

HISTORY



In over ten years (1974/1986) invasions occupied the old farms surrounding the city . Thus were born in Guayaquil sectors as The Guasmo south ; Mapasingue Prosperina and north , and most recently all informal

settlements bordering the perimeter road of the city, with new neighborhoods Bastion Popular , El Fortin, Bastion and other flower .

The informal settlement was built on private land (farms), but as its land area was barren and without defined use gave way to invasions.

The invaders were evicted multiple times unsuccessfully by landowners but since the leader had given the order not to leave land but to bring more residents to populate . Since then, this marginal area was consolidated today.

LIMITS :

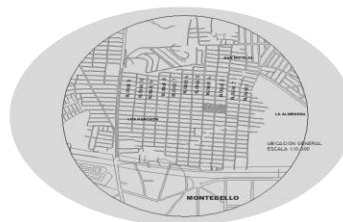
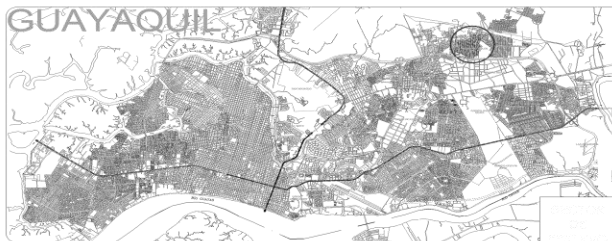


NORTH: Cooperativa Almendros , protected space areas of the cordillera Colonche Chongón and mixed residential area and unconsolidated .

SOUTH: Cooperativa Los Ranchos , special protected areas as part of the Chongón and Colonche range.

EAST: Montebello

WEST : Cooperativa San Nicolas, special protected areas as part of the Chongón and Colonche range.



PHYSICAL CHARACTERISTICS OF THE SECTOR .

URBAN COMPOSITION

EL FORTIN area is divided into stages and blocks for a better neighborhood diligence and primarily for better control of drinking water. As calculated by the Department of Partial studies of Guayaquil in 2005 details the existing population was 63,150.

TYPE OF ACCOMMODATION

The buildings for housing lots develop on types of 8m x 15m front line, in rectangular blocks of 30m x 100 m .

There are two types of housing :

1. The corresponding vernacular housing
- 2 . The concrete which doesn't follow any special characteristic pattern .

THE PROPOSAL

Respecting the typology of the sector, our proposal reflects the life quality of people, improving and organizing the houses with a conventional building system because this is what they want to reach. We can't propose a new or a cheaper system because they could reject it.



Ground Floor:



First Floor:



The ground floor has a kitchen, living room and dining room, a bathroom and a laundry space. First floor has a bathroom for the three rooms.

As we have an space of 8.00 x 15.00 meters, we can expand the building area to the back yard.

PAYMENT PLAN

Analyzing the economic conditions of the population, we can appreciate that a considerable percentage works at construction industry, their payment is around \$100.00 weekly, so it's easy for them to pay the fees in 15 years.

Total Cost of the house: US \$13,667.79

Credit to 15 years: US \$ 75.93 monthly

BUDGET

SOCIAL HOUSING					
Area:56M2					
	DESCRIPTION	Unit	Price	QUANTITY	Total
PRELIMINARY					
	TRACING & RESTATE	M2	0.65	29.31	19.05
Subtotal					19.05
STRUCTURE					
	EXCAVATION FOUNDATION PLINTHS	M3	8.07	11.2	90.38
	COMPACTED LANDFILL	M3	15.68	14.5	227.36
	GIRDERS CIMENTATION	U	323.17	1	323.17
	STAIRS OF ARMED CONCRETE	U	394.29	1	394.29
	STRUCTURE SLAB E= 10cm	M3	360	2.3	828
	STRUCTURE WALL SYSTEMS	M2	22.67	139.68	3,166.55
	CONCRETER GIRDERS	M3	186.71	1.56	291.27
Subtotal					5,003.27
BUILDER					
	COUNTER FLOOR 7 cm. P.B.	M2	12.29	29.31	360.22
	POLISHED TREAD	M2	6.88	25.1	172.69
	MASONRY BLOCK 9X19X39	M2	14.40	168.5	2426.40
	EXTERIOR STUCCO	M2	11.00	107	1177.00
	INN ARMED HORMGON	M2	38.52	1.55	59.706
Subtotal					4,196.01
METALLIC STRUCTURE					
	METALIC COVERED STRUCTURE	U	320	1	320
Subtotal					320
COVER DURATECHO ALUZINC					
	METALLIC PLATES ALUZINC	U	323.93	1	323.93
Subtotal					323.93
SANITARY FACILITIES					
	SANITARY FACILITIES WATER	U	238.35	1	238.35
	SANITARY FACILITIES SERVED WATER	U	290.79	1	290.79
	DISHWASHER	U	125	1	125
Subtotal					654.14
LOCKSMITHING					
	BANISTERS METAL-WORKER	ML	50.65	1.6	81.04
Subtotal					81.04

SEVERAL					
	CLEANLINESS ACTS	U	19.43	2	38.86
Subtotal					38.86
LAUNDRY					
	WASHED GRANITE	U	65.4	1	65.4
Subtotal					65.4
SANITARY PIECES					
	SANITARY PIECES	U	332.1	1	332.1
Subtotal					332.1
CARPENTRY					
	DOOR OF WOOD WITH LOCK	U	114.03	3	342.09
	DOOR OF WOOD WITH LOCK WITHOUT KEY	U	113.71	1	113.71
	PRINCIPAL DOOR WOOD 90 X 2.00	U	136.48	1	136.48
Subtotal					592.28
WINDOWS					
	WINDOWS IN ALUMINIUM AND GLASS	M2	62	7.75	480.5
Subtotal					480.5
PAINTINGS					
	PAINTING IN FRONT	M2	2	115.78	231.56
	INTERIOR PAINTING	M2	2	157.24	314.48
Subtotal					546.04
ELECTRICAL INSTALLATION					
	ELECTRICAL EQUIPMENT	U	608	1	608
Subtotal					608
Total					13,260.63
UNFORESEEN					407.16
Total					13,667.79