

Possible legally binding instrument on affordable, healthy and ecological housing in Republic of Macedonia

What are the main tools employed by Republic of Macedonia to promote access to affordable, healthy and ecological housing?

The main tools to promote appropriate housing in legislative terms include:

- Law on Housing
- Law on Building
- Law on Spatial and Urban Planning
- Law on Treatment of Illegally Constructed Buildings
- Law on Social Housing
- Law on the Management of Residential and commercial Premises in the Republic of Macedonia

In the context of the above, efforts are made in RM towards establishment of mechanisms/ systems for housing financing:

- Establishment of housing saving houses, crediting associations and housing funds.
- Stimulation of programmes providing credits under favourable conditions, at low interest rates and longer repayment terms.
- Establishment of conditions for involvement of mortgage banks in the system of housing financing.
- Introduction of incentives in building land awarding in cases of investment in housing construction intended for social housing and housing of vulnerable groups.

What are major gaps in the Republic of Macedonia in ensuring access to:

Affordable housing

- At present, the state does not allocate sufficient resources to ease crediting conditions in case of provision of apartment or a home for every citizen in line with their status and economic power.
- Under the existing crediting policy of commercial banks, the crediting conditions for citizens for a dwelling provision, are rather unfavourable.

The institutional aspect is characterized by the following deficiencies:

- There has been no sufficient influence yet on the dwellings market through the institutions of the state.
- There has been no systemically planned approach to the renewal and improvement of the existing residential stock.
- No sustainable model and organized system of construction of social dwellings to be leased has been formulated yet.
- There is no continuous institutional support for projects and programmes dealing with residential construction encouragement.

Healthy housing

Basic services for accomplishment of ecological housing include several segments of equipment of the settlements, such as water supply, wastewater management, solid waste and outdoors lightning.

- The existing water supply capacities are not able to provide the required scope and quality of water.
- The existing wastewater collection systems, indicates the lack of wastewater treatment plants.
- The current status of collection and disposal of solid waste indicates the need for urgent undertaking of appropriate measures.

Ecological housing

Identified deficiencies certainly include:

Occurrence of pollution of surface waters from discharge of untreated wastewater, disposal of waste on public areas and in riverbeds, inappropriate coverage of costs for the municipal services, as well as low quality financial and operational performance of public municipal enterprises.

What could be the added value of a possible framework convention on affordable, healthy and ecological housing in the UNECE region?

- Increased political importance and visibility of the housing sector both at national and international levels is certainly the benefit expected from the framework convention.
- Certain international framework to address major housing challenges in the region is desirable, but it is necessary, as early as in preparational phase, to observe specific circumstances in individual countries and environments and therefore unification is required.

- Provide a platform for exchange of international experience and best practices and mobilization of assistance to address major housing challenges at the national level.
- There is a need for annual thematic conferences at highest level, involving entities that shape national policies in order to establish platforms aimed at accepting presented international experiences and good practices.

- The assistance to address major housing challenges at the national level is expected through interventions by the state in terms of establishment of conditions for building of residential buildings and settlements, creation of favourable markets for retail trading and improvement of banking ambience through relaxing of crediting conditions.

How a possible framework convention could help my country to address gaps in the areas of affordable, healthy and ecological housing? —

- Introduction of economic, social and legal mechanisms to enable freedom in choice and accessibility to a dwelling by the citizens.
- Strengthening of institutional capacity in the area of housing.
- Establishment of efficient and incentive system for housing financing.
- Encouragement of residential building intended for lease.

What are the factors that may hinder the implementation of a framework convention on affordable, healthy and ecological housing?

There is a possibility that the standards and criteria set by the framework convention are not reached, due to low national capacity in the area of housing.

Thank you for your attention