



VITAL SPACES

THE NEWSLETTER OF THE UNECE COMMITTEE ON HOUSING AND LAND MANAGEMENT AND THE WORKING PARTY ON LAND ADMINISTRATION

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SOCIAL RENTAL HOUSING – LESSONS LEARNED FROM A PROJECT, by Doris Andoni

This article does not aim to make an analysis of the impact of a housing project but rather show how other factors rather than the number of units to be constructed and its implementation period can make a project a good intention. A case in point presented here is the project in Westchester County in New York. The success or failure of the project has to be assessed after it has produced its outputs vis-à-vis the "good intention".

Introduction

For a developed western society, the construction of 1,000 social rental units will not make a cover story, especially for countries such as Britain or Holland where approximately 27 – 35% of the housing stock fall in this category. However, I read an article in New York Times shared by a colleague that talks about a landmark desegregation agreement that the Westchester County of New York has entered into, which would compel it to create 750 houses and apartments for moderate-income people in predominantly white communities and market them to nonwhites in Westchester and New York.



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To understand the significance of this figure, I took the population and housing stock figures for Westchester Country from the

internet. Westchester has 953,943 inhabitants, 337,142 families and 358,293 housing units of which 60% are in private ownership. This means that the new project will address about 0.2% of the county's families. In Albania the percentage is 0.14%. This figure does not seem to have a great impact on the population of the county and for this reason alone, the project would not become a cover story.

The article says "The agreement ..., would settle a lawsuit filed by an antidiscrimination group and could become a template for increased scrutiny of local governments' housing policies by the Obama administration", "This is consistent with the president's desire to see a fully integrated society", "Residential segregation underlies virtually every racial disparity in America, from education to jobs to the delivery of health care" so I understand that what makes news for this project is the establishment of a model for the development of local housing policies aimed at integrating the different races in USA.



The article inspired me to look into the “other perspective” of the Social Housing Project that is under implementation in Albania. Initially, the intention was to share the information to my co-nationals but later, I thought it would be a good idea to share this to international readers as well who might be interested on this topic.

The “present perspective”

The Albanian news gave information periodically on the on-going social housing project: cities where the project is being implemented, sites where the projects are located, number of units to be provided, categories that will benefit procedures for the selection of beneficiaries, etc. People are interested to know how many units will be built and when they will be ready but not on the challenges that stand behind these figures. The media covered only what was interesting to the people and the project is often criticized for its duration and sometimes for its limitations on the number of units (especially from some international experts).

These are some of the reasons why the news on the Westchester project attracted my attention and inspired me to bring a new perspective on the project.

The “other perspective” - what can make this project a “cover story”?

- i. **Number of social housing units.** For the Albanians, the provision of 1,000 social housing units is significant given the reality of a completely privatized housing market.
- ii. **Duration of the project implementation.** Although to many it might seem long, four years from the ratification of the agreement to the completion of the project can be considered as a ‘record’ considering that Westchester County has seven years to complete its project.
- iii. **The experiment.** For the first time, every detail and phase of the housing project is being implemented completely from the municipal level except its inception. At that time the law “On social programs for housing the urban inhabitants” no. 9232/2004 was approved it was considered difficult to start the implementation of the law by the municipalities without first creating a model. Aware of the activities of the Council of Europe Development Bank (CEB) in the social housing sector, a prefeasibility study on the social housing project and a loan application was submitted to them for consideration. Upon approval of the project, the municipalities and the bank took over the implementation of the project.

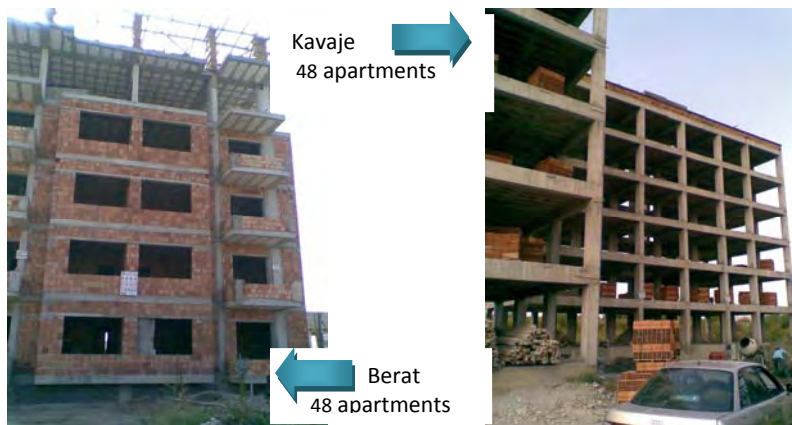
Project in Durres: 210 apartments
Project in Peshkopi: 24 apartments



- iv. **The model.** The project management was structured in such a way that it would create a model for other projects of this kind.

We aimed to use the existing structures and staff at central and local levels within the possible limits. At the local level two different models are supported based on the dimensions of the project and previous experiences. In all cases the management units are financially independent from municipal structures.

- a) **The first model:** In Tirana and Durres where 68% of the housing units of the project will be, the management structure is the biggest with 5 permanent staff engaged for the project. The municipalities of Korca, Elbasan and Fier, considered second cluster of municipalities in this project, also established their Project Implementation Units (PIU) but smaller ones.
- b) **The second model:** In the so called smaller municipalities – Berat, Kavaja and Peshkopi, the project is managed by the existing staffs who work for the budget, urban planning and/or public services.
- c) We also aimed on creating a sustainable model of communication between central and local levels and to avoid any potential conflict, we established standards for communication and reporting and engaged staff to address any problem with the project.
- d) Contributing at the local level whether in terms of financial or asset means was set as a condition for participating in the project. This constitutes a standard for future projects even without donor financing.



- v. **The challenges.** The main challenge was meeting the requirements for the disbursement of the first tranche of the loan. There were several and some of them were not known and practiced before by municipalities such as registration of the land and managing four different accounts: (i) the loan; (ii) local budget; (iii) central budget for local cost contribution; and (iv) VAT.
- vi. **Future challenges of the project.** The future challenge of the project at local level is related with the management of the social housing. It differs from other public investment projects because it combines technical aspects of the asset management with social aspects of the families that will be housed. Albania did not inherit any tradition in management. Based on its history, it went from a feudal system into a centralized economic system where management was not perceived as leading the activity but rather a top-down imposition of some rules without taking into consideration the market values of the asset. This premise makes the management of the social houses a real challenge for the future of the project.

Conclusions. The project has been a school for all those that participated. The PIU of Berat confirms that it was only after this

project started that municipalities started to think and act on the housing mandate. The financial officer of the PIU of Durres confirms that they had to learn how different financial sources are managed so they are now well prepared to face all the challenges of project finance management. The project made possible the implementation of different areas of a legislation on decentralization such as (i) **housing** as the function of the first tier of government; (ii) **local borrowing** – each municipality has to prepare a business plan before entering a project and later, sign a sub-loan agreement with the Ministry of Finance; (iii) **local ownership** – participating municipalities felt the direct responsibility for the project and see themselves as landlords and managers of their property. The ability to manage the property can only be evaluated after the completion of this first social housing project under municipal ownership.

Lessons learned: “Not all the birds can be killed with one shot. Some of them yes, but only if you succeed to find the right strategy and the appropriate instrument”.

URBAN FORESTRY: PART OF THE URBAN ANSWER TO CLIMATE CHANGE?, by Cecil C. Konijnendijk

Climate change is here to stay. As most of us live in urban areas these days, it is important to focus on the impacts of cities on climate change, and vice versa. Particularly in terms of adapting cities to climate change, urban forests can help.



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Not only are cities major contributors to greenhouse gas emissions, many urban areas are also highly vulnerable to the impacts of climate change. A considerable share of the world’s cities is situated in coastal areas facing rising sea levels, for example. Sweltering heat, enhanced by the ‘urban heat island’ effect, led to the death of close to 35,000 Europeans during the summer of 2003. But climate change also impacts cities through heavier rainfall and flooding, higher levels of air pollution, and an increase in hurricanes and other extreme weather events.

City authorities have become more engaged in especially the climate change mitigation debate. Cities such as Copenhagen have adopted strategies to become carbon neutral. However, so far much less focus has been on adaptation of cities to climate change, e.g., through rethinking urban design and management. This is where urban forests come in. Urban forestry is an integrative and multidisciplinary approach that looks at all of a city’s green spaces, combined in its ‘urban forest’ or green structure. Focus is on trees, as these are of particular importance through their mass, canopy and by providing a wide range of environmental services.

Urban forests are important in the climate change debate, first of all in terms of mitigation. Trees sequester carbon as they grow, thus acting as ‘sinks’, although urban trees comprise a rather minor part of the world’s trees and forests. Moreover, urban trees typically have a low survival rate and the costs of planting and maintaining an urban tree are much higher than for its rural counterpart. However, urban tree planting is promising not purely for its climate mitigation

benefits, but rather for the wide range of values trees provide to society. Trees make important contributions, for example, to attractive places to live, work and relax. By cooling the air and reducing the need for air conditioning, trees also play a more indirect role in climate change mitigation. Moreover, planting ‘climate trees’ or ‘woods’ in cities helps raise awareness among urban dwellers about the need to deal with climate change.



Urban trees help cities deal with the impacts of climate change, for example by providing shade and cooling the air.

But the most important contributions of urban forests relate to climate change adaptation. Trees provide much needed shade in cities that are getting warmer. They help cool the air, e.g. through evapotranspiration. Urban forests can help cities become more resilient to extreme weather events and floods, by playing a role as buffers. Moreover, as higher temperatures are known to raise urban air pollution, trees play a role as they absorb pollutants.

However, it is important to realise that urban forests are also affected by climate change. Growing conditions for trees change, e.g. through warmer summers, increased drought, wetter winters, extreme weather events, and higher occurrence of invasive pests and diseases. Increased drought is already resulting in more fires, especially at the rapidly expanding urban-wildland interface. This calls for careful selection of tree species and for better planning and management.

It is time for cities to make urban forestry an integral part of their climate strategies. Moreover, urban forest planners and managers need to be aware of climate change issues when developing and managing green spaces. In this way urban forestry can provide part of the ‘urban answer’ to climate change.

100 REGIONAL STEPS TO GLOBAL CLIMATE PROTECTION, by Dirk Schnurr and Helmut Mutschler

On October 13-14, Silke Rusch represented the UNECE Housing and Land Management Team at the “LivCom Awards”. The LivCom Award is an Environment Sustainability Award for local communities. The award recognizes best practice in environmental and landscape management, heritage management, community empowerment and sustainability, healthy lifestyles; and planning for the future/forward planning. The 2009 LivCom event was held in the Czech City of Pilsen. Vital Spaces would like to give one of the award winners, the Schwalm-Eder district from Germany, the opportunity to present their project.

Energy efficiency and environmental education have become a regional leitmotif for the Schwalm-Eder district (SEK) in the Federal State of Hessen in the heart of Germany, home to 190,000 people in 27 communities. The district is responsible for the facility management of 75 schools. Communal energy management for district-owned facilities was introduced in the mid-1990s.



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Mr. HELMUT MUTSCHLER IS A MEMBER OF THE DISTRICT COUNCIL.

The district is working towards carbon neutrality in order to leave a livable environment to future generations. Human activity induced climate change is being addressed through a number of projects that both improve energy efficiency and educate the public. The educational component of the programme is crucial for the sustainability of all measures implemented. In addition, the projects not only have a positive environmental impact, but also serve as regional economic stimulus.

One example of SEK's advances towards carbon neutrality is the retrofitting of buildings with energy efficient systems and resources during scheduled renovations. A project called "INIT LUX" replaced the lighting in 44 schools and 7 sports centers during the period 1999-2004. The savings gained in the following 10 years financed the fee paid to the company that replaced the lighting systems. The project was accompanied by an exhibition, "How can we contribute to climate protection?" which explains the work to the public.

SEK also organized training courses ("Energietreff") for building managers, who take decisions on energy use in building maintenance and heating. Developed in cooperation with Hessen's committee on energy issues, this programme encourages and trains building managers in efficient energy use.



Photovoltaic installation on the roof of the primary school at Fritzlar-Lohne (SEK) with a capacity of 10,8 kWp.

Most educational projects raising awareness for energy efficiency target primary school students. Teaching materials and financial support are provided for interactive, engaging programmes. In a programme called "Schulträger 21" in the spirit of "Local Agenda 21", prizes are awarded for projects raising awareness for the Agenda and its importance. SEK is the only German region to have received three awards. In exchange for the free use of a school roof for a photovoltaic installation, investors advertise the technologies used, raising student awareness. There have been 51 installations, reducing yearly CO2 emissions by 720 tons. Local residents have invested a total of EUR 6,3 million.

SEK has also invested in solar energy. Since 2001, three times more solar plants have been installed in our district than in any other German region through the regional campaign on solar energy,

which has brought together the district, local industry and vocational schools. The 3,500 thermal solar plants reduce annual CO2 emissions by 7,500 tons. The EUR 20 Million invested have reduced energy costs by EUR 760,000.

A key project initiated by SEK is "BIOREGIO Holz Knüll", promoting wood as a renewable and climate-friendly energy source. Wood heating systems in 36 buildings produce an impressive 48% of school heat, reducing CO2 by 3300 tons per year. Unlike oil or gas, wood is locally available, which saves the district EUR 500,000 per year. Based on this performance, SEK was selected by the Federal Ministry of Agriculture to become one of 25 model bio-energy-regions in Germany, harnessing agricultural biomass used to produce renewable energy without any net CO2 emissions.



Wood boiler in the secondary school "Gudensberg" with heating capacity of 500 kW

To reach the overall goal of becoming climate neutral by 2020, SEK continues to strive for increased energy-efficiency by setting ambitious goals for the next three years. The main targets are:

- reduce primary energy consumption
- create alternatives to energy imports
- apply bio-energy in a sustainable way and preserve resources
- improve regional added value
- create jobs and earning potential
- reduce the region's carbon footprint
- inform, educate and advise our citizens and regional economy
- establish a bio-energy-agency

The district executive body ordered the development of a concept for climate protection. This sets forth goals and describes ways to achieve them. Because of the prescribed duty to report on developments to the district's parliamentary bodies and committees, results are checked on a regular basis and adjustments made, if necessary.

By implementing the projects described over the past years, SEK district has achieved a reduction of greenhouse gas emissions of 70 %, proving in just a few years that it is possible to meet, and then surpass ambitious goals for climate protection. The projects undertaken have greatly improved the communication between the administration and the schools. Energy-consumption and costs have been reduced, regional value added, the schools' budgets raised and a public awareness campaign has allowed students to learn sustainable, valuable practices. These accomplishments have been rewarded by the LivCom Awards Jury with a first prize and a Gold award, a "green Oscar" for climate friendly cities.

The district would be pleased to present its projects to communities and other districts in the UNECE region who are interested in these activities and further share its expertise with practitioners and experts. For more information, contact Dirk Schnurr, Energy Commissioner of the Schwalm- Eder District at dirk.schnurr@schwalm-eder-kreis.de.

An international conference titled "Financing Affordable Housing and Infrastructure in Cities: Towards Innovative Land and Property Taxation systems" was jointly organized by the Warsaw Office of the United Nations Human Settlements Programme (UN-HABITAT) and the Global Land Tool Network (GLTN) on 15 and 16 October 2009 in Warsaw, Poland. Speakers from governments, international organizations, non-governmental organizations and academia referred to various innovative approaches to land and property taxation policies, reforms and instruments, which have aimed at several goals including revenue generation for financing urban infrastructure, support to decentralization and increasing the options for affordable housing for low income groups. The conference concluded that there is a rationale for governments to increase land and real estate value capture in the present context of high market prices, although the mechanisms to achieve this goal (e.g. property tax, land building tax, etc.) are various and should be customized to the local needs of individual countries.

For more information, please consult the UN Habitat Warsaw Office website: <http://www.unhabitat.org.pl>.

For more information contact Paolo Valente (social.stats@unece.org).

Meeting documents are available at: <http://www.unece.org/stats/documents/2009.10.census.htm>.

MAKING OUR HOMES ENERGY EFFICIENT: UNECE TAKES ACTION

Buildings are responsible for more than a third of total energy consumption in the UNECE region. To make housing both more efficient and environmentally friendly, member States need to invest in energy-saving. Substantial energy savings can be achieved both by adopting the latest technology and through institutional and behavioural changes. Less economically developed countries in particular need to overcome the "energy inefficiency trap". This requires funding, experience, technology, motivation and initiative.

In Vienna, the UNECE International Forum on Energy Efficiency in Housing considered a draft Action Plan for Energy Efficiency in the UNECE region. The plan will provide a blueprint for improving our buildings' performance.

POPULATION AND HOUSING CENSUS – 2010 CENSUS ROUND



Population and housing censuses are usually the biggest statistical collection a country undertakes. Having accurate population estimates is vital for many strategic and policy initiatives. Nearly all countries in the UNECE region conduct a census every 10 years and, for most, the census date will be during 2011.

Planning for the next round of population censuses is well advanced, so the meeting of the joint UNECE-

Eurostat Group of Experts on Population and Housing Censuses on 28-30 October was particularly timely: 41 countries across the UNECE region came together with experts from international organizations to share experiences on progress with their censuses. Most countries are taking seriously their obligations to comply with the Conference of European Statisticians recommendations for the 2010 censuses of population and housing.

One of the most difficult groups to measure in a population census is the "homeless" since they do not live in traditional households. Countries shared experiences of the special arrangements they are making to ensure that this group is counted.

Many countries are introducing innovative collection methods for the 2010 census round with the aim of reducing costs and improving quality. The use of the internet for online census collection will be far more extensive than in the past. Testing has shown that in many countries a significant proportion of the population will complete census information on line.

In past censuses, Nordic countries and a few others have used registers to obtain census information. Many more countries are looking to use registers to assist in their next population census. In spite of all the changes, the traditional census method where respondents complete a census form, either by self enumeration or with the assistance of an interviewer, still remains the most common form of census collection.



The International Forum, opened by the Federal President of Austria, Mr. Heinz Fischer, saw the participation of experts from throughout the region. They shared experiences, and identified goals, priority actions and time frames. The Forum reviewed a wide range of institutional, legal, financial and other measures and solutions that can enhance energy efficiency in housing. These measures are reflected in the Action Plan, which outlines numerous ways to remove barriers to energy efficiency and move us towards **zero-energy and zero-carbon housing**.

"This Action Plan is a practical tool UNECE is developing to allow countries to seize the opportunities that energy-efficient housing offers", said Mr. **Ján KUBIŠ**, Executive Secretary of UNECE. As well as aiding the mitigation of climate change, more energy-efficient buildings can help tenants and service providers save on energy costs and people to enjoy higher standards of living. Mr. Kubis stressed that "energy efficiency also has a positive impact on overall economic growth, spurring research and innovation, business development, employment generation and investment".

"With this Action Plan, UNECE will walk the walk of energy-efficient homes", noted Mr. Wolfgang Foerster, Chairman of the UNECE Committee on Housing and Land Management. "UNECE countries need clear guidance and practical steps they can implement gradually to make the housing sector perform better. This plan is being developed to provide such guidance, in a clear manner, and it is based on a thorough analysis of needs and challenges".

The Action Plan is expected to be adopted by relevant ministers at a high-level segment of the UNECE Committee on Housing and Land Management in September 2010.

The programme of the Vienna forum is available at:
<http://www.energy-housing.net/en/programme.htm>

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GREEN JOBS FOR SUSTAINABLE CITIES, by Dr. Edmundo Werna



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There is a need and an opportunity to invest on green jobs to promote urban sustainability. These are jobs that substantially preserve or restore the quality of the built environment.

The importance of urban sustainability has been well documented and discussed. It is essential to make the activities related to the production and the use of the built environment an integral part of the solution in the fight against climate change and depletion of natural resources. While considerable attention has been devoted to the technological aspects of urban sustainability, it is also fundamental to take into consideration the labour and employment aspects. Employment generation and decent working conditions are vital for reducing urban poverty and for securing an appropriate standard of living. Cities and towns will not be sustainable if the livelihood of their inhabitants is not addressed.

There is a possible win-win situation regarding the built environment and the urban labour force. On the one hand, improvements in the built environment will generate much needed employment. On the other hand, workers and enterprises need to be well trained and have decent working conditions in order to appropriately deliver the activities necessary to upgrade the built environment.

Workers and small enterprises still face serious challenges in urban areas. The expansion of urban populations is outpacing employment opportunities. The inability of cities and towns to productively absorb the influx of urban workers and generate enough quality jobs has led to rising levels of poverty and insecurity. A large number of urban workers have to resort to informal employment, and many work in precarious conditions. Many in the informal economy are working long hours for low pay without any form of representation or social protection - often in hazardous, and sometimes violent and illegal activities.

Many urban workers do not have access to an adequate system of social security including health care, pay for holidays, and protection against loss of pay when they are unable to work due to

unemployment, ill-health, accidents or old age. Living and working conditions expose workers to risks on a daily basis, which go beyond occupational health and safety. Risks of illness, disability, accidents and premature death are high when there is no clean water or proper sanitation, when there is exposure to fire and flood, dangerous electrical wiring, casual use of toxic substances, overcrowding, crime and substance abuse.

Informal workers in urban areas are particularly at risk in regard to the aforementioned problems, because their relation with employers as well as the government is not regulated; therefore it is difficult or impossible for them to demand rights. Migrant workers are also often at risk, because they have to cope with inappropriate working conditions in order to survive in a foreign city. Finally, the low level of organization among the majority of urban workers, especially although not only in the informal economy, is a major cause of concern. Socially sustainable cities cannot exist without the involvement and fair representation of the majority of the urban workers in those decisions that affect them.

The aforementioned problems need to be addressed. The current drive towards green technology is an opportunity to combine improvements in the built environment and the creation of decent job opportunities. It is important to invest in green jobs, bringing together an environment protection ethos and a decent work ethos. Green jobs should not only create employment, but also address working conditions. Green jobs should be safe, decent jobs. Local authorities and private sector stakeholders in cities and towns should get together to discuss how to best implement this important agenda.

FROM OUTSIDE THE REGION:

MOVING TOWARDS INCLUSIVE URBAN PLANNING: INNOVATIVE METHODS OF PROVIDING LAND AND HOUSING TO THE URBAN POOR IN INDIA // Стремление к содержательному планированию городов: инновационные методы предоставления земли и жилья городским бедным Индии, by Dr. Kulwant Singh



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The major challenges of rapid urban growth in cities in India are vividly manifested in the form of haphazard growth, congestion, unplanned settlements with inadequate infrastructure and services leading to socio-economic inequality. The issue of urban planning has, therefore, assumed relevance since sizeable parts of settlements comprise of slums in informal settlements inhabited by the urban poor who are largely below the poverty line. To address the resulting issue of social exclusion and unequal growth due to legal provisions, policies and practices, the Jawaharlal Nehru Urban Renewal Mission, a flagship programme of the Government of India envisages effective urban planning, both at the State and local government levels for inclusive settlement growth. Social housing and upgrading of slum for strategic and integrated settlement

development is getting impetus. In this task the role of local governments is crucial and requires legislative and political support for ensuring participatory and inclusive urban planning with suitable implementation mechanism geared to ensure settlements that cater to all income groups.

Role of Municipalities with regard to Inclusive Urban Planning

The Municipal laws need to provide for the role of Municipalities with regard to development planning to incorporate Below Poverty Line (BPL) groups in the Municipal Laws within the framework of Regional Development Plans. Such a role would encompass the preparation of economic development plans with focus on employment and incomes; addressing issues of urban poverty; access to basic municipal services such as water supply, sanitation, power, roads, transport and affordable shelter with improved access to social services like education, health, social security and area upgrading, reconstruction and rehabilitation for the BPL groups.

The Twelfth Schedule of the Constitution of India lists (1) Urban planning including town planning, (2) Regulation of land use and construction of buildings, (3) Planning for economic and social development, (4) Safeguarding the interests of weaker sections of society including the handicapped and mentally retarded, (5) Slum improvement and upgrade, and (6) Urban poverty alleviation as functions to be performed by the Municipalities. It is, therefore, imperative that the Municipal Laws or any other relevant Laws are upgraded by the States to provide for effective urban planning in terms of the above functions.

Participatory Development Plans

The Development Plan is a key document for planned development of settlements both urban and rural. The context of rapid urban growth has made urban development planning process quite challenging requiring innovative tools to accommodate growth dynamics of settlements. For inclusiveness, all sections of society are to be catered to. Participatory planning has thus emerged as a key tool. The Participatory Development Plan is prepared indicating broad land use patterns at settlement level and development of settlement-wide infrastructure. There however is a need for preparing integrated plans at different levels such as a long term Perspective Plan (preferably 20 years), medium term Development Programme Plans (5 years) structured within the framework of National Five Year Plans and Annual Plans.

Planning of settlements for urban poor

The following techniques are proposed to be adopted for planning of settlements of the urban poor:

- i) Undertaking Redevelopment or Upgrading Schemes for poverty pockets;
- ii) Clustering of poor settlements for the purpose of providing basic services to the cluster;
- iii) Special zoning for BPL pockets for a modicum of implementable and easily understood sub-division or building regulations;
- iv) Land sharing with owners for securing land for the poor on mutually beneficial basis; thereby allowing the poor to stay where they already live on one hand, while allowing the owners to regain valuable part of the land on the other;
- v) Incorporating land use controls for encouraging small and informal businesses in and around shelter;
- vi) New land management tools to be adopted such as the concept of Transfer of Development Rights (TDR), Accommodation Reservation, Incentive Zoning, Land Sharing, Plot Reconstitution, Negotiated Land Purchases, etc.;

- vii) Participatory process of planning to ensure affordable upgrade and access to land for housing the poor.

// Основные проблемы быстрой урбанизации городов Индии ярко представлены в виде незапланированного роста, скопления, незапланированных поселений с неадекватной инфраструктурой и системой обслуживания, которые приводят к социально-экономическому неравенству. Следовательно, городское планирование является актуальной проблемой, поскольку значительные части поселений включают в себя трущобы в неформальных поселениях, в которых живут городские бедняки, находящиеся в значительной степени за чертой бедности. Для того, чтобы обратить внимание на социальное исключение и неравномерный рост предписаны законы, которые являются последствиями жизни в таких поселениях, ведущая государственная программа реконструкций городских зданий «Jawaharlal Nehru Urban Renewal Mission» (Фонд обновления городской инфраструктуры имени Джавахарлала Неру), рассматривает городское планирование на государственном и местном уровне как инструмент содержательного роста поселений. Общественные здания и улучшение трущоб с целью стратегического и комплексного развития поселений набирают силу. В этой области роль представителей местной власти является решающей и требует юридической и политической поддержки для обеспечения участия и содержательного городского планирования с подходящими механизмами выполнения, целью которого являются поселения, которые доступны для всех уровней дохода.

Роль муниципалитетов в содержательном городском планировании

Муниципальные законы должны предоставлять средства роль муниципалитету в сфере развития планирования для введения групп, находящихся за чертой бедности, в муниципальное законодательство в рамках Планов регионального развития. Таким образом, муниципалитеты имели бы план экономического развития с фокусом на занятость и доходы населения; принимая во внимание бедность в городах, доступ к фундаментальным муниципальным услугам, например, водоснабжению, канализации, энергии, дорогам, транспорту и доступному по цене жилью с улучшенным доступом к социальным услугам: образованию, здравоохранению, социальному страхованию, модернизация участков, реконструкции и восстановление для групп, находящихся за чертой бедности.

Двенадцатое приложение к Конституции Индии включает в себя: 1) Городское планирование (включая небольшие города), 2) регулицию землепользования и построения зданий, 3) Планирование экономического и социального развития, 4) защиту интересов более слабых слоев населения, например, физически или умственно неполноценных, 5) модернизацию и совершенствование трущоб, 6) Снижение бедности в городах как задача муниципалитета. Поэтому необходимо, чтобы муниципальные законы или другие релевантные законы совершенствовались государством для повышения эффективности городского планирования с помощью выше перечисленных функций.

Совместные планы развития

План развития является ключевым документом для согласованного усовершенствования городов и сельской местности. Обстоятельства быстрого городского роста превратили процесс планирования развития в нелегкую задачу, которая требует инновационных решений для динамичного роста поселений. Для придания всеохватывающего характера,

все слои общества должны быть учтены. Таким образом, совместные планы развития являются ключевым инструментом. Совместный план развития отражает разные принципы использования земли на уровне поселений, а также развитие инфраструктуры поселений. Необходимо также разработать интегрированные планы на разных уровнях, например, план на долгую перспективу (желательно на 20 лет), среднюю перспективу (5 лет), разработанные в рамках национальных планов на пять лет и на год.

Планирование поселений для городских бедных

Следующие техники были предложены для планирования поселений городским бедным:

- i) Начало нового развития или улучшение планирования бедных районов;
- ii) Группирование бедных поселений для обеспечения им элементарных услуг;
- iii) Специальные зоны для « VPL rockets » для минимального количества исполняемых и легко понимаемых делений или директивов зданий;
- iv) Деление земли с ее хозяевами для обеспечения земли бедным на выгодных для обеих сторон условиях: для бедных - возможность остаться на земле, где они уже живут; для землевладельцев – возможность вернуть ценные участки земли;
- v) Регистрирование контроля землепользования для стимуляции малого бизнеса вокруг и внутри поселений;
- vi) Новые инструменты землепользования, например концепты передача прав развития, бронирование жилья, стимулирующее зонирование, раздел земли, реконструкция земельных участков, продажа земли и т.д.
- vii) Совместный процесс планирования для обеспечения доступного модернизирования и доступа к земле для постройки жилья бедным.

WHAT'S NEW:

AT THE SECRETARIAT: OUR NEW STAFF AND INTERN



Silke Rusch returned to the UNECE Housing and Land Management Team after working on her PhD thesis at the University of Würzburg for the past year. She is responsible for organizing workshops and meetings of the Committee on Housing and Land Management and providing legal advice to the Secretariat.

Silke is a lawyer and political scientist and has worked previously as Economic Affairs Officer with UNECE's Housing and Land Management and Population Units. She also worked with UNDP Sudan and the UN Office of the High Commissioner for Human Rights. Before joining the UN, she headed the Security Section of an Oxford based International Affairs think tank.

Silke holds university degrees from the Institut d'Etudes Politiques de Paris (MA), the Université de Paris I (Panthéon-Sorbonne) (J.D.) and the University of Cologne (LL.M.), and has studied International Relations at the Fletcher School of Law and Diplomacy at Tufts University (USA).

She can be contacted at silke.rusch@unece.org.



Lucas Neece, from the American midwest, joined the Committee on Housing and Land Management in October. He has been assisting in the preparation of the publication "Green Homes", as well as preparations for workshops on Building Safety and Green Real Estate Markets. He is currently in his second year of a Masters in International Affairs at the Graduate Institute of International and Development Studies, Geneva. Before working in Urban Planning consulting in the U.S., he earned Bachelors degrees in German and Architecture at the University of Kansas. In order to satisfy his curiosity about the world outside of Kansas, he has taught English in China, in addition to learning German and French.

ANNOUNCEMENTS:

NEW CONFERENCE LAUNCHED FOR THE INTERNATIONAL SOCIAL HOUSING SECTOR DELIVERING INSPIRING CONTENT



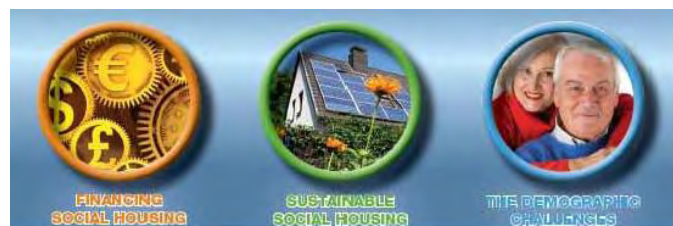
A new conference for the global social and affordable housing sector, The International Social Housing Summit (ISH•SUM), was launched today by organisers Ocean Media Group, publishers of the UK's leading social housing magazine, Inside Housing.

Running on the 13th and 14th October 2010 at the renowned World Forum in The Hague, ISH•SUM will bring together senior practitioners. Focusing on the shared international housing challenges it will identify workable solutions faced by affordable housing organisations worldwide as they grapple with the increasingly difficult economic climate.

With a strong focus on practice rather than policy, every session will be designed to result in practical, solution-based action plans. All about the excellence of its content, ISH•SUM will deliver clear and tangible benefits to delegates, with inspiring ideas that can be taken away and implemented, and an emphasis on shared experience and collaboration.

The conference will make the most of delegates' time with two packed days of keynotes, case studies, workshop-style smaller groups and working round table lunches.

Three tracks will form the core of the conference with a focus on sustainable building and communities, financing and funding and housing for the elderly and other vulnerable groups.



Additional topics to be addressed by this senior audience include governance, key regulatory frameworks and scenario planning. There will also be Study Tour days to innovative projects around The Netherlands.

Trevor Barratt, CEO of Ocean Media Group commented: "There are many differences in social and affordable housing markets around the world, but there are also many commonalities. Not least of which is the desire to create sustainable communities delivering affordable housing for the most vulnerable in society. We're delighted the conference is being supported by some of the foremost worldwide social housing associations and I thank them all for their endorsement of this ground breaking new conference. We believe ISH•SUM will become an inspirational and invaluable forum for global social housing practitioners from year one."

The conference programme will be completed over the coming months. All event details can be found at www.ishsum.com.

Note to Editors:

About the organisers

The Ocean Media Group organises the UK's Chartered Institute of Housing's flagship Harrogate conference and exhibition. It is the publisher of a number of leading magazines, including Inside Housing, and produces a wide range of very successful consumer and trade exhibitions, conferences, awards ceremonies and other face to face events.

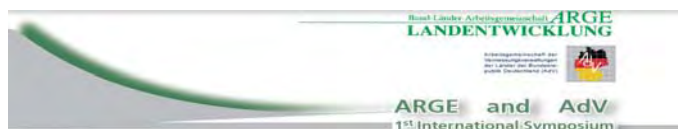
Supporting Associations

ISH•SUM will be supported by leading national social housing organisations and other global bodies. Those currently confirmed are: the United Nations Economic Commission for Europe (UNECE), the Chartered Institute of Housing UK (CIH), The Social Housing Foundation, South Africa (SHF), the Australasian Housing Institute (AHI) and the International Association for Homes and Services for the Ageing (IAHSA).

Supporting Organisations:



SYMPOSIUM ON INTERNATIONAL LAND MANAGEMENT



In the year 2010 Lower Saxony is going to take over the chairmanship of the two bodies in Germany responsible for coordination of surveying and mapping as well as land management activities at federal level. Questions concerning surveying, geoinformation, land development and land consolidation therefore are of particular importance for Lower Saxony in 2010.

Due to this fact an international symposium to be held on the 10 and 11 May 2010 will take place in Hannover, the capital of Lower Saxony:

International Land Management Symposium

"Strategies for Improving Urban – Rural Inter-Relationships Best Practice and Regional Solutions"

We will offer opportunities for international experience exchange and discussion of current trends and developments in the fields of geoinformation, real estate cadastre, property valuation, land consolidation and land development with a particular focus on the relation between urban and rural regions.

Participation in the conference will be free of charge, but participants are expected to cover their own travel expenses (airfares and accommodation).

The number of participants will be limited to a maximum of 150 Persons.

Further information can be retrieved from www.gll-h.niedersachsen.de.

RECENT PUBLICATION: "GREEN HOMES"



This study outlines key benefits, challenges and prospects that ECE member States should consider for developing their policies with regard to improved energy efficiency in housing. This report discusses policy implications and provides a set of recommendations for Governments to deliver better energy efficiency and improve the state of the housing sector.

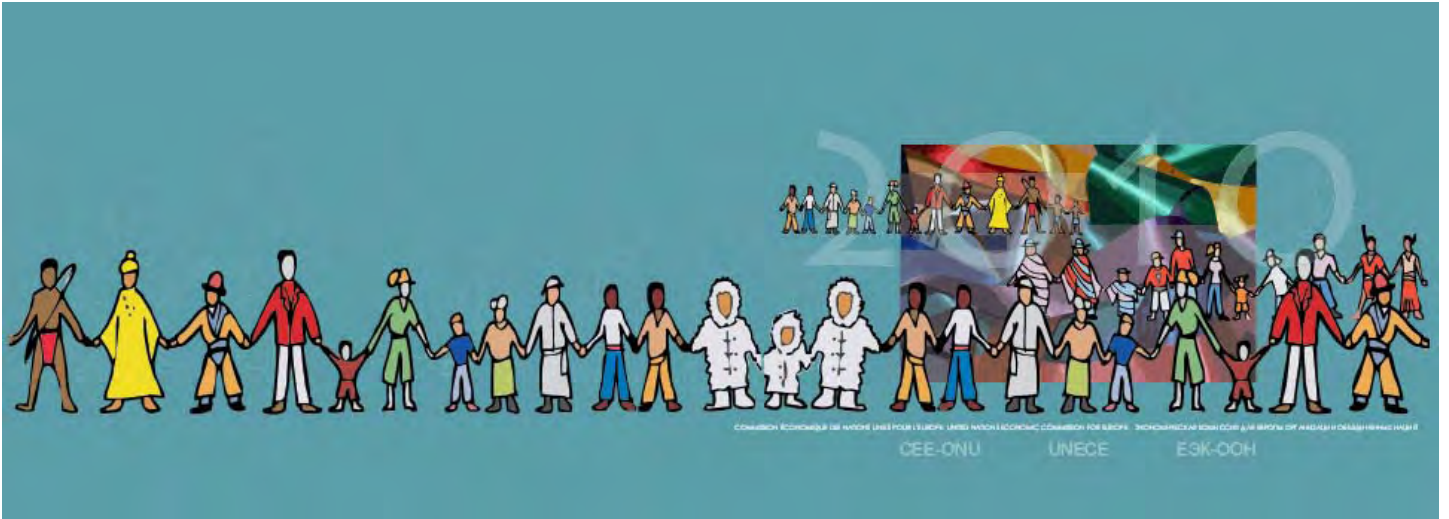
To order, please send email to Marina.Novikoff@unece.org.

A NOTE ON THE COORDINATOR:



Inputs to this newsletter are coordinated and edited by Ms. **Cecilia Batac**.

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Disclaimer: This is not a UN official publication. This newsletter is distributed only electronically to CHLM and WPLA members and interested individuals and organizations wishing to receive information on the work on housing and land management. The views expressed in this newsletter are those of the authors of the articles and do not necessarily reflect the official position of the United Nations.