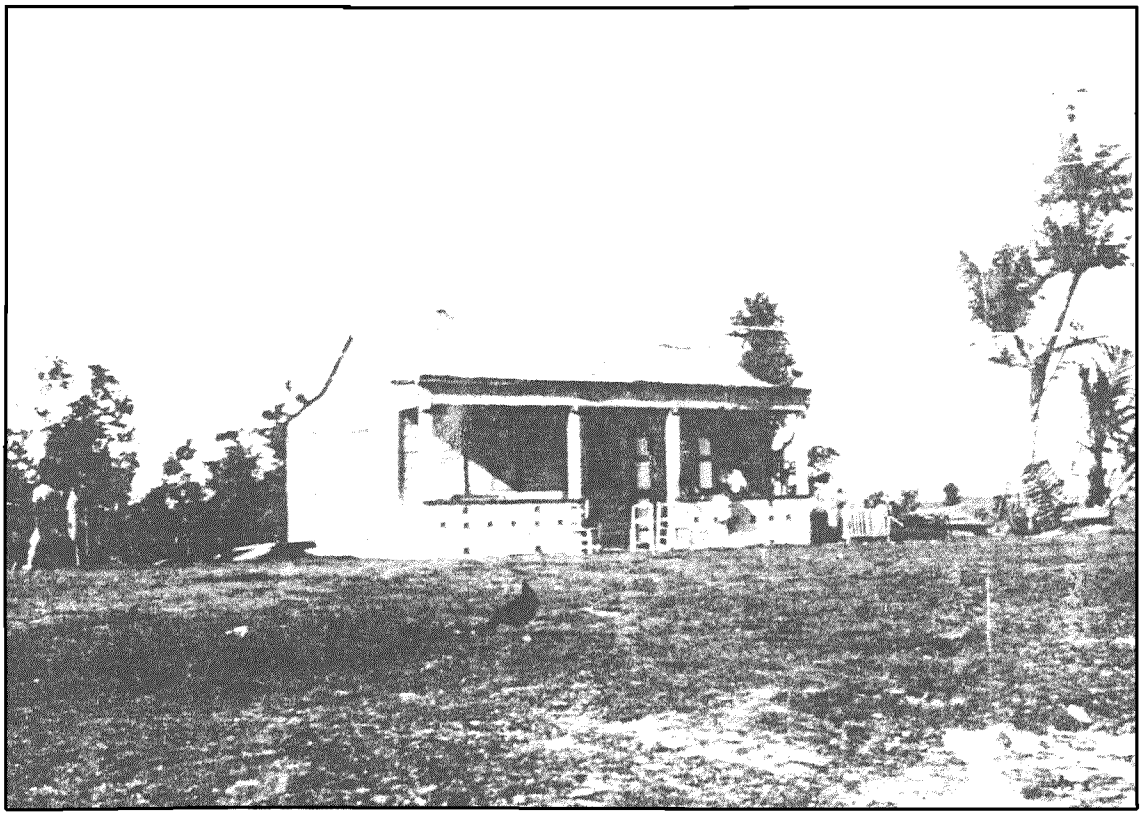

Typical Rural House in the Dominican Republic. (Photo by Aaron Benjamin, USAID Urban Development Officer, Santo Domingo.)

Settlements with access are large areas of spontaneously developed illegally or legally occupied land, located in the urban periphery between the city and settlements without access. Zinc roofs, wood walls and cement floors are most common, although some walls are of concrete block. Water is bought or obtained from a public faucet and there is no sanitary waste disposal or trash collection. About 50% have electrical connections.

Settlements without access, located on the outskirts of Santo Domingo between the river and the marginal settlements with access, are difficult to reach by vehicle. The houses are constructed of wood or less durable materials, and water is transported from distant sources. Sanitary waste disposal systems are non-existent.

Isolated settlements, lcoated in an urban area used for some other purpose than housing, are generally occupied illegally. Provisional-type houses are constructed from waste materials, often on steeply sloping land. These settlements have access to water from surrounding serviced areas. Electrical connections are informal (through neighbors) and sanitary waste disposal is not provided.

Settlements with minimum services are government instituted sites and services schemes where tenure has been formalized. The most common building materials are wood, zinc roofing and floors of mosaic tiles or blocks.

The following table estimates the cost of various materials likely to be used to improve or repair housing.

Materials to Improve Physical Structure	Estimated Cost RD$ *
Concrete floor (cement, gravel, sand)	75
Cement blocks for exterior walls (blocks, cement, sand)	225
Roof trusses (lumber, nails, wood screws)	300
Zinc roofing panels (including nails)	175
Doors and windows (5 windows & 2 doors, w/hinges, nails and frames	110
$15m^2$ kitchen/dining room addition (including cement blocks, door, window, concrete floor)	400
Pit latrine	50
Utility connections:	
water connection with meter	90
sewerage connection (including excavation, installation and backfill)	80
electrical connection with meter	n.a.

* Dominican Republic Dollars (1RD$ = 1 US$)

Materials to Improve Physical Structure	Estimated Cost RD$ *
A hypothetical home improvment including the following:	
Materials to cement an earthen floor	75
Replace an existing roof of native materials (cane, yagua, etc. w/one of zinc panels)	175
Connect plot into existing municipal water distribution system	90
TOTAL	$340

Source: AID, Dominican Republic Shelter Sector Assessement, April 1980.

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