



UN-GGIM | United Nations Committee of Experts on
Global Geospatial Information Management



4th High Level Meeting

INFORMAL SETTLEMENTS: CHALLENGES AND OPPORTUNITIES FROM SOUTH-EAST EUROPE

Rik Wouters
Vice-Chair UNECE WPLA
Land expert Kadaster
Managing Director EULIS

Courtesy
Dr Chryssy Potsiou
FIG President
UNECE WPLA bureau member
Associate Professor NTUA, Greece

UN-GGIM Addis Abeba, Ethiopia April 21st 2016

Outline of presentation

- Introduction
- Why to formalize?
- Case study in Europe
- Link to the geo data

Introduction: History



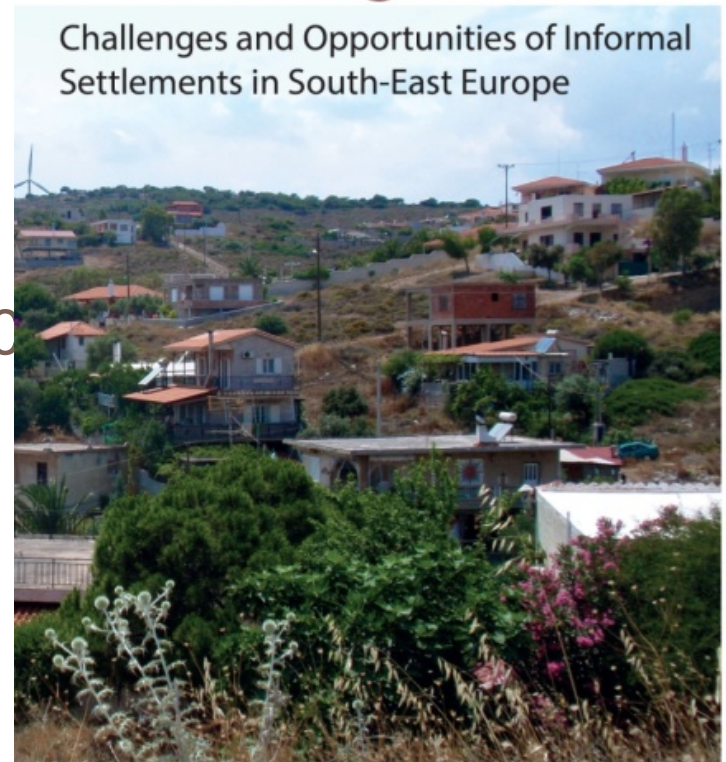
UNITED NATIONS ECONOMIC COMMISSION FOR EUROPE
INTERNATIONAL FEDERATION OF SURVEYORS

The issue of Informal Settlements is not new to Europe:

- UNECE CHLM: *Self-Made Cities (2009)*
- FIG/UNHABITAT/GLTN: *Informal urban development in Europe*
In-depth study for 2 countries (2010)
- Joint FIG/ UNECE publication: *Formalizing the Informal (2015)*
In-depth study for 5 countries (Albania, Cyprus, Greece, the FY Rep. of Macedonia; Montenegro)

Formalizing the Informal

Challenges and Opportunities of Informal Settlements in South-East Europe



INTERNATIONAL FEDERATION
OF SURVEYORS



UNITED NATIONS
ECONOMIC COMMISSION FOR EUROPE

Introduction

Definition of the term “***informal development***”

- ▣ constructions build on state land or some one's else land (illegal occupancy)
- ▣ constructions build not compliant with regulations or in restricted areas (illegal construction)

NB: both statements are very much linked to location

Introduction: Policies & tools

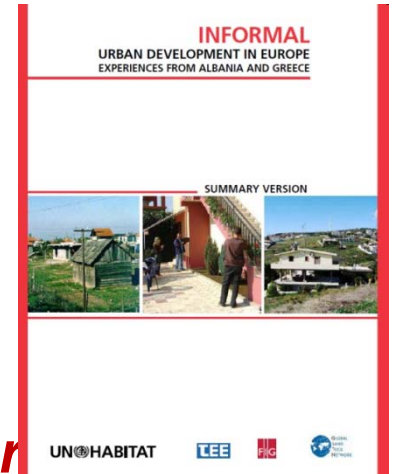
Measures to address informal settlements include:

1. Measures to ***deal with the existing situation***

- demolition and resettlement
- **formalization**

2. Measures to ***eliminate the phenomenon in future***

- Prepare land use and zoning plans
- Enforce the law by monitoring plan
- Register property titles and make parcel maps
- Develop and implement affordable housing programmes



Why is it important to formalize?

- Security of tenure for the owners
- Stimulate real estate market
- Stimulate mortgage market
- Increase rate of taxation
- Protection of environment

Content of the case study

Scope of the study has 3 parts:

- Inventory of how is ***dealt with informal development and its formalization***;
- Monitoring the ***progress of legalization***
- Identification of examples of ***good practice***;

Identified causes

Causes	Montenegro	Albania	FY Republic of Macedonia	Greece	Cyprus
Migration/urbanization	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	-
Centrally controlled / bureaucratic planning	<i>Yes</i>	Abandoned	Changing	<i>Yes</i>	-
Ecological or other Constitutional concerns against development	<i>Yes</i>	-	<i>Yes</i>	<i>Yes</i>	-
No housing policy	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	-	Solved
Refugees/displaced	<i>Yes</i>	-	<i>Yes</i>	-	Solved
Minorities, Roma	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	-
Unclear property rights	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	-
Inefficient property registration/planning systems	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Costly/complicated construction permitting	<i>Yes</i>	-	-	<i>Yes</i>	-
Poverty	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	-
Desire for better housing	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>
Market pressure/profit goal	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>

Types of ID & formalization perspectives

Type	Montenegro	Albania	FY Republic of Macedonia	Greece	Cyprus
On state land	<i>Yes after the provision of a plan and case by case consideration and direct negotiations</i>	<i>Yes purchase or lease</i>	<i>Yes purchase or lease</i>	<i>No</i> <i>There is some legally owned & registered land which is now claimed by the state</i>	-
On private land that belongs to another owner	<i>Yes</i> <i>After direct negotiations</i>	<i>Yes</i> <i>compensation provided</i>	<i>Yes</i> <i>long term lease agreement</i>	-	-
In violation of zoning	<i>Yes</i> <i>following a thorough revision</i>	<i>Yes</i>	<i>No</i> <i>The planning authorities have the responsibility to check</i>	<i>No</i> <i>Formalization in forests, coastal zone, etc, is not possible</i>	<i>No</i>
Without building permit in the unplanned areas	<i>Yes following a thorough examination and detailed planning provision</i>	<i>Yes</i> <i>planning will follow legalization</i>	<i>Yes</i> <i>planning & infrastructure will follow legalization in the land which is designated for construction</i>	<i>No only for 30 years dispensation</i> <i>~1,000,000 constructions</i>	<i>No</i> <i>~40% of the single-family houses belong to this category</i>
In excess of the building permit within planned areas	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	<i>Yes</i> <i>~1,500,000 constructions</i>	<i>Yes</i> <i>~130,000</i> <i>~80% of condos</i>
Total Size	<i>130,000</i>	<i>500,000</i>	<i>360,000</i>	<i>>2,500,000 + those in forests, etc.</i>	<i>>200.000?</i>

Geographical data related

Legalization Framework

	Montenegro	Albania	FY Republic of Macedonia	Greece	Cyprus
Responsible agency	<i>Ministry for Spatial Planning & municipalities</i>	<i>Ministry of Public Works and Housing ALUIZNI special agency</i>	<i>Ministry of Transport & Communication & Municipalities</i>	<i>Ministry for Environment, Planning & Climate Change</i>	<i>Ministry of Interior</i>
Date of law adoption	?	2006	2011	2010,2011, 2013	2011
<i>Popularity of the project</i>	?	<i>positive</i>	<i>positive</i>	<i>Rather negative</i>	<i>Rather negative</i>
Detailed seismic vulnerability controls prior to legalization	yes	-	-	yes <i>visual control (by private sector)</i>	<i>(no need)</i>
Detailed controls for environmental and construction standards prior to legalization	yes	-	<i>(by authorities) on-site visual controls</i>	<i>on-site visual controls by the private sector</i>	- <i>(legalization of ID happens within the plan only)</i>
Infrastructure provision	-	<i>Not clear yet</i>	<i>At a later stage; funds from legalization</i>	<i>Basic infrastructure exists already</i>	<i>(exists already)</i>
<i>Speed (expected time for legalization)</i>	<i>10 years Estimate time</i>	<i>Declaration fast Next steps are slow, bottleneck: registration</i>	<i>Declaration Fast Planning inspections: delay</i>	<i>Slow Due to insecurity (previous Law was unconstitutional) and high costs</i>	<i>Slow due to high costs Rather negative acceptance</i>
<i>Affordability for primary housing</i>	<i>Doubtful-not inclusive legalization</i>	<i>positive</i>	<i>Yes Fee for housing: 1 Euro/m²</i>	<i>doubtful especially due to the crisis</i>	<i>Doubtful Not much participation</i>

Link to the geo spatial data

- Have a good base map for mapping forest, coastal zones, nature reserves, etc
- Have a good registration of the properties
 - ▣ Especially a complete parcel map
 - ▣ Register also the informal constructions

If not:

no enforcement of law AND no conditions for legalization

Thanks for your attention!!