



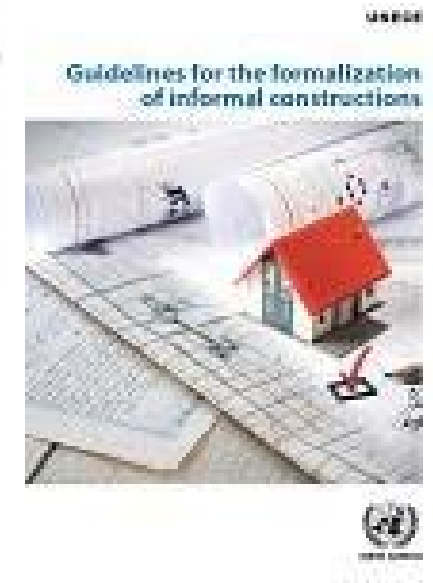
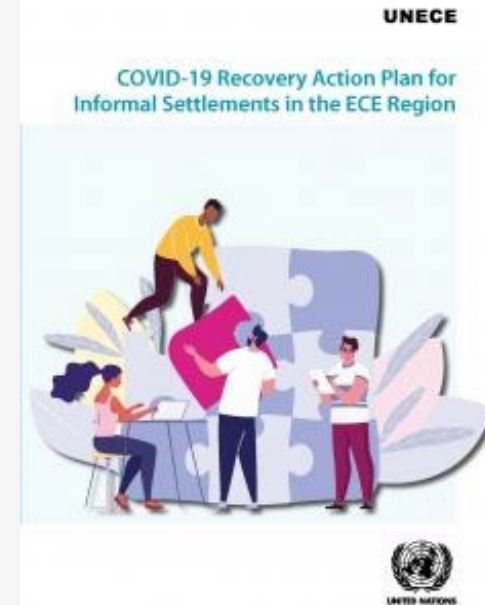
UNECE Webinar

Informal Settlements: Formalization and Build Back Better Projects?

The progress of formalization in Greece

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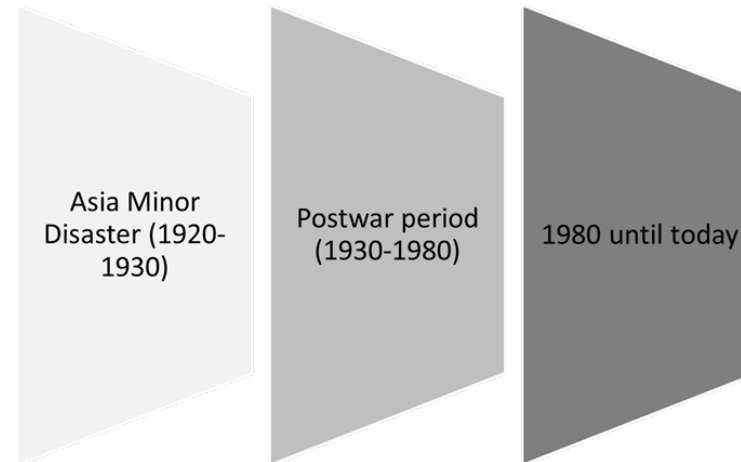
14 June 2024



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



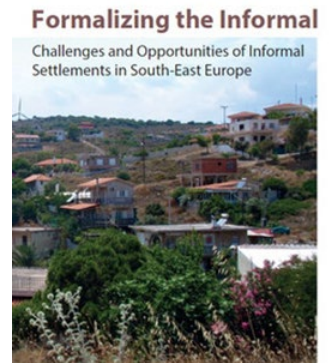
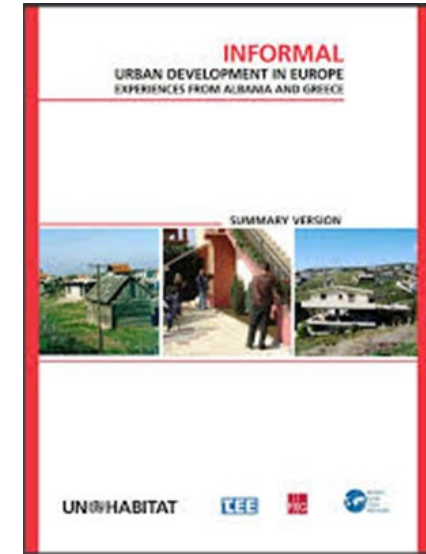
Definition according to article 4, §5 of Law 4067/2012 (New Building Code) :

- 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



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- 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

Law 4014/2011

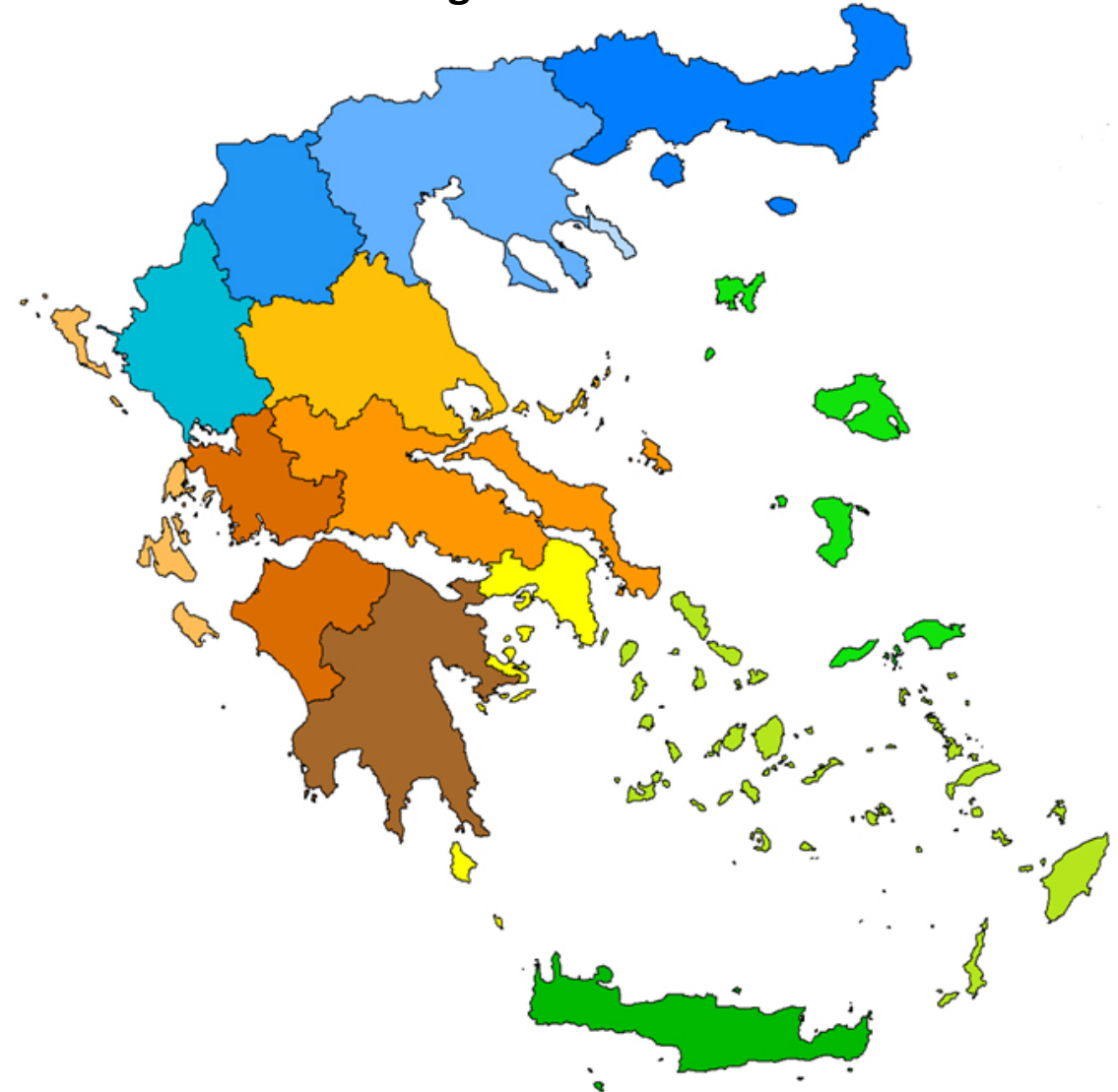
Law 4178/2013

Law 4495/2017



13 regions of Greece

	Number of applications		Revenue (M€)		€/application
<i>Eastern Macedonia and Thrace</i>	23,480	4.8%	44.97	2.8%	1,915
<i>Central Macedonia</i>	84,450	17.3%	209.87	13.2%	2,485
<i>Western Macedonia</i>	10,270	2.1%	14.83	0.9%	1,444
<i>Thessaly</i>	29,470	6.0%	53.25	3.4%	1,807
<i>Epirus</i>	14,540	3.0%	27.76	1.7%	1,909
<i>Ionian islands</i>	14,780	3.0%	78.44	4.9%	5,307
<i>Western Greece</i>	25,150	5.1%	38.62	2.4%	1,535
<i>Central Greece</i>	27,750	5.7%	73.13	4.6%	2,635
<i>Peloponnese</i>	31,460	6.4%	71.08	4.5%	2,259
<i>Attica</i>	156,980	32.1%	538.39	33.9%	3,430
<i>Crete</i>	39,570	8.1%	245.72	15.5%	6,210
<i>South Aegean</i>	23,210	4.7%	172.86	10.9%	7,448
<i>North Aegean</i>	8,330	1.7%	19.62	1.3%	2,355
<i>Sums</i>	489,440	100%	1,588.54	100%	3,245

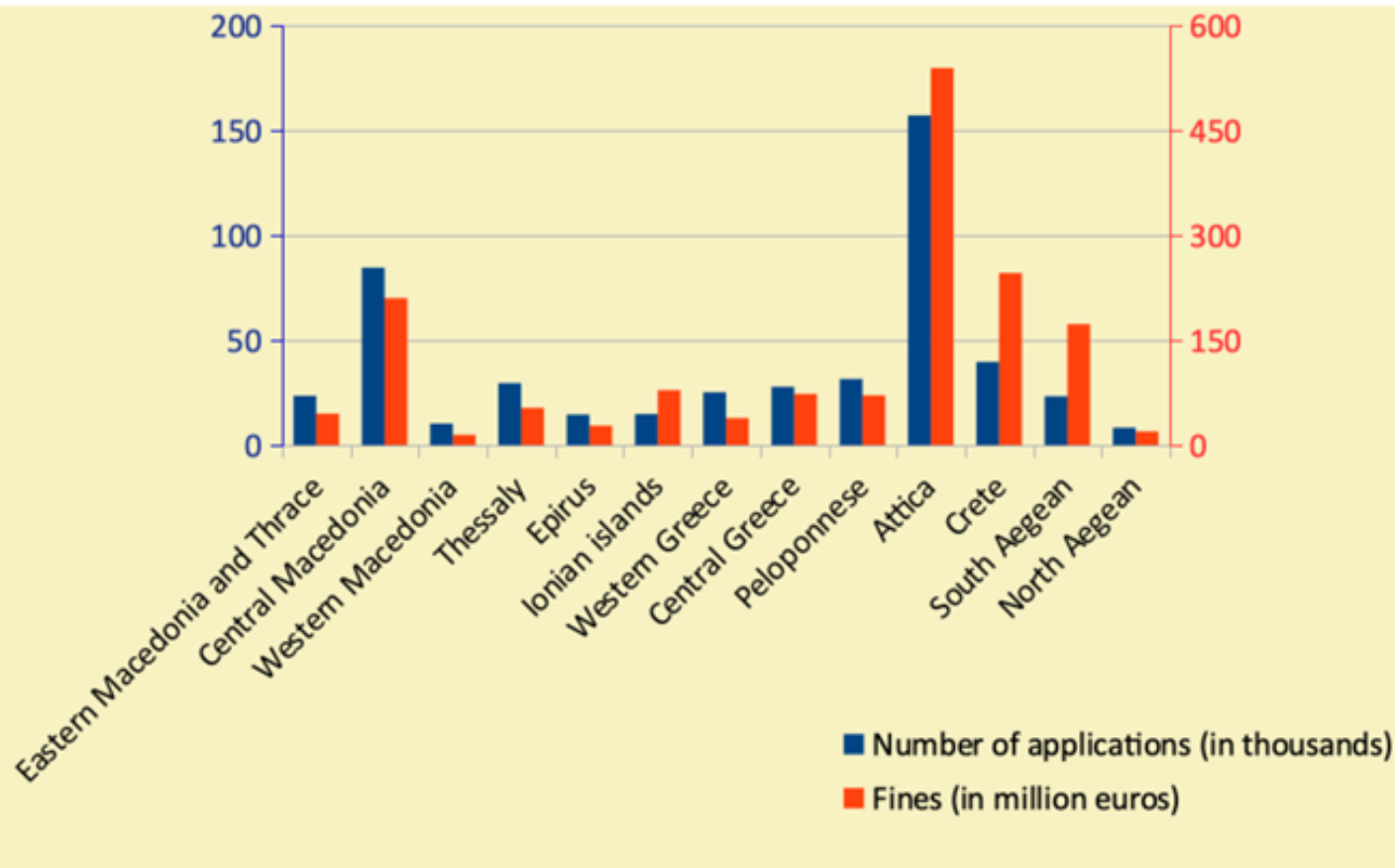


Source: Mpoumpa, Tsalikis, 2024

IC in Greece: Statistics



13 regions of Greece

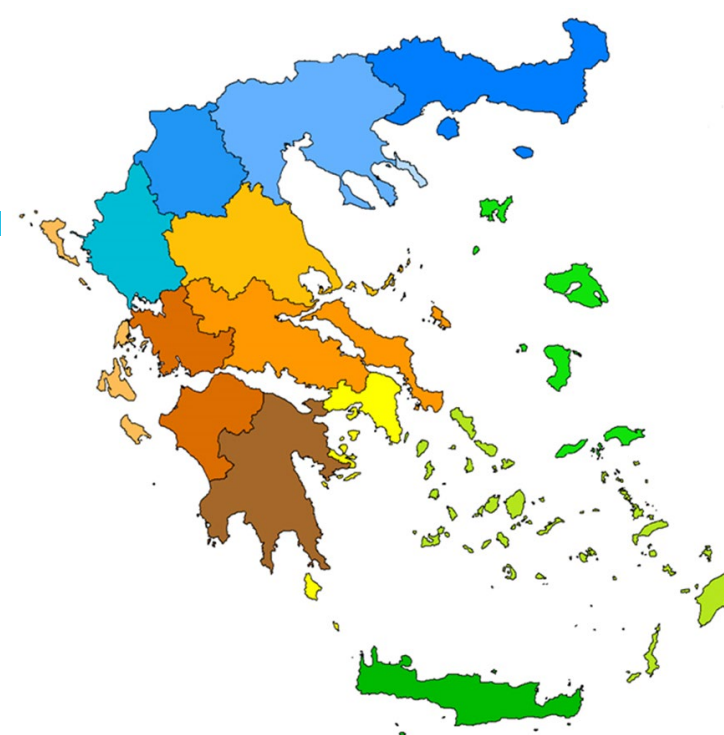


IC in Greece: Statistics



13 regions of Greece

Source: Mpoumpa, Tsalikis, 2024



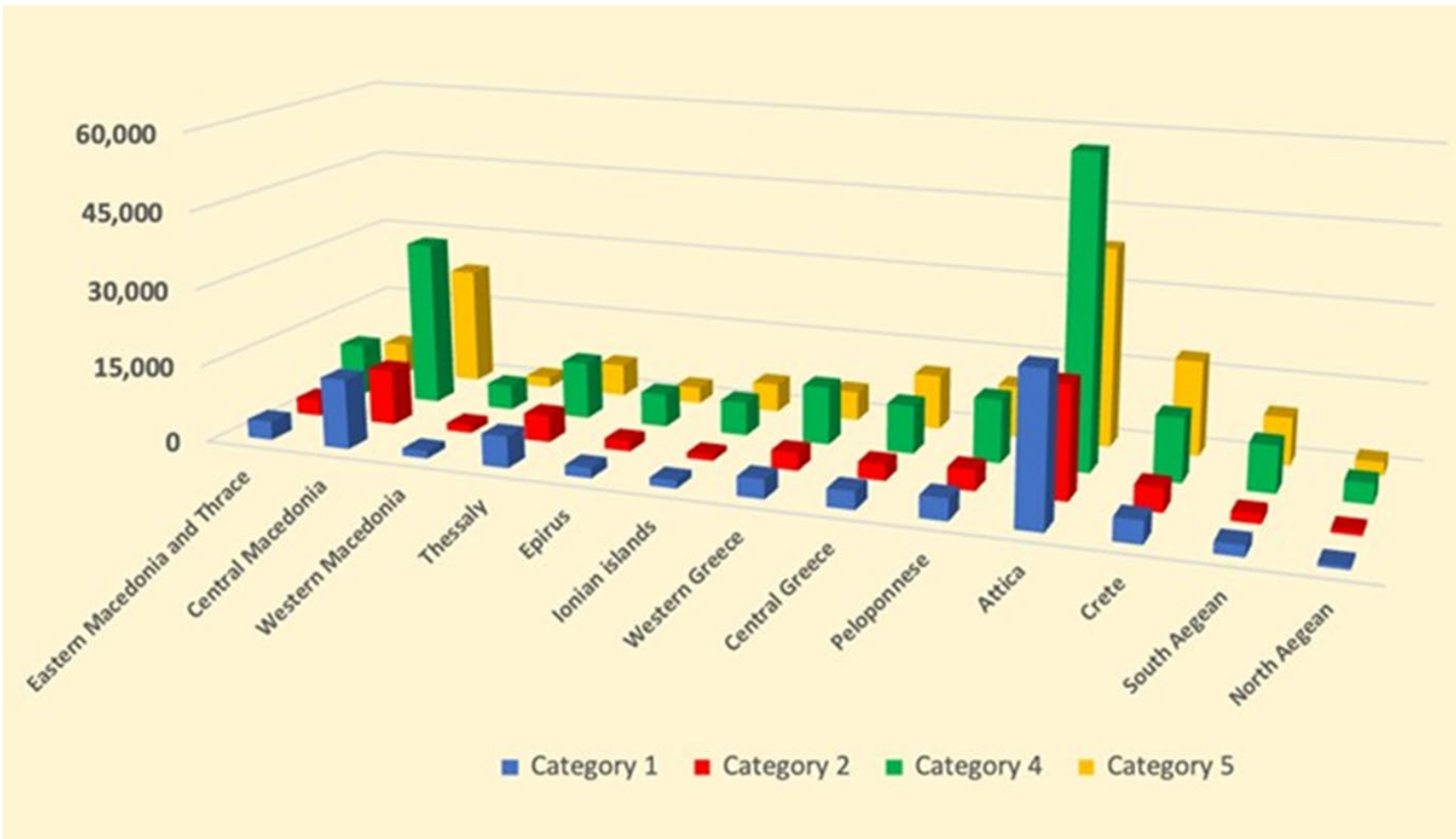
	Category 1	Category 2	Category 4	Category 5
<i>Eastern Macedonia and Thrace</i>	3,592	3,278	10,047	5,984
<i>Central Macedonia</i>	13,584	10,862	32,413	23,136
<i>Western Macedonia</i>	1,431	1,526	4,862	2,033
<i>Thessaly</i>	6,155	5,230	11,179	6,325
<i>Epirus</i>	1,991	2,005	6,444	3,237
<i>Ionian islands</i>	1,492	1,097	6,537	5,604
<i>Western Greece</i>	3,714	3,445	11,262	5,667
<i>Central Greece</i>	3,468	3,115	9,382	10,642
<i>Peloponnese</i>	4,183	4,014	12,266	10,068
<i>Attica</i>	28,971	21,594	59,768	38,563
<i>Crete</i>	4,351	4,652	12,389	18,437
<i>South Aegean</i>	2,121	1,712	9,007	9,287
<i>North Aegean</i>	649	738	3,921	2,573
<i>SUMS</i>	75,702	58,561	189,477	141,556

- **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



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