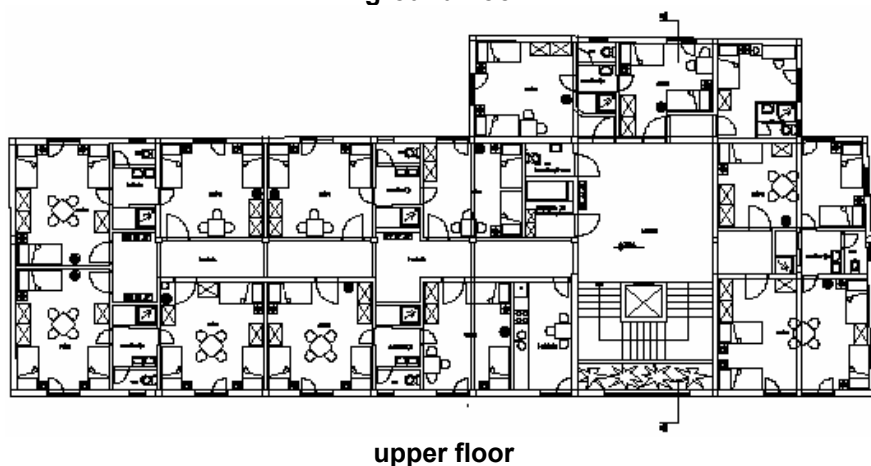
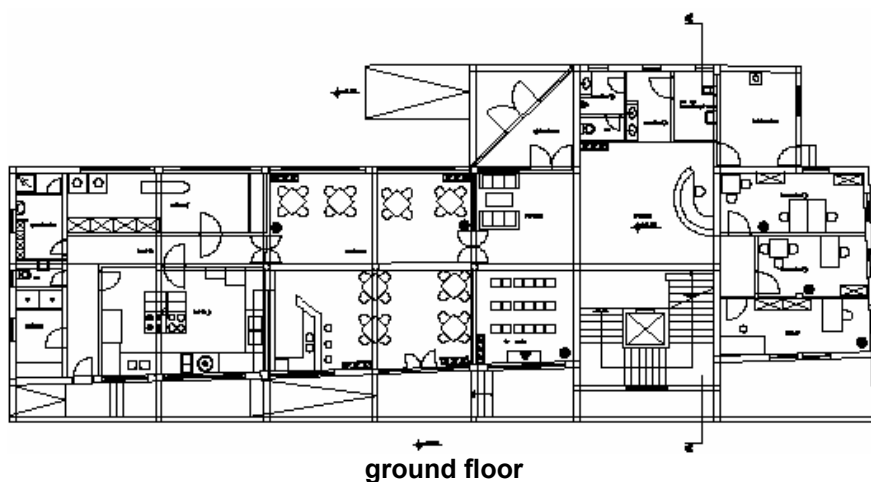


Type of Project:	Housing – DuSoCC Durable Solutions for Collective Centre Residents	Country:	BiH – Bosnia-Herzegovina	
Approach:	Social Housing	Realisation - Year:	2004/2005	
Project Name:	Jablanica (trg Oslobođenja) : Elderly People’s Home – Dom za stara lica u Jablanici	Version:	3	Date: 06 December 2005

Jablanica – Elderly People's Home





Context – Situation in BiH in general – Collective centre situation in Jablanica

Ten years after the war ended, Bosnia-Herzegovina remains confronted with the problem of displaced persons (DPs). While the pace of returns has increased in recent years, many DPs continue to reside in Collective Centres (CCs) where they await durable solutions of their housing problems. These CCs provide, for the most part, only the most basic accommodation. Many are converted facilities such as former school-houses, closed hotels, barracks or housing containers.

A disproportionately high percentage of the collective centre caseload in Jablanica were elderly people, couples or single persons, without family support. Another group of especially vulnerable individuals were female headed families, some of them residing in Jablanica CCs as well. Most of these vulnerable CC residents were living in very poor conditions for years. Their prospects for a reintegration into a normal life were deteriorating day by day due to the long-term stay in CC and their precarious personal situation. They had no real chances for a successful return to their place of origin. A local integration was indicated.

Housing, the main objective of the DuSoCC Programme

The main objective of the “Durable Solutions for Collective Centre Residents” (DuSoCC) programme, a SHA secondment at UNHCR Sarajevo is to provide durable housing solutions for CC residents: creation of decent accommodation by reconstruction or rehabilitation of destroyed or damaged private houses (mostly in rural area) and social apartments (in urban area).

Approach – Social housing : Elderly people’s home – accommodation for collective centre residents

Conversion of the shut down public kitchen for refugees into an elderly people’s home:
12 housing units in support of 30 elderly residents from collective centres in Jablanica.

Preconditions for this approach

1. A commitment of the municipality to make a suitable building available for modification was indispensable. On the occasion of a meeting with the former mayor of Jablanica Enes Baljić we learnt that the local authorities have been willing and able to contribute to a solution of the problem. The municipality agreed to make the shut down public kitchen for refugees available for its conversion into an elderly people's home.
2. An intergovernmental agreement had to be signed between Switzerland and Bosnia-Herzegovina, stipulating BiH authorities' commitment to finance all running costs, their commitment to keep the institution in operation and a guarantee of free access for everybody regardless of his ethnical or religious background.

Project description

The former public kitchen for refugees "Javna kuhinja za izbjeglice" was a public-owned building situated on Trg Oslobođenja in downtown Jablanica. It was planned to convert the object into an elderly people's home with 12 housing units. The existing one-storey building was still in considerably good condition. A preliminary project prepared by the municipal urban planning department suggested a superstructure on the top of the existing building.

The layout of the ground floor comprises:

- entrance hall with reception desk and staircase/elevator
 - communal rooms (dining hall, TV room)
 - kitchen
 - laundry
 - administration
 - nurse's & physician's rooms
 - toilets
 - heating central
- ⇒ surface area total 395 m² approximately.

The layout of the upper floor comprises:

- lounge, corridor and staircase/elevator
 - 12 housing with units with 6 individual bathrooms for 30 pensioners
 - sickroom (one additional housing unit with individual bathroom)
 - toilet & bathroom accessible to wheelchair users
- ⇒ surface area total 480 m² approximately.

Beneficiary selection procedure

The selection of the beneficiaries had been done in close cooperation with UNHCR and the local authorities (municipality & canton).

Beneficiary selection criteria
All the following criteria have to be met – The beneficiary has to be:
<ul style="list-style-type: none"> • collective centre resident • elderly • unable to return to their place of origin • unable to live without custody • without major regular support • without major financial means • without support for housing from third parties

Implementation – Partners

Implementation schedule:

- General Construction Contract signed on 28 May 2004
- Handing-over on 23 February 2005

Direct implementation by DuSoCC programme management without implementing partner

- Preliminary project:
Općina Jablanica – Sekretarijat za prostorno uređenje i obnovu (Majda Sarajlić)
- Detailed project & site supervision:
"STARI GRAD" d.o.o. Mostar, projektni biro
BiH-88000 Mostar FBiH, Rade Bitange 23
direktor Neđad Čupina, dipl.ing.arh.

- Contractor:
“AGI” d.o.o. Konjic, preduzeće za arhitekturu građevinarstvu i inženjering
BiH-88400 Konjic FBiH, Varda 1
direktor Alija Nežirović, dipl.ing.

Goal/Results – Target groups

The overall goal of the project was to contribute to the closure of the last two remaining collective centres in Jablanica and especially to a durable solution for elderly collective centre residents in need of custody.

The project targeted 30 elderly, mostly single persons residing in Jablanica collective centres unable to return to their place of origin. They were not able to live without custody and requested for local integration.

Funding

The “Elderly People’s Home” in Jablanica was a jointly funded project co-financed by Switzerland and the Municipality of Jablanica, complementary to the DuSoCC programme 1999-2004, implemented by SHA Secondment at UNHCR Sarajevo.

Total costs BAM 560’693 (= EUR 286’678 – UN operational rate of exchange effective 01 February 2005), jointly funded by Federal Office for Migration FOM (Switzerland) and the Municipality of Jablanica (the municipality’s participation amounts to BAM 182’000, equivalent to one-third of total costs).

Relevant figures

Jablanica		Dom za stara lica
level		gross surface area
upper floor	m ²	480
ground floor	m ²	395
total gross surface	m²	875
number of pensioners	#	30
total building costs	EUR (01/02/’05)	286’678
building costs per m² (inclusive equipment)	EUR (01/02/’05)	328
building costs per pensioner (inclusive equipment)	EUR (01/02/’05)	9’556

Problems – Constraints

An unexpected procedural problem occurred after completion of the construction works: the registration of the elderly people’s home as a public institution at the court and the responsible ministry of the canton lasted more than nine months due to modifications of the rules and regulations in the meantime. Consequence of which was an enormous delay of the start-up of the elderly people’s home until 01 November 2005.

Lessons learnt

- What was useful in the approach?
The direct implementation by DuSoCC programme management without implementing partner.
- What should be done differently next time?
Nothing – we’re very satisfied with the result we achieved in Jablanica.

Evaluation

Joint Evaluation-SHA/UNHCR of DuSoCC programme to BiH, 21 - 30 April 2002
Heinrich Gloor, Consultant, SHA/SDC, Berne & Melesse Tegegne, EESS/DOS, Geneva
EESS Mission Report 02/09

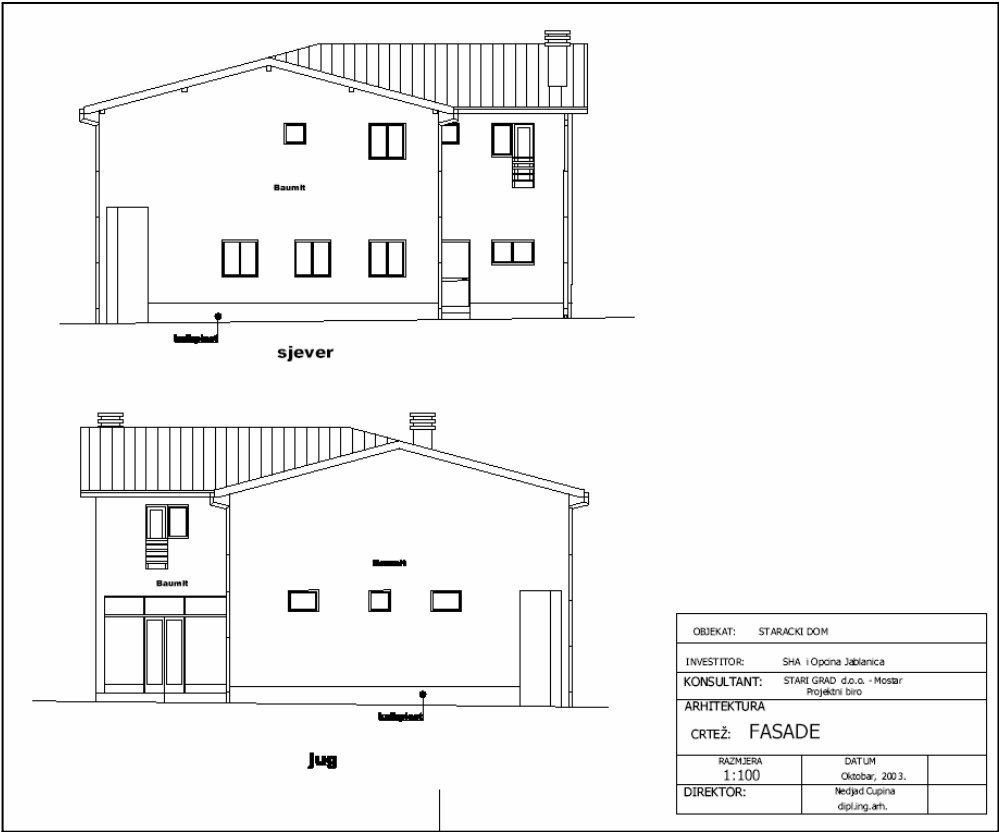
For further information

Recommended contacts:	René Edward Knupfer, SHA Seconded at UNHCR Vladikavkaz
Recommended institutions:	SHA Berne, Specialised Group for Construction (Heinrich Gloor)
Recommended books/reports:	DuSoCC Briefing Kit (CD, 31 December 2004 release)
Relevant other projects (links):	similar SDC-HA/SHA projects in Serbia-Montenegro

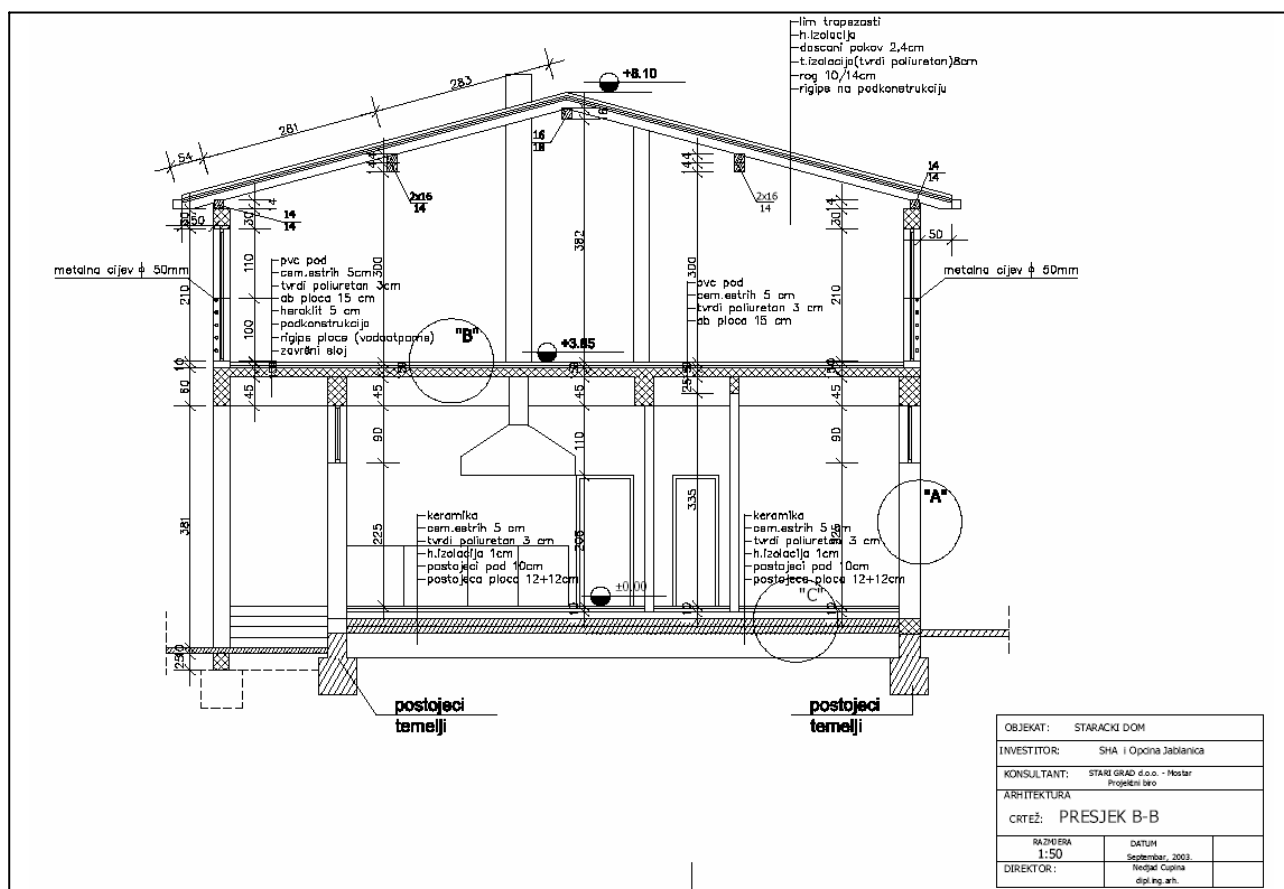
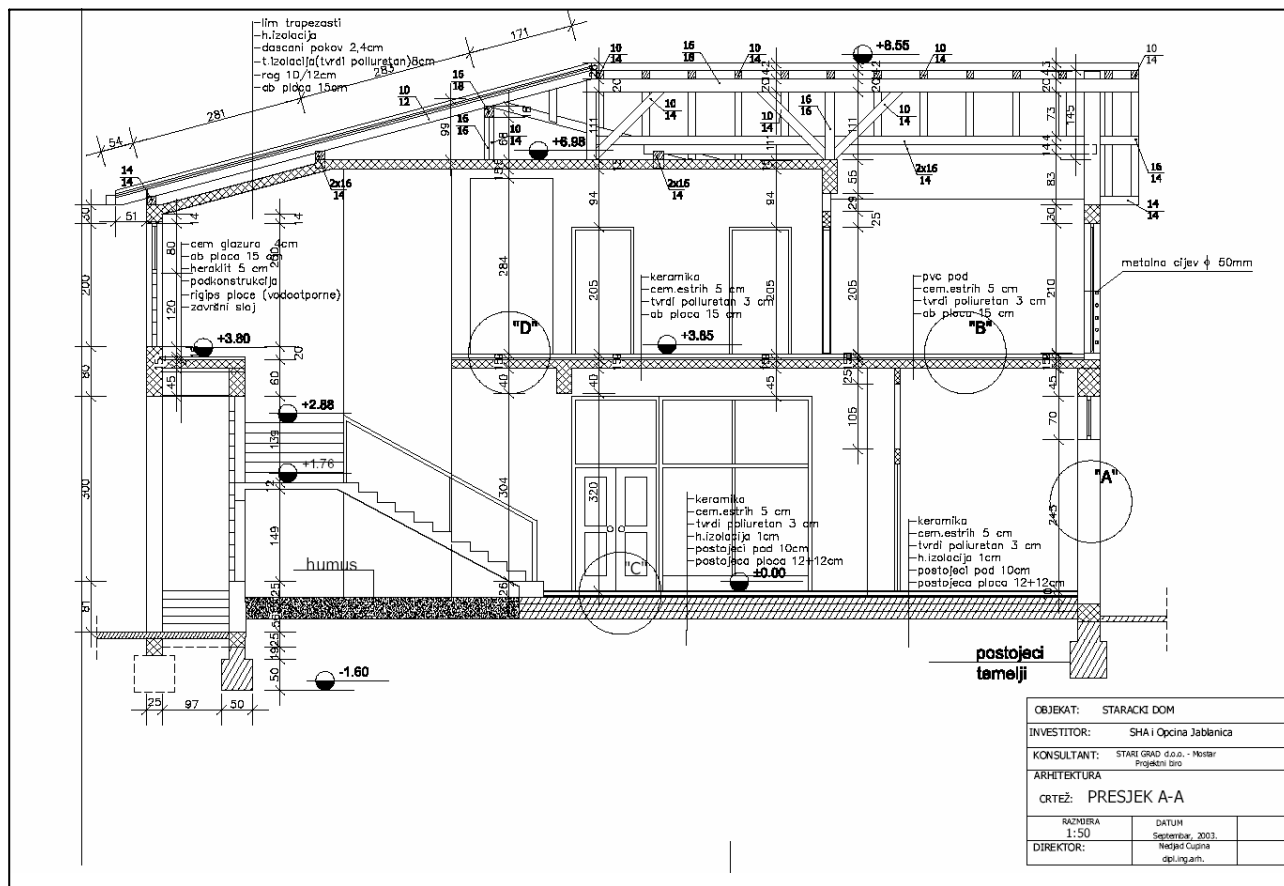
Annex:

drawings / photos & project procedures flowchart

Plans (façades)



Plans (cross sections)



Photos ("Javna kuhinja za izbjeglice" – object before conversion)



Jablanica dom za stara lica project preparation & implementation procedures flowchart