

Annex 1. Main instruments in housing and urban planning (Q2)

Table 1. Responses on housing and urban planning policy instruments (updated on 2 January 2013)

	Answer options (2 January 2013)	Response %	Response count
1	Urban plans to ensure adequate space and appropriate location for social and/or affordable housing/	79.1%	34
2	Government investment in social and/or affordable housing/	76.7%	33
3	Incentives to the private construction sector to provide energy efficient homes/	62.8%	27
4	State owned land made available free of charge for social and/or affordable housing/	60.5%	26
5	Public loans for housing provision and/or renovation/	58.1%	25
6	Rent control in the social housing sector/	55.8%	24
7	Tax deduction for interest paid on housing mortgage loans/	51.2%	22
8	Mandate for a certain portion of new private sector housing construction to be social and/or affordable housing/	46.5%	20
9	Subsidies to households for rent payment/	46.5%	20
10	Subsidies to households for mortgage payments/	46.5%	20
11	Subsidies to households for housing renovation/	44.2%	19
12	Subsidies to the banking sector for mortgage interest reduction/	39.5%	17
13	Subsidies to private construction sector to provide social and/or affordable housing/	30.2%	13
14	VAT deduction/reduction for housing renovation/	27.9%	12
15	Subsidies to households for housing maintenance/	23.3%	10
16	Subsidies to private landlords for providing low housing rents/	16.3%	7
17	Transfer of Development Rights used to provide social and/or affordable housing/	16.3%	7
18	Urban density bonus used to provide social and/or affordable housing/	14.0%	6
19	Contribution paid by either employees or enterprises to a social housing fund/	7.0%	3
	Other (please specify), or leave a comment/		2
	answered question		43
	no reply		10

Annex 2. Challenges in housing, urban planning and management and land administration (Q3)

Table 2. Challenges rated according to the priority given by member States

(Updated on 2 January 2013)

	Answer options	Rating average	Response count
1	Inefficient use of energy in the housing sector	4.00	42
2	Lack of affordable housing solutions for young people who are entering the housing market/	3.54	42
3	Limited access to affordable, quality and healthy housing in the market/	3.51	41
4	Lack of easy access for disabled and aged persons due to physical/architectural barriers/	3.45	42
5	Decreased housing affordability as result of the economic crisis and unemployment/	3.35	42
6	Low political attention to housing and urban development issues/	3.34	42
7	Risks to residential buildings from natural and human-generated disasters, including the impacts of a changing climate and earthquakes/	3.25	42
8	Deteriorated housing stock due to a lack of maintenance and investment/	3.24	42
9	Reduced access to credit for households due to the financial crisis/	3.22	42
10	Reduced financing for housing from the state and/or local government budget/	3.19	41
11	Inability of local governments to manage urban growth, control urban development and enforce regulations/	3.00	41
12	Inability of local governments to implement housing programmes/	2.95	42
13	Declining urban densities due to emigration, decrease of natural population growth and an ageing population/	2.95	41
14	Inefficient use of urban land as a result of low-density developments/	2.89	41
15	Lack of inter-ministerial coordination/	2.89	41
16	Lack of coordination between national, regional and local authorities/	2.84	40
17	Shifts in demand as a result of demographic changes (declining and/or ageing population)/	2.77	40
18	Lack of capacity to monitor the implementation of projects and regulations/	2.77	41
19	Loss of rural land due to uncontrolled urban growth and urban sprawl/	2.77	41
20	Abandoned ex-industrial sites/	2.77	41
21	Increased social segregation in housing/	2.74	42

	Answer options	Rating average	Response count
22	Lack of knowledge and of awareness how to reduce the carbon footprint of cities through planning/	2.69	41
23	Nonexistent or inaccessible statistical data on housing, urban development and land administration/	2.65	43
24	Increased homelessness/	2.64	40
25	Outdated cadastral and land registration systems that do not provide a basis for economic and social development/	2.62	41
26	Inefficient and nontransparent land administration systems, which create problems with security of tenure, transactions and evaluation of properties/	2.53	42
27	High level of corruption at the local level in dealing with land use and building permits/	2.46	41
28	Other (please specify)/		3

Annex 3. Reforms undertaken in housing, urban planning and land administration (Q5)

1. Armenia: A number of regulatory documents have been adopted in the housing sector: the Law on Apartment House Management, Five-Year Strategy on Improving Apartment House Management and Operation, Action Plan for Five-Year Strategy Implementation, and several governmental decisions and regulations to solve the housing problems of people who suffered in industrial and natural disasters. Radical reforms regulating the development of strategic town-planning documentation and administering licensing procedures were undertaken in urban planning in 2010-2011. The new legislative acts and amendment of the previous laws were aimed at the simplification of documentation development, optimization of project contents, reduction of licensing procedures, decrease in time and cost, and introduction of new procedures for the adoption of town master plans.

2. Belarus: Several policy and legislative reforms have been undertaken :

(a) Land Code 2008 was amended. As a result, legal entities can acquire private property rights on land via auction. Before the amendment, they could have acquired the rights only in special cases and there was no procedure regulating private property acquisition

(b) The President's Decree № 667 was adopted on 2.12.2007, which declared the unity of land parcel and the building. After the land is allocated by the state the land user is obliged to apply for the registration of rights within 2 months, otherwise the allocation decision can be declared invalid

(c) President's decree № 58 adopted in 02.09.2009 regulated in detail the reimbursement of damage to the owners of expropriated land. Detailed order of the allocation on the state owned land for the social housing needs was adopted

(d) President's Decree № 431 adopted on 23.09.2011. Legal entities and citizens are allowed to use the land allocated for residential purposes simultaneously for business purposes (tourism etc.) without any local authority's special decisions Legal entities can buy the parcels of land that were earlier allocated to them with the right to use for the price of 70% of their cadastral value. Also, they can buy land from citizens (earlier - only local authorities).

3. Croatia: In 1997 the Government passed the Physical Planning Strategy, and in 1999 it approved the Action Plan and Physical Planning Programme of the Republic of Croatia. From 2004 to 2009 the physical planning of the coastal area was defined by the Physical Planning and Construction Act and the corresponding ordinance.

4. Denmark: Institutional reforms resulted with changes of administration from three tiers of government into two.

5. Germany: 1) Housing Reform of the federal system in 2006 which resulted in a transfer of responsibility for the promotion of housing to the regions Urban planning; 2) Bills for strengthening climate protection and sustainability in urban planning law; 3) Launch of the National Urban Development Policy

6. Israel: In addition to a policy of continuously updated planning and building codes and procedures, and in keeping with decisions made and objectives outlined at successive United Nations and World Urban Forums, the Government has taken numerous decisions, made policies, action plans for implementation and operates projects and programmes with the objective of promoting sustainable development, energy efficiency and preparedness for climate change. Some of these are:

(a) 246 (2003) A Strategic Plan for Sustainable Development in Israel

- (b) 12 separate decisions (1998-2010) to promote the development of renewable sources of energy and solar energy in particular
- (c) 474 (2009) Israel's Preparedness for Climate Change and for Reduction of Carbon Emissions
- (d) 1504,2508 (2010) Drafting a National Plan for Reduction of Carbon Emissions in Israel "Green" Standards and Building Codes
- (e) 1045 (2011) Thermal Insulation for Residential and other buildings
- (f) 5281 (2011) Buildings Less Damaging to the Environment - (2012) New National Building Code under constant review to be incorporated into the Planning and Building Law Statutory and other plans
- (g) (approval stage) National Outline Plan 10 Photovoltaic Apparatus as a Preference for Development of Renewable Energy Sources
- (h) (preparation stage) Financial Mechanisms to Promote the Installation of Retrofit and Passive Energy Technologies and Reduce Energy Costs in New and Existing Residential Units Pilot programme to implement and measure the benefits of government funded retrofit in public housing projects.

7. Italy: Regional laws for the planning and building sector (e.g. Lombardy and others).

8. Serbia: A part of the Recommendation from the Country Profile on the Housing Sector is still the unofficial policy document in the housing sector.

9. Spain: The current policy paper on housing is the Housing Plan 2009-2012, affected by the Sustainable Economy Act 2011, and the Boost to the Rehabilitation Royal Decree 2011. In relation to urban planning the Toledo Declaration was approved in 2010, the Consolidated Text of the Land Act in 2008 and the Valuation Regulations in 2011.

10. Tajikistan: The development of legislation is a basis for reforms in the housing sector. Tajikistan has seen some progress in the development of relevant legislation to improve the housing sector in the following directions: property rights and their registration, privatization of public housing, housing management, planning and construction. The main legislative acts providing the framework for the housing policy and housing normative basis are the following:

- (a) The Law on Energy Saving, of May 10, 2002. No.29;
- (b) The Resolution on Procedures for Providing Teachers, Researchers of Educational, Professional Development and Retraining Institutions and Educational Publishers with Free Housing, Water Supply, Electricity and Heating Facilities in Urban and Rural Settlements of the Republic of Tajikistan, of June 13, 1996, No.270;
- (c) The Housing Code of the Republic of Tajikistan, of December 12, 1997, No.505;
- (d) The Law on State Registration of Real Estate and Property Rights, of March 20, 1998, No.375;
- (e) The Land Code of the Republic of Tajikistan, of December 13, 1996, No.326;
- (f) The Resolution of the RT Government on the Identification of Low-Income Families and Compensations for Energy and Natural Gas Consumption, of August 1, 2008, No.379;
- (g) The Resolution of the RT Government on the Concept of Social Protection in the Republic of Tajikistan, of December 29, 2006, No.783;

- (h) The Resolution of the RT Government on the Development of the Construction Complex until 2012, of December 2, 2006, No.518;
- (i) The Resolution of the RT Government on the Concept of Land Use, of August 31, 2004, No.349;
- (j) The Resolution of the RT Government on Benefits for Young Teachers, of May 3, 2006, No.197;
- (k) The Resolution of the RT Government on Procedures of Interest Free Credits for Civil Servants to Construct Residential Facilities and Improve Housing Conditions, of May 30, 2008, No.272;
- (l) The Constitutional Law on Local Governments, of May 17, 2004, No.28;
- (m) The Resolution of the RT Government on Procedures for State Recognition of Housing Facilities, of June 30, 2004, No.280;
- (n) The Law on Housing Privatization, of November 4, 1995, No.114;
- (o) The Law on Apartment House Maintenance and Homeowners Associations, of August 5, 2009, No.542;
- (p) The Law on Investments, of May 12, 2007, No.260;
- (q) The Law on Home Mortgage, of March 20, 2008, No.364;
- (r) The Resolution of the RT Government on Housing Privatization and Procedures for Computing the Value of Acquired Housing Facilities, of June 4, 1996, No.226;
- (s) The Resolution of the RT Council of Ministers on Tariffs for Privatized House Maintenance and Rent Rates for Public House Owners, of February 28, 1994, No.101;
- (t) The Resolution of the RT Parliament on the National Strategy of Tajikistan Development until 2015, of June 28, 2007, No.704;
- (u) The Statute of the State Unitary Enterprise “Housing Services and Utilities”, of July 31, 2001, No.357;
- (v) State Building Requirements and Standards;
- (z) Statutes and Provisions of Institutional Structures

11. The former Yugoslav Republic of Macedonia: A number of legal acts have been developed and approved, including: amendments to the Law on Construction Land which decentralizes management and responsibility for urban construction land to municipalities from the central government and Law on handling illegally constructed buildings and amendments to the law for real estate cadastre. The Government has also developed a study on Illegally Built Objects and Illegal Development and approved 4 Strategies for Management of State Construction Land and Public Assets, Poverty Reduction, Social Inclusion (in housing) and Strategy for Housing.

The plan for implementing the Housing Strategy has been divided into 7 tasks:

- (a) To improve the existing legal regulation
- (b) To strengthen the institutional capacities in the field of housing
- (c) To establish efficient and stimulating system of financing the housing
- (d) To encourage the construction of rental apartments
- (e) To prompt the buildings of apartments

(f) To legalize those illegal building that satisfy the urban plans

(g) The last task is to revitalize the existing housing capacities.

12. Ukraine: Eight laws are in the process of being amended; five government decisions have been adopted; nine orders of the Ministry issued; four research projects were completed and confirmed by the government Research Council.

Annex 4. Examples of policies, programmes or projects implemented in housing, urban planning and land management (Q6)

1. Armenia: Within the Statutory Programme on the Regeneration of Areas Destroyed by the 1988 Spitak Earthquake, a complex reconstruction of destroyed settlements is under way in compliance with the existing sanitary and urban development requirements for earthquake resistant construction. The complex reconstruction was launched in 2009 and is planned to be finished in 2013. This programme will solve the housing problems of 6,500 families deprived of homes during the earthquake. The programme includes a demonstration project supported by the UNDP GEF on the construction of several buildings with energy-saving facilities.

2. Azerbaijan: State Programmes on Social Housing for Refugees from Armenia and Forced Migrants. State Programme of Regional Development (includes a housing component). State Programme of Baku Suburbs Development (includes a housing component).

3. Belarus: Soft lending programmes for affordable housing have decreased since 2012 through the expanded State support for housing construction. The people are stimulated to handle their housing problems with the maximum involvement of their own funds, home mortgage instruments and housing construction savings.

4. Croatia: The Ministry for Construction and Physical Planning established a programme on social housing. This programme enables creditworthy citizens who do not have their own houses or apartments to buy a property with the support of the Government and local municipality. In that programme land and utility equipment are financed or donated by local government, and loan conditions are more favourable than those of the market.

Under that programme, during the period from 2001 to 2012 5,500 housing units were built. The Government has also established housing care programme for Homeland War victims, and during the period from 1997 up to the present, 6,138 house units have been built. Third Programme from Croatian Government is the Housing Programme for Returnees, Former Holder of Tenancy Rights, and within operative plans that was provided 4,915 housing units (benchmark for 2009, was 2,070). During the period from 1996 to 2012, the Government organized the refurbishment of 149,000 house units in towns and settlements, which had been destroyed during the Homeland War. These figures of refurbished units include different models of renewed housing units.

5. Cyprus: The town planning “amnesty” or “regulation” arises from the proposed amendments of 2009 to the current national legislation concerning the Town and Country Planning Law, the Immovable Property Law, the Sale of Land (Special Execution) Law and the Regulation of Streets and Buildings Law.

The aspiration of the abovementioned amendments, which have been proposed on the basis of five draft bills, is the modernization of the legal framework that regulates the issue of licences for non-permitted expansions/amendments in existing developments, the issue of building permission certificates and, but not limited to, the issue of modernized title deeds. A town-planning amnesty has been proposed in order to provide relief to the buyers from bearing the risk of not being given a completion certificate and title deed, due to some minor irregularities which are usually found to a great extent in already constructed buildings. Minor irregularities might, for example, be parking spaces that not having been designated.

6. Finland: The Government introduced a programme to reduce long-term homelessness.

7. Georgia: The Law on Recognition of Ownership Rights to Land in Legitimate Possession and Use by Physical Persons or Legal Entities of Private Law provides for the basic principles and conditions for legalizing the ownership rights to such lands. The law

identifies two types of land: land in legitimate possession and use, and land occupied without permission.

It also specifies categories of land, which shall not be subject to recognition of ownership rights /legalization. These land parcels include: cattle transfer routes, , recreational zones, lands containing historical, cultural, natural and cult/religious monuments, protected territories, squares, streets, and lands containing reservoirs and hydro-technical buildings. Based on this law, a Presidential Decree has been adopted, which provides for the procedures for recognition of ownership rights, rules of operation of a commission of local self-governmental bodies, its composition and its member's legal capacity.

The Presidential Decree applies only to legalization of buildings or their parts (not land) built without permission or/and which violate the design for those buildings which were built before 2007.

On the basis of the Government resolution, the procedure for granting construction permits and the permit conditions were simplified.

According to national legislation, the registration system is based on the principle of legal unity according to which the real property consists of land (cadastral parcel) together with everything that is permanently attached to the land on the surface of the land. Thus, land and any building located on the land are considered as one property object. The owner of the cadastral parcel is also the owner of the building, which is built on the parcel and vice versa.

Apartments and business premises in multipurpose housing stocks are registered in the manner that each flat is attached to the ideal share of ownership over the whole real property (cadastral parcel). Land in legitimate possession (use) – State-owned agricultural or non-agricultural land parcel with buildings or without them, to which a person's right of legitimate possession had been conferred before enactment of this Law; also land illegally occupied before 1994 and recorded in the Archive of Technical Inventory. Land occupied without permission – State owned agricultural or non-agricultural land parcel with buildings or without them, which has been occupied without permission before enactment of this Law by a physical person, legal entity of private law or other organization determined by law and which are not disposed by the State at the time when ownership right recognition is requested.

8. Germany: The KfW promotional programme for energy-efficient construction and refurbishment of residential buildings is one of the most important instruments for energy saving and climate protection in the German building sector. From 2006 to September 2012 more than 2.9 million dwellings were supported with about 112 billion Euros.

9. Ireland: Regeneration programmes have been instituted mainly in larger cities. In Limerick city, a major programme is under way to clear former social housing schemes and replace them with a more sustainable model which is best suited to the challenges of the twenty-first century. By this programme, it is hoped to dispel some of the worst aspects of the former developments, including by tackling organized crime which had increased there over the years. Economic renewal of these areas is expected to result in a reduction in unemployment and poverty traps, with a corresponding rise in life quality and community building.

10. Israel: The National Clearance and Re-Construction Programme to increase urban densities and raise the standard of housing in dilapidated urban areas was adopted. Urban renewal according to modern building standards prevents dilapidation of the inner city and its housing stock, improves the urban environment and promotes retrofit for energy efficiency. The socio-economic strength of new residents arrests the crumbling of the inner city social fabric. Building in built areas makes advantageous use of land resources, existing services, infrastructure and institutions, contributes to the preservation of open

spaces and helps to raise the level of disaster preparedness –e.g. newer and safer building regulations to mitigate the effects of an earthquake. The primary objective of the government Clearance and Construction programme is to stimulate new massive construction in built urban areas by creating conditions that encourage intensified free-market activity. Real estate transactions are privately funded. Experience has shown that urban revitalization succeeds when the following conditions are in place:

- (a) approved building rights enhance the profitability of urban revitalization
- (b) residents are the decision makers and the primary beneficiaries
- (c) plans adapt existing parcelling and infrastructure in order to expedite individual Clearance and Construction projects.

Local authority initiatives are encouraged as Government policy concentrates on the empowerment of municipalities. Municipalities are responsible for site selection, planning, completion of infrastructures and public institutions and for providing an information network to encourage public participation. Municipalities are also expected to operate public information networks and run public participation activities in accordance with the planning process. The focus is on economically viable sites comprising residential as well as mixed land uses. A Government fund helps municipalities to promote statutory plans for increased building rights at viable sites and to finance a private project manager.

Revenues generated by development fees derived from on-site activities are held in a closed municipal fund to finance on-site infrastructures and public institutions. Private entrepreneurial initiatives provide private funding for preparation & approval of statutory plans for increased building rights. Entrepreneurs are responsible for communication with residents and for drafting agreements with municipalities to finance infrastructures and public institutions. Government and municipal tax incentives for householders and entrepreneurs are in place.

“The objector resident” allows the majority of residents to sue an objector resident - torts suit - for an unreasonable refusal of the “Clearance and Re-Construction” transaction A “Clearance and Re-Construction Assessor” is provided in a new legal proceeding which helps residents to assess whether the proposed transaction is fair and profitable – before they exercise their right to suing in court.

All transactions are transparent requiring full and transparent disclosure on the part of every person who works for the entrepreneur, or is in receipt of fees from the entrepreneur. All residents must receive equal compensation.

11. Latvia: Type of activity - EU fund, area of activity - The activity "Thermal insulation Improvement of Multi-Apartment Buildings" available amounts to 62.75 million LAT. The goal of the activity is to improve the energy efficiency of multi-apartment buildings, and to ensure energy efficiency and sustainability of the housing stock. The programme will be available until all funds are spent. After the renovation, thermal energy savings should not be less than 20%.

Apartment owners can be reimbursed for 50% of the total eligible costs. The following costs are supported: technical survey of buildings, energy audit of building, building design, preparation of estimates, construction works (renovation), building inspection and supervision. Eligible multi-apartment houses can receive funds if: (a) the buildings was placed in service during the period from 1944 until 1993; (b) one owner owns no more than 20% of the apartment; (c) non-residential floor space does not exceed 25% of the total floor space

12. Lithuania: The Programme for Modernization of Multi-apartment Buildings. The Government approved the National Housing Strategy on 21 January 2004. One of the goals of the strategy is to ensure efficient use, maintenance, renovation and modernization of the

existing housing, and efficient energy use. To accelerate the insulation of multi-apartment houses and the modernization of the energy systems, the Programme for the Modernization of Multi-apartment Houses was approved by Government resolution No. 1213 on 23 September 2004.

The programme's main task was to provide support to home owners of multifamily buildings by introducing energy efficiency measures. The participants in the programme were the apartment owners, the Housing and Urban Development Agency, municipalities, commercial banks, housing-loan-insurance companies, housing administration companies, engineering consultant companies (preparing energy audits and investment proposals), contractors, etc.

In 2010, a financing mechanism (JESSICA) was developed, by which State support would comprise about 30% of the rehabilitation project value from 2011 onwards: 100 % support for technical documentation preparation and expenses for supervision of construction works if D class will be achieved; 15 % support for energy efficiency measures implementation if D class will be achieved; 100 % support for low-income families. JESSICA loan-maturity up to 20 years at fixed annual interest rate of 3 per cent. Under this programme, 500 multi-family houses were completely renovated.

13. Portugal: Special Rehousing Programme (PER and PER-families)-specific rehousing programmes, launched in the 1990s. These programmes consisted of rehousing in adequate dwellings households and persons who used to live/residing in slums.

(a) PROHABITA programme implemented since 2004. This programme finances and grants housing solutions for families/households with housing difficulties; promotes controlled-cost housing, reinforces rehabilitation and provides direct financial support for families to ensure rehousing in situation of natural disasters or catastrophes and emergency situations. The programme allows mainly the Municipalities to build, buy, rehabilitate or rent houses/dwellings.

(b) RECRIA programme launched in 2000. This rehabilitation programme supports the implementation of upkeep works and the improvement of degraded real estate and dwellings by way of the granting of incentives by the State and by the municipalities.

(c) SOLARH – programme created in 1999. The programme is intended to finance, in the form of an interest-free loan, the carrying out of works and the improvements to permanent owned housing and vacant housing owned by individual or public entities, including common parts of buildings; • Doorway 65 – Youth was created in 2007. The programme grants direct subsidies to young people from 18 to 30 years old for accessing the rental housing market.

14. Republic of Moldova: In 2007 a project on construction of social housing was launched, financed by the Council of Europe Development Bank. It was finished in 2011, with 4 housing blocks with 249 apartments built in 3 cities.

15. Romania: The “First House programme” is a governmental programme aiming to facilitate access to housing (either buying or building a house) for individual persons through loans guaranteed by the State.

Financing: The programme ensures the necessary financing for acquiring the first house in privileged conditions thanks to the State guarantee.

Beneficiaries: Individual persons who do not own a house (either alone or together with their spouse or other persons) and who do not have another housing mortgage.

16. Serbia: The first activity is implementation of the National Social Housing Strategy, which was adopted by the Government in February 2012 the second one is the Project on Local Social Housing Schemes, which will be implemented based on Loan agreement with

the Central European Bank. The Building Directorate was charged by the Government with the responsibility for the construction of a residential and office complex on the site Barracks "Stepa Stepanović" Vozdovac in Belgrade (4616 apartments). The concept of spatial development is based on rebuilding the military barrack complex "Stepa Stepanović" as an affordable residential and commercial complex with support facilities. For information, please visit the website of the Building Directorate www.gds.rs/ and the Ministry of Construction and Urbanism www.mgu.gov.rs/

17. Slovenia: Rent subsidies introduced.

18. Spain: Since the beginning of the 20th century (1911), successive housing plans have been developed to facilitate public access to social housing. The current 2009-2012 National Housing and Rehabilitation Plan follows the principles of the 2007 Leipzig Charter and pays attention to marginalized districts with aids to purchase and rent housing and urban renovation, the rehabilitation of existing buildings, the creation of initiatives for renovation and rehabilitation such as the Integrated Rehabilitation Areas (ARIS), Urban Renovation Areas (ARUS) and slum clearance. It also includes rehabilitation and energy efficiency initiatives such as the so-called RENOVE aids. Since the current plan ends in 2012, a new multi-year plan is being prepared that pays special attention to rented housing, a trend with a low percentage in Spain, and the rehabilitation and renovation of districts and buildings.

19. Switzerland: Energy saving programme in housing and other buildings. Subsidies constitute 10 %-15 % of the investment costs. The programme is financed by a tax on CO₂-emissions legislated on the national level and implemented by the cantons.

20. The Former Yugoslav Republic of Macedonia: On 22 February 2011 the Law on handling illegally constructed buildings came into force. This law establishes the conditions, the way and procedures for recording and specifying the legal status and sanctions for those that have built illegally. Applications for legalization of illegally built structures could be submitted within a period of 6 months, from 1 March to 30 September 2011. After that date the inspections of the civil engineering became very strict.

The municipalities have been obliged to solve all these applications for a period of five years. The Ministry of Transport is continuously observing the implementation of the law and gives its support for successful realization of the process. Only structures that can be included in the urban planning documentation can be legalized. The Ministry has issued a Rule Book for including the illegally constructed structures within the urban plans.

Law ('Official Gazette of RM' No 23/11). The subject of this law are the illegally built objects on which all construction and installation works had been completed by the day on which this law came into force, and they represent a construction and functional whole.

Determination of the legal status implies the registration of the illegal object in the public book for registering real estate rights and fitting them into the urban-planning documentation, through a procedure that has been determined by this law. The procedure is implemented by the State administration body in charge of spatial management and by the local self-government units. To determine the legal status of an illegally built object, an application is submitted by the owner to the local self-government unit on whose area the illegal object is built.

21. Turkey: An Integrated Urban Development Strategy and Action Plan, a strategy paper which expresses the solution of the problems of urbanization, settlement and planning, was adopted for the period of 2012 - 2023. This is the first strategy paper, which addresses issues of urban development in an integrated way.

22. Ukraine: The State Social and Economic Programme on Affordable Housing for 2010-2017. The framework for identifying the main principles of housing policy in state support

for people who need to improve their housing conditions is based on the Decree of the President of Ukraine of 8 November 2007 No.1077/2007 On Measures for Construction of Affordable Housing and Improvement of Housing Provision.

The programme acknowledges the construction of affordable housing with State support as a leading policy to secure the constitutional right to housing for the Ukrainian people. Implementation was initiated by the Ukrainian Government.

The resolution of the Cabinet of Ministers of 11 November 2009, No.1249 adopted the State Social and Economic Programme on Affordable Housing for 2010-2017, which provides for the development of unified principles of housing provision.

The programme includes new instruments of housing provision for the population, including young families and single young people, through co-financing of housing construction by the State and the people who need to improve their residential conditions. Thus at present two instruments are in operation within the programme: State coverage of 30% of expenses for the construction (acquisition) of affordable housing and easing of mortgage loans to provide affordable housing for people who need to improve their residential conditions. The mechanism of their operation and participation requirements is defined in the resolutions of the Cabinet of Ministers of 11 February 2009, No.140 and of 25 April 2012, No.343. The institution administering public and other funds for programme implementation is the State Specialized Financial Agency “State Fund for the Promotion of Housing Construction for Young People”.

At the present stage of social and economic development of the country, the introduction of the “efficient homeowner” is a key element in the housing reform. The management system based on homeowners’ associations and the definition of the efficient homeowner are stipulated in the Law on the State Programme of the Housing Reform and Development for 2009-2014. At present Ukraine has 14, 651 homeowners’ associations operating in 17,418 apartment houses. The programme provides for the establishment of 45, 530 associations in 2014.