UNECE Webinar
Informal Settlements: Formalization and Build Back Better Projects?

The progress of formalization in Greece

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Legislation for formalization of building & planning informalities - those built until July 2011

- 1923: 1st Building Code
- 1955: requirement for a building permit
- 1968: demolition of ICs (against Constitution)
- 1974: demolitions to control the development of the urban areas
- 1977: legalization/exemption from demolition (against the Constitution of 1975)
- 1983: formalization only following the planning improvements and never again!
- 2003: provision of basic services
- 2009: legalization of specific informalities exceeding building permits within planned areas
- 2010: legalization of parts of construction within the legal outline of the building
- 2011: legalization within planned & unplanned areas (against the Constitution of 1975)
- 2013: legalization with environmental balancing measures
- 2017: legalization with some improvements (as compared to the Guidelines)
IC in Greece: detailed classification

Definition according to article 4, §5 of Law 4067/2012 (New Building Code):

- Without a building permit
- Exceeding the building permit
- With a revoked building permit
- In breach of urban planning / zoning provisions
- Without a title
- Change of use of the building or part of it when such use is not mentioned in the building permit

**Type of violation:**

- Planning violation
- Construction violation
- Environmental / zoning violation

Detailed chronological classification according to the construction date
Significant positive legal improvements since 2009 (as compared to the Guidelines)

- Significant reduction of penalties for vulnerable groups & old constructions & increase of installment number in time
- Flexibility for formalization within protected lands
- Provision of clear titles for illegally subdivided parcels
- Use part of the penalty for direct construction improvements
- Extension of deadlines
- Declaration submission even if all co-owners do not agree
- Adoption of environmentally balancing measures to partially overcome Constitutional restrictions
- No fixed prices for the involved private sector (to encourage competition)
- Only sporadic controls of submitted documents; responsible for the declaration: private sector/owners
- No on-site inspections so far
- Excellent electronic services/submission of documents and declarations by TCG
- Connection to services, Transactions & mortgages are permitted following submission of documents and payment of 30% of the penalty
- Responsible Agency: Ministry of Environment
Remaining challenges

• Formalization of constructions without building/planning permit only for 30 years. According to the Law **new penalties will be applied** after 30 years for the environmental damage recovery.

• **Constitutional Restrictions.** Settlements within protected lands/forests? Forest maps? State claims ownership rights.

• Once formalized, interventions to change the construction are not allowed (only for stability/energy improvements).

• Only constructions built prior to July 2011 can be formalized. **Difficult to prove.**

• Detailed documentation- detailed classification still

• Until Dec 2019 about 489,440 constructions were declared.

• Many are not declared yet; there is no formalization option for those in category 5 any more.

• Direct construction improvements instead of paying the penalty are not many; not well communicated measure;

• Still there is a **lack of trust** & of a communication plan about the benefits, incentives, cost/benefit study.
## IC in Greece: Statistics

<table>
<thead>
<tr>
<th>Region</th>
<th>Number of applications</th>
<th>Revenue (M€)</th>
<th>€/application</th>
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</thead>
<tbody>
<tr>
<td>Eastern Macedonia and Thrace</td>
<td>23,480</td>
<td>44.97</td>
<td>1,915</td>
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<td>Central Macedonia</td>
<td>84,450</td>
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<td>Western Macedonia</td>
<td>10,270</td>
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<td>Thessaly</td>
<td>29,470</td>
<td>53.25</td>
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<td>Epirus</td>
<td>14,540</td>
<td>27.76</td>
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<td>Ionian islands</td>
<td>14,780</td>
<td>78.44</td>
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<td>Western Greece</td>
<td>25,150</td>
<td>38.62</td>
<td>1,535</td>
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<td>Central Greece</td>
<td>27,750</td>
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<td>Peloponnese</td>
<td>31,460</td>
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<td>Attica</td>
<td>156,980</td>
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<td>Crete</td>
<td>39,570</td>
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<td>South Aegean</td>
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<td><strong>489,440</strong></td>
<td><strong>1,588.54</strong></td>
<td><strong>3,245</strong></td>
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</tbody>
</table>

**Source:** Mpoumpa, Tsalikis, 2024
IC in Greece: Statistics

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## IC in Greece: Statistics

### 13 regions of Greece

**Source:** Mpoumpa, Tsalikis, 2024

<table>
<thead>
<tr>
<th>Region</th>
<th>Category 1</th>
<th>Category 2</th>
<th>Category 4</th>
<th>Category 5</th>
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<tbody>
<tr>
<td>Eastern Macedonia and Thrace</td>
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<td>3,278</td>
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<td>10,862</td>
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<td>Western Macedonia</td>
<td>1,431</td>
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<td>Thessaly</td>
<td>6,155</td>
<td>5,230</td>
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<td>Epirus</td>
<td>1,991</td>
<td>2,005</td>
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<td>Ionian islands</td>
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<td>6,537</td>
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<td>Western Greece</td>
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<td>Central Greece</td>
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<td>Peloponnese</td>
<td>4,183</td>
<td>4,014</td>
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<td>10,068</td>
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<td>Attica</td>
<td>28,971</td>
<td>21,594</td>
<td>59,768</td>
<td>38,563</td>
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<td>Crete</td>
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<td>4,652</td>
<td>12,389</td>
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<td><strong>SUMS</strong></td>
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<td><strong>58,561</strong></td>
<td><strong>189,477</strong></td>
<td><strong>141,556</strong></td>
</tr>
</tbody>
</table>

- **Category 1:** Houses built before 1975 (penalty: 250 €)
- **Category 2:** Construction before 1983
- **Category 3:** After 1983 with mirror informalities
- **Category 4:** After 1983 building permit exceeds <40% in area size & <20% in height
- **Category 5:** After 1983 without building permit
IC in Greece: Statistics

• Category 1: Houses built before 1975 (penalty: 250 €)
• Category 2: Construction before 1983
• Category 4: After 1983 building permit exceeds <40% in area size & <20% in height
• Category 5: After 1983 without building permit

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