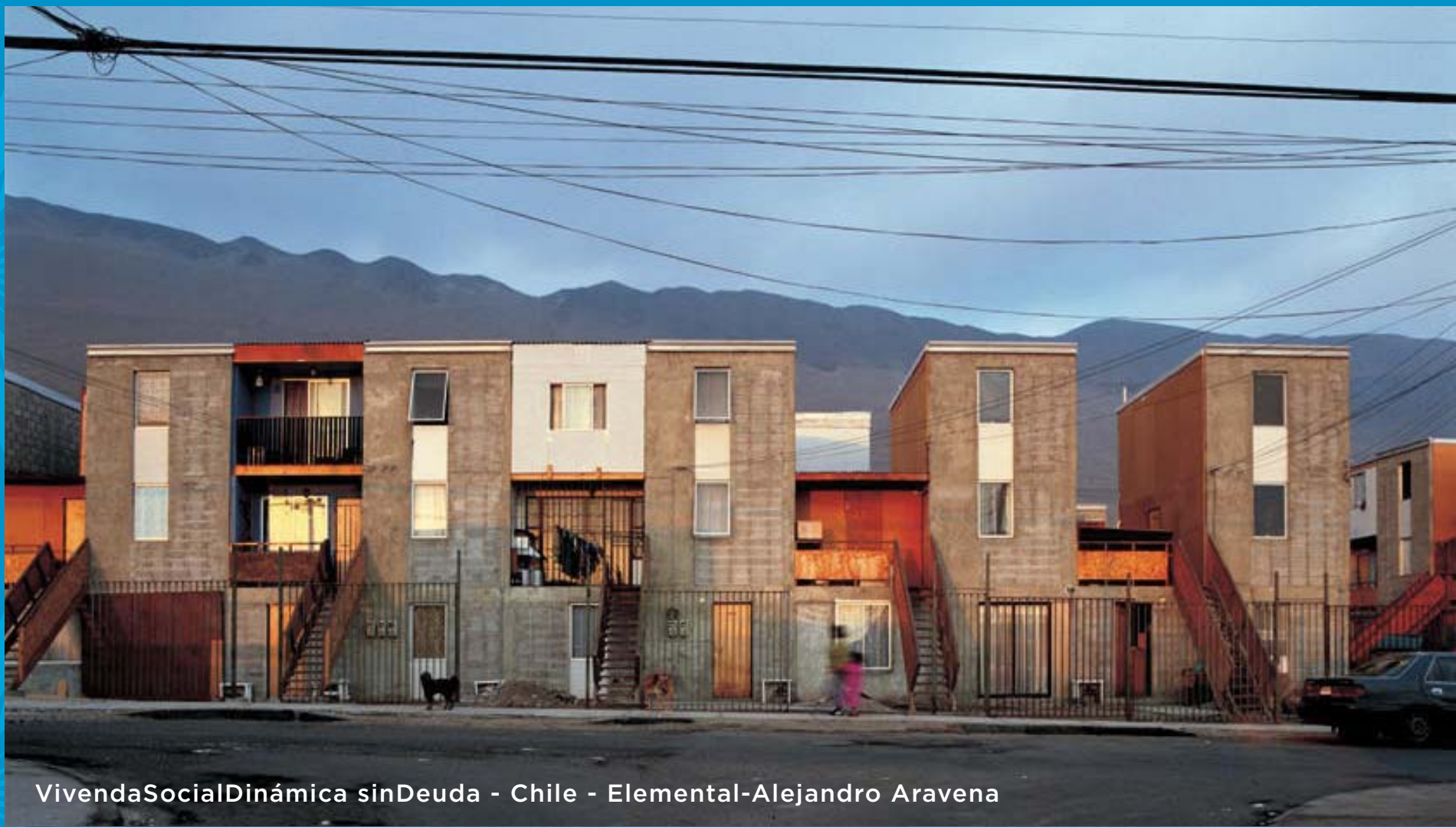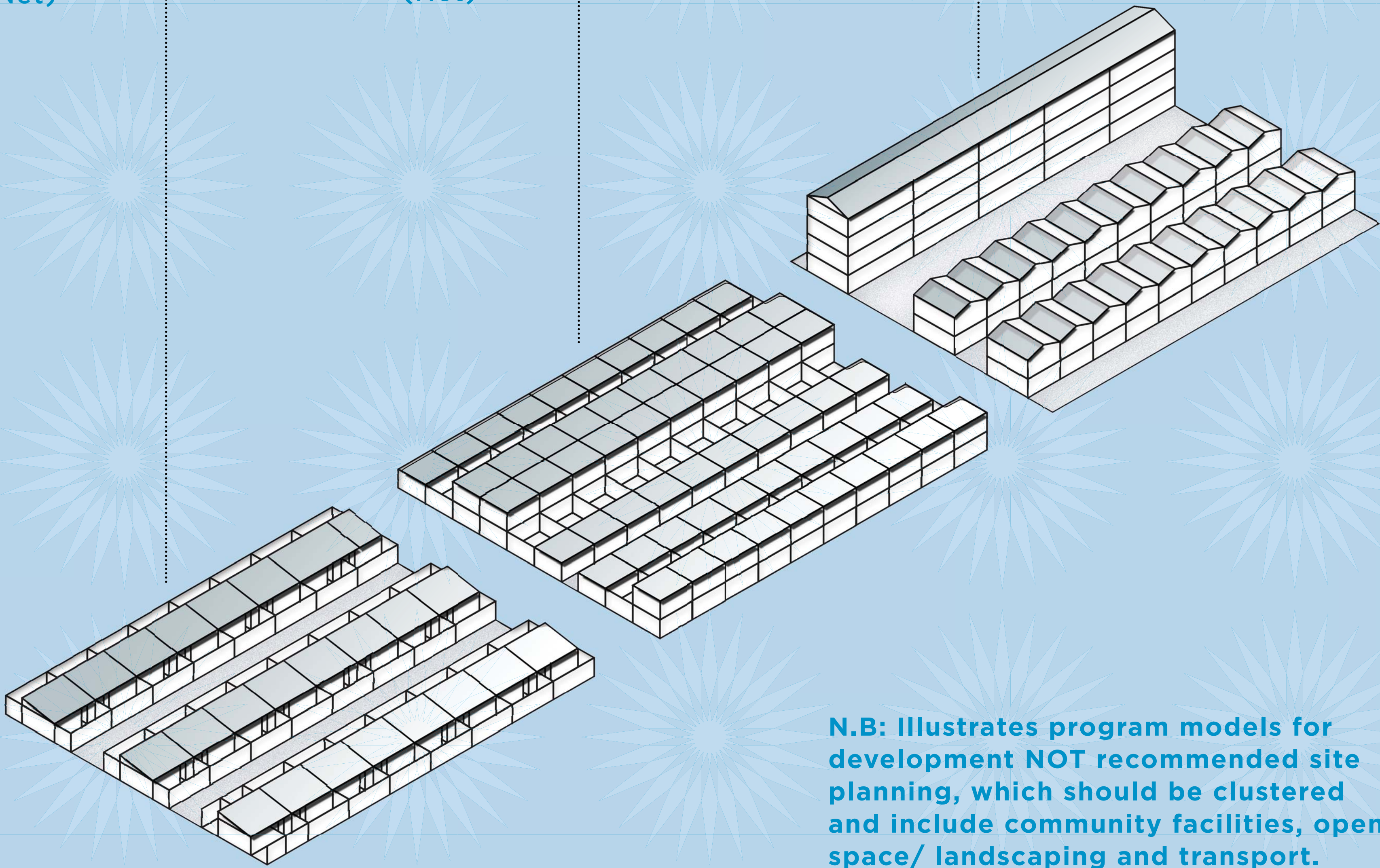## A RISING STAR IN AFRICA

Envisaged Housing Typology

Typology A
Low Rise
Row-houses ~79 DU/Ha
(Net)

Typology B
Low Rise and Mid Rise
Row-houses ~159 DU/Ha
(Net)

Typology C
Apartments ~317 DU/Ha
(Net)

N.B: Illustrates program models for development NOT recommended site planning, which should be clustered and include community facilities, open space/ landscaping and transport.

48 SOCIAL HOUSING - Italy - Giorgio Macola, Adolfo Zanetti

VivendaSocialDinámica sinDeuda - Chile - Elemental-Alejandro Aravena

Version 2
Version 3
Version 1
RDP
THE STANFORD HOUSING
South Africa - Frederik Groos

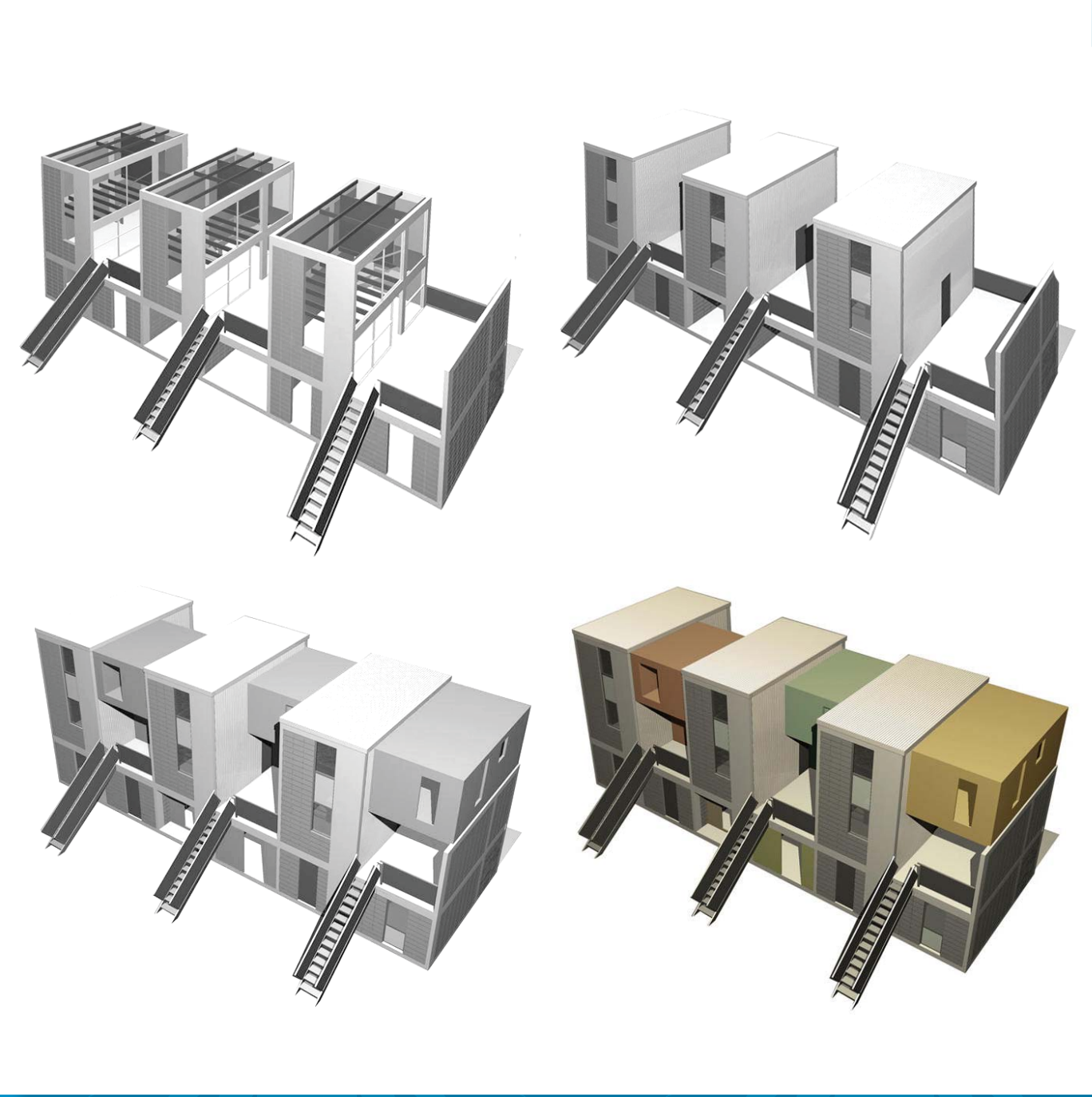SUBSIDISED HOUSING - Soweto, South Africa - 26'10 South Architects, Peter Rich Architects

ARCHITECTURAL TYPOLOGY

Based on analysis of existing housing, cultural traditions, density needs, costs, household income and topographic factors, three basic types of dwellings are proposed:
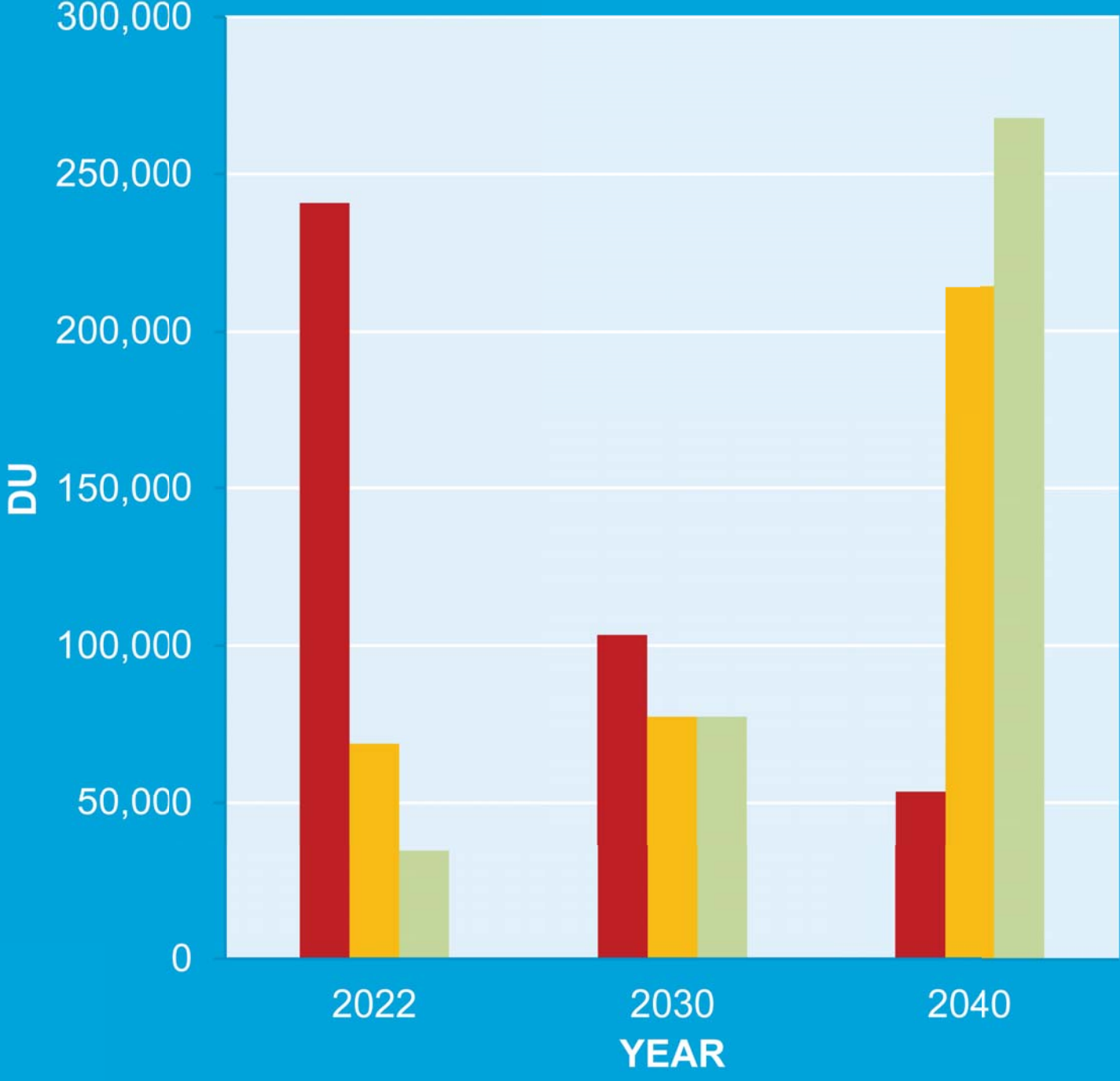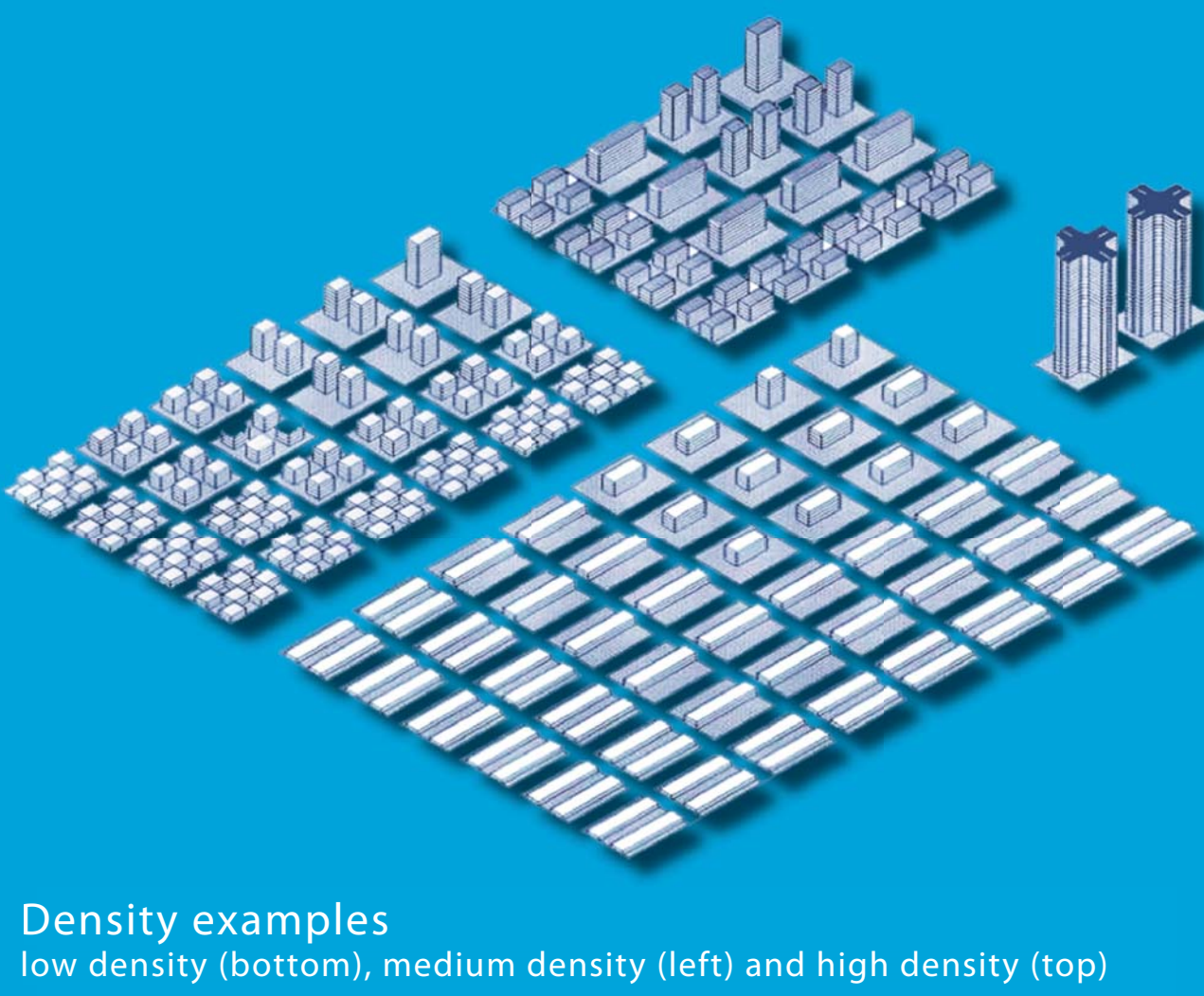
Type A: Basic House. Focuses on the needs of the poorest population in Q1/ Q2, for households earning RWF 200,000/month or less (Approx. 229,559 DU). Rows or clustered parcels with basic utility services, a basic roof built with temporary technology . Could be built using auto-construction by the future occupant (A1) or by contractor (A2). An important aspect: should be designed to flexibly grow or respond to household changes.

Type B: Medium Rise Row or Cluster House. Contiguous dwellings aligned into rows or clusters. Built with hybrid technology and developed incrementally, mostly for households in Q3 /Q4. Could be 2 or 3 stories and could be incrementally developed over time by residents who start with a small unit and expand it horizontally or vertically.

Type C: Multi Story Apartments/Condominiums. These are units built in four-story structures, with each building including multiple dwellings in horizontal or vertical property. Apartments would be built with reinforced concrete frame or reinforced walls with hybrid technology, enjoy common amenities and will be destined mostly to middle income households in Q4 and higher income households in Q5.

Gradual Introduction of Housing Typology in Kigali (2012 - 2040)

Density examples
low density (bottom), medium density (left) and high density (top)

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Typology	2022	2030	2040	Total	%
Low-rise row/ cluster house	240,850	103,218	53,562	397,631	34.95%
Medium-rise row/ cluster house	68,814	77,413	214,249	360,477	31.68%
Multi storey Apartments	34,407	77,413	267,812	379,632	33.37%
Total DU	344,071	258,044	535,623	1,137,740	100.00%