



**ADDRESSING IMPACTS OF NATURAL AND MAN-MADE DISASTERS ON TENURE
RIGHTS USING LEGAL INSTRUMENTS AND OTHER TOOLS**

PROMOTING DISASTER RESILIENCE THROUGH, INTER-ALIA, SECURE LAND TENURE IN INFORMAL SETTLEMENTS
– CASE OF ALBANIA

1 – 3 NOVEMBER

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INFORMAL SETTLEMENTS IN THE UNECE REGION - A QUICK OVERVIEW

- IN 2007 IT WAS ESTIMATED THAT MORE THAN 50 MILLION PEOPLE LIVED IN INFORMAL SETTLEMENTS IN 20 UNECE MEMBER STATES. SOME OF THE CAUSES INCLUDE:
 - a) RAPID URBANIZATION AND INFLUX OF PEOPLE INTO SELECT URBAN AREAS;
 - b) WAR AND NATURAL DISASTERS LEADING TO MASSIVE MOVEMENT OF PEOPLE TO PLACES OF OPPORTUNITY AND SAFETY;
 - c) POVERTY AND THE LACK OF LOW-COST HOUSING AND SERVICED LAND; AND
 - d) INEFFICIENT PUBLIC ADMINISTRATION, INAPPROPRIATE PLANNING AND INADEQUATE LAND ADMINISTRATION TOOLS



CONNECTION BETWEEN INFORMAL SETTLEMENTS AND DISASTERS

- INFORMAL SETTLEMENTS ARE MORE AT RISK FROM NATURAL DISASTERS, WHILE PEOPLE LIVING IN INFORMAL SETTLEMENTS AFFECTED BY DISASTERS ARE LEFT WITH NO LAND AND REAL PROPERTY.
- INFORMAL SETTLEMENTS ARE THE MOST VISIBLE IMPACT OF NATURAL AND MAN-MADE DISASTERS.



UNECE PUBLICATIONS OF WPLA WORK

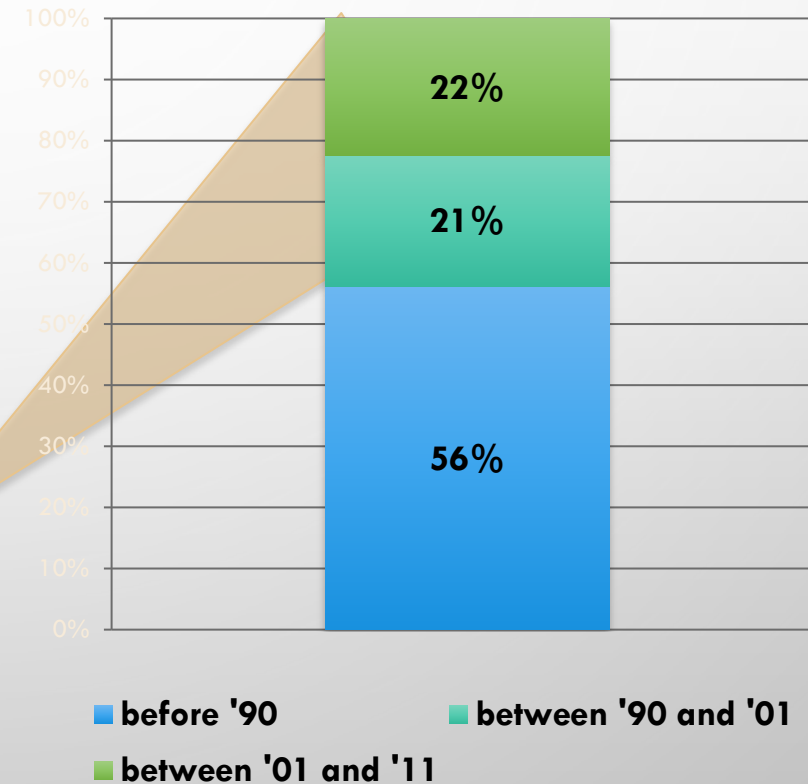
- SHOWED FOR THE FIRST TIME, THAT THE PROBLEM OF INFORMAL HOUSING IS NOT TYPICAL ONLY OF POOR AND DEVELOPING COUNTRIES, BUT IT AFFECTS MANY UNECE MEMBER STATES
- SOLUTIONS TO INFORMAL DEVELOPMENT ARE A FUNCTION OF CONSISTENT LAND POLICIES, GOOD GOVERNANCE, AND WELL-ESTABLISHED INSTITUTIONS AND SYSTEMS.
- THERE IS NO SIMPLE SOLUTION THAT FITS ALL THE DIVERSITY OF INFORMAL DEVELOPMENT AS WELL AS SOCIAL AND ECONOMIC CAPITAL OF EACH COUNTRY
- BASED EXPERIENCES FROM COUNTRIES, IDENTIFY POLICY RESPONSES TO ADDRESS THESE CHALLENGES

MAGNITUDE OF THE PROBLEM

HOUSING STOCK

dwellings/1000 inhabitants	1989	2011
	219	362
Housing deficit	108,000	
Informal housing	75%-90%	

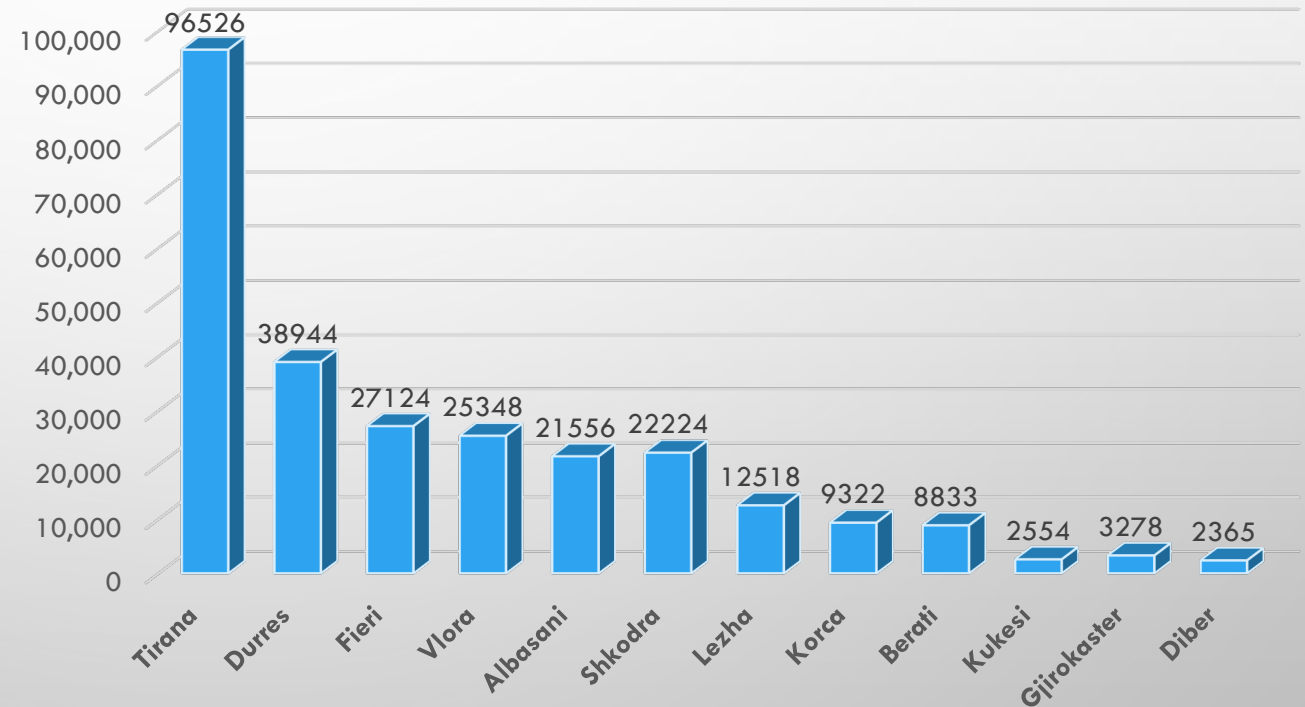
AGE OF THE HOUSING STOCK



MAGNITUDE OF THE PROBLEM

In 2005 approx. USD 6-8 billion was the estimated value of the “dead” capital

Distribution of informal buildings, according to self-declarations in 2006



Source: ALUIZNI—(Central Govt. Agency for Registering Informal Areas)

POLICIES AND STRATEGIES TO ADDRESS INFORMAL SETTLEMENTS

- DEMOLITION (1995);
- IGNORING (1995 – 1996);
- INTERVENTION:
 - WB PROJECT:
 - HOUSING 1 (1993 - 1995)
 - LAND DEVELOPMENT (1995 – 1998)
 - UPGRADING OF INFORMAL SETTLEMENTS (1998 – 2004)
 - LEGALIZATION (2004 – UP TO DATE);
 - URBANIZATION;

Formal process



Informal process



EARTHQUAKE OF 26 NOVEMBER 2019

- 202291 PEOPLE AFFECTED
- 51 VICTIMS
- 17,000 PEOPLE DISPLACED
- 95,000 HOUSES DAMAGED
- OVER 11,000 APARTMENTS UNINHABITABLE
- 42263 PEOPLE DIRECTLY AFFECTED
- 155029 PEOPLE INDIRECTLY AFFECTED



LEGAL PROVISION ADDRESSING SECURITY OF TENURE FOR INFORMAL DWELLERS

- ON LEGALIZATION - EXCEPT THOSE THAT HAVE BUILT ON AREAS WHERE A PUBLIC WORK IS PLANNED (ROADS, ETC..)
- ADDRESSING THE CONSEQUENCES OF A NATURAL DISASTER – PROVIDES HOUSING SOLUTIONS, INCLUDING FOR INFORMAL DWELLERS
- ON HOUSING:
 - STIPULATES AS ONE OF POLICY PRINCIPLES THE SECURITY OF TENURE AND PROVIDES REGULATIONS IN CASE OF DISPLACEMENT
 - PROVIDES PROCEDURES AND STANDARDS FOR RE-HOUSING INFORMAL DWELLERS IN CASE OF URBAN REGENERATION OR REDEVELOPMENT OF AREAS

LEGALIZATION – ONE OF THE MOST SIGNIFICANT AND CONTROVERSIAL POLICIES

