

Possible legally binding instrument on affordable, healthy and ecological housing in the UNECE region

Republic of Serbia
Ministry of Environment, Mining and Spatial Planning,
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MAIN TOOLS

- Social Housing Law is main legislative tools to access AHEH
- Regulates the institutional and strategic instruments for social housing
- Republic Housing Agency
- Local housing agencies, and non profit housing organization on local level
- National Social Housing Strategy and the Action Plan
- Local housing strategies

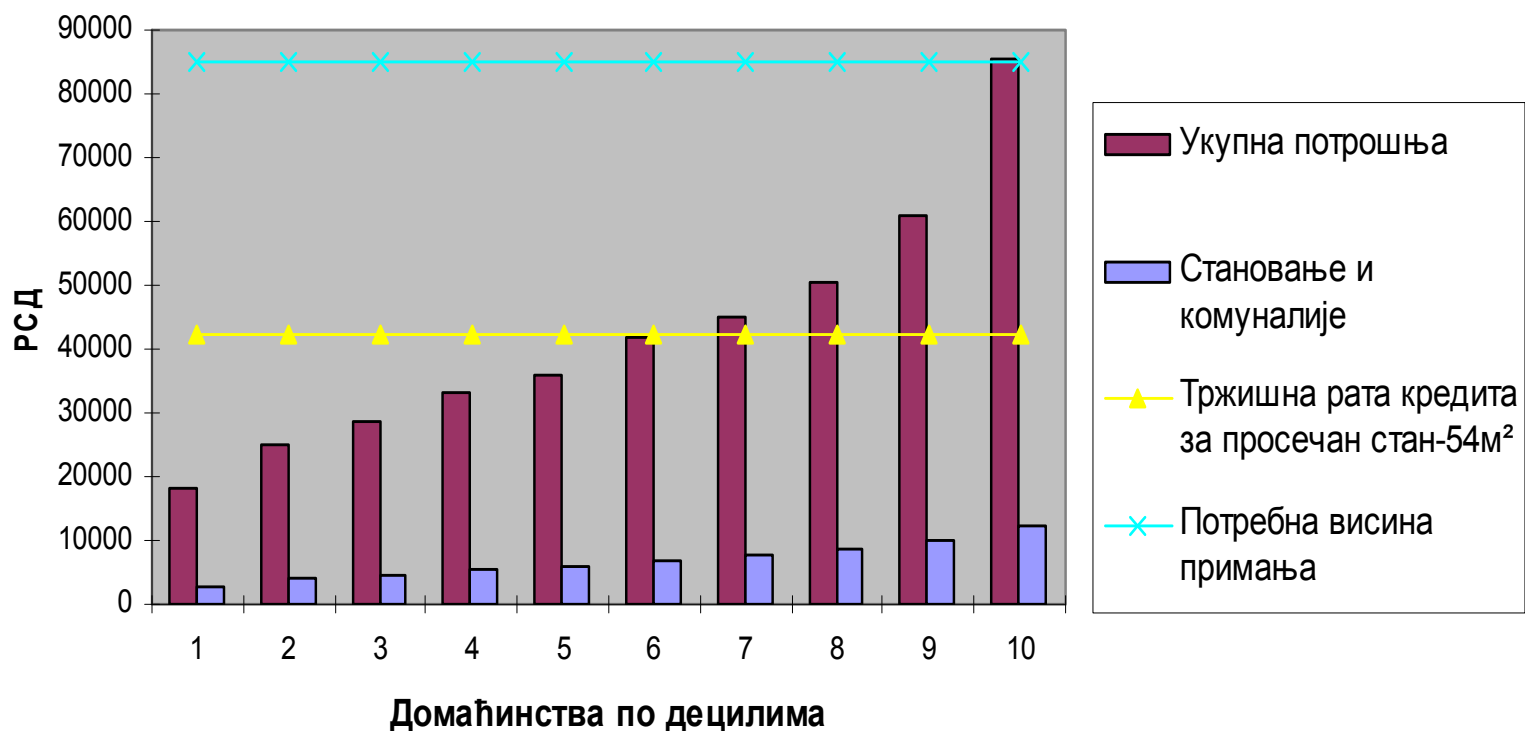
MAJOR GAPS - AFFORDABLE HOUSING

- Legal framework hasn't still been finished - National Social Housing Strategy and bylaws
- Public housing sector has been almost disappeared during the 90s
- Low economic standard of population (as a long-term situation)
- Lack of financial resources and revolving funds for affordable housing
- Weak institutions

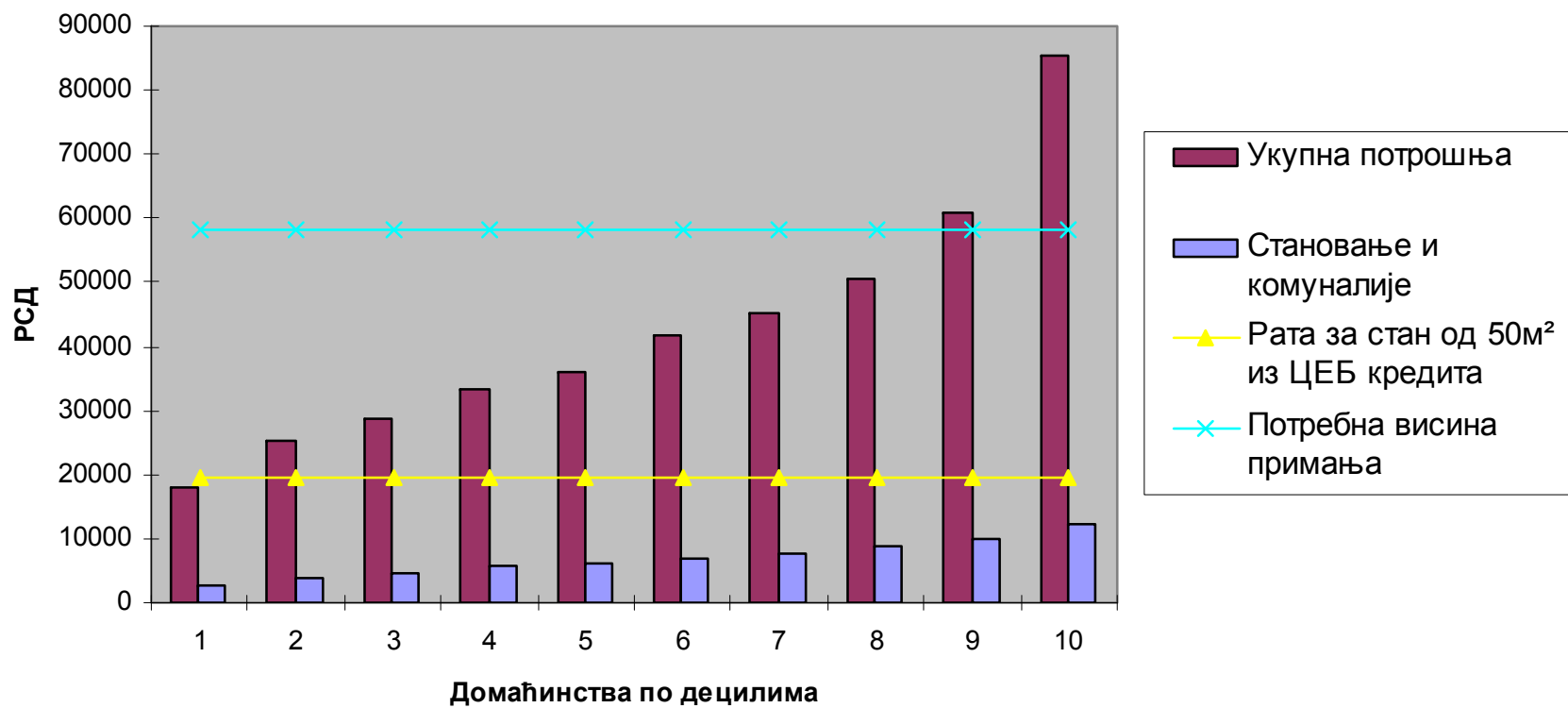
MAJOR GAPS - HEALTHY HOUSING

- There isn't uniform act on norms and standards on the republic level to regulate rules for housing buildings
- informal settlements - without appropriate technical documentation and adequate control system
- Weak and undeveloped system of inspection and other institution on all level
- High corruptive construction sector bypassing the law and imposing their own rules

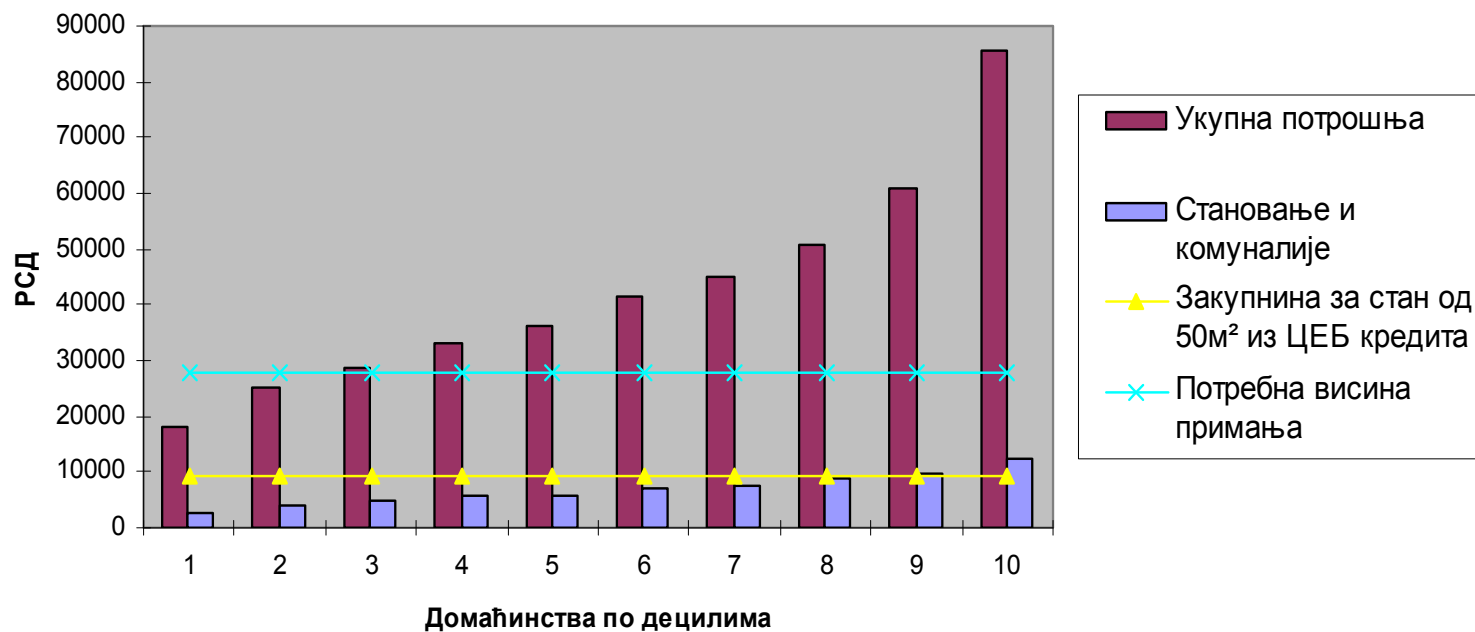
Однос рате стамбеног кредита на тржишту и потрошње домаћинстава по децилима за 2009. годину



Однос рате за стан од 50м² из ЦЕБ и потрошње домаћинстава по децилима у 2009. години



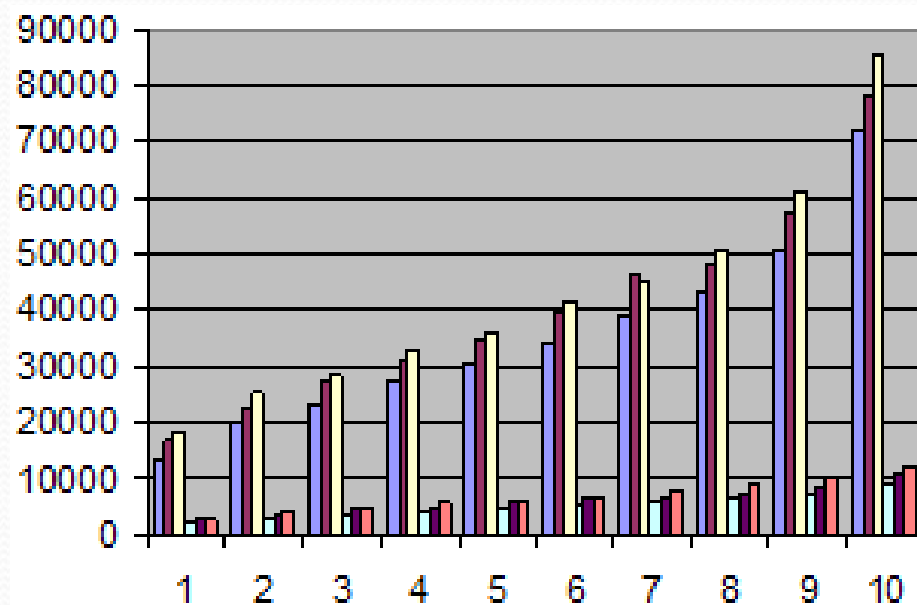
Однос закупнине за стан од 50м² из ЦЕБ кредита и потрошње домаћинства по децилима у 2009. години



MAJOR GAPS - ECOLOGICAL HOUSING

- Undeveloped environmental norms and standards for the construction sector
- Lack of professional and technical capacity of institutions

Стамбена потрошња	РСД	%
Становање	845	15,1
Стварна рента	449	8,1
Одржавање стана	396	7,0
Комуналне услуге	579	10,3
Ел. енергија	2306	41,2
Остали енергенти	1873	33,4
Укупно	5604	100,0



Стамбена рента , % од БДП	2003	2004	2005	2006
Импутирана рента	9,60	9,18	9,03	8,42
Стварна рента	1,38	1,25	1,18	1,10
Укупна рента	10,98	10,44	10,21	9,52

ADDED VALUE

- Increased political importance
- Development of a unified and agreed international framework
- Guidance for coherent national housing policy
- Platform for exchange of international experience and best practices
- International organizations need help the change in the sense of defining the public responsibility in the housing area, particularly for the most vulnerable category of population

HINDER THE IMPLEMENTATION

- Lack of budget resources
- Lack of professional and technical capacity