Draft technical guidelines on Informal Development: formalization of informal constructions in the ECE Region

(ECE/HBP/2018/Inf.12)

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Introduction

- Informal settlements in Europe still a huge problem
- Research done by Chryssy Potsiou on informal settlements in the Balkan region
- Formalisation programmes are under way but still a lot to do
- Therefore: guidelines to be developed base on:
  - Research study
  - Best practices like Serbia, FYR Macedonia, Georgia
- Main authors: Chryssy Potsiou & Steven Nystrom

Outline of guidelines

1 ACKNOWLEDGEMENTS

2 INTRODUCTION

2.1 BACKGROUND

2.2 TERMINOLOGY

2.3 HOW TO DEAL WITH INFORMAL DEVELOPMENT

2.4 AIM OF THE PUBLICATION

3 RATIONALE

3.1 IMPACT OF NO FORMALIZATION

3.2 KEY CONCEPT UNDERLYING THE NEED FOR FORMALIZATION

3.3 WHY DO WE NEED GUIDELINES?

3.4 WHO CAN BENEFIT FROM THE GUIDELINES?

3.5 HOW THESE GUIDELINES CAN BE UTILIZED?

Outline of guidelines

4 GLOBAL PROCESS OF FORMALIZATION

4.1 INTRODUCTION

4.2 PREPARE THE STRATEGY FOR FORMALIZATION

4.3 PREPARE THE FRAMEWORK FOR FORMALIZATION

4.4 FORMALIZE THE CONSTRUCTIONS

5 PREPARE THE STRATEGY FOR FORMALIZATION

5.1 INTRODUCTION

5.2 ORGANIZE THE NECESSARY SUPPORT AND POLITICAL WILL

5.3 ANALYSIS OF INFORMALITY AND THE REAL ESTATE MARKET

5.4 CARRY OUT COST BENEFIT ANALYSIS AND DETERMINE THE CONSEQUENCES OF NO ACTION

5.5 AGREE ON A FIT FOR PURPOSE FORMALIZATION STRATEGY AND GOAL

5.6 DEVELOP A COMMUNICATION PLAN

5.7 DRAFT A STRATEGY REPORT

Outline of the guidelines

6 PREPARE THE FRAMEWORK FOR FORMALIZATION

6.1 INTRODUCTION
6.2 DEFINE CATEGORIES OF CONSTRUCTIONS FOR FORMALIZATION
6.3 DETERMINE THE LEGAL AND REGULATORY ISSUES
6.4 DEFINE THE APPROPRIATE ACTIONS FOR FORMALIZATION
6.5 DEFINE THE REGISTRATION PROCESS
6.6 DESIGN THE DRAFT FORMALIZATION PROCESS AND DEVELOP PENALTIES AND FEES
6.7 DETERMINE THE INVOLVED INSTITUTIONS
6.8 DETERMINE AND IMPLEMENT THE ADMINISTRATION SYSTEM

7 FORMALIZATION OF CONSTRUCTIONS

7.1 INTRODUCTION; BEGINNING THE FORMALIZATION PROCEDURES
7.2 ACCEPTING AND PROCESSING DOCUMENTS
7.3 REGISTRATION OF INFORMAL CONSTRUCTIONS
7.4 LEGAL ACTION AS REQUIRED
7.5 IMPOSE AND COLLECT PENALTIES

Outline of the guidelines

8 ACTIONS TO BE TAKEN IN PARALLEL WITH TO THE FORMALIZATION ....

8.1 INTRODUCTION .....
8.2 REGISTRATION AND TITLING PROCESS FOR INFORMAL ASSETS .....
8.3 REVISE THE URBAN PLANNING PROCESS .....
8.4 REVISE PERMITTING OF CONSTRUCTION PROCEDURE .....
8.5 INTRODUCE A MONITORING AND INSPECTION PROCESS .....

9 ACTION TO BE TAKEN AFTER THE FORMALIZATION .....

9.1 INTRODUCTION .....
9.2 IMPROVE THE LAND AND BUILDING CODE .....
9.3 IMPROVE FORMALIZED HOUSING .....
9.4 IMPROVE UTILITIES AND INFRASTRUCTURE .....
9.5 INTRODUCE PROPERTY TAXATION .....
9.6 PREVENTION OF NEW INFORMALITIES .....

Next steps

- Text is ready in concept (ECE/HBP/2018/Inf.12)
- Review done by FAO. UN-Habitat and GLTN pending
- To be done:
  - Clear link to VGGT
  - Include graphics
  - Text boxes about cases Serbia, Georgia
  - Design lay out: important for guidelines
  - Promotion and implementation
- Presentation at 11th Session WPLA

UNECE

Thanks for listening