

Type of Project:	Shelter Housing	Country:	Bosnia BiH	
Approach:	Social Apartment	Realisation Year:	2001	
Project name:	DuSoCC social flat rehab	Version:	1	Date: March 2004



Initial Situation, Context

Eight years after the war ended, Bosnia-Herzegovina remains confronted with the problem of displaced persons (DPs). End of December 2002 still some 367'500 persons have been displaced within the country. While the pace of returns has increased in recent years, many DPs continue to reside in Collective Centers (CCs), where they wait for durable solutions to their housing problems. By end of December 2003 still 1'286 CC residents (1'120 in the Federation and 166 in Republika Srpska). These CCs offer, for the most part, only the most rudimentary accommodation. Many of these CCs are converted facilities such as former school-houses, closed hotels, barracks or housing containers.

A considerable percentage of the DuSoCC caseload (17% families/13% individuals) has no property rights. They are still holders of a pre-war dated occupancy rights for state owned social flats mostly in Greater Sarajevo and Mostar area. A durable solution for their housing problem has therefore to be based on the basis of the social flats occupancy rights.

Goals, Beneficiaries

Main objective of the ongoing DuSoCC program is to provide durable housing solution for CC residents by creation of accommodation through reconstruction or rehabilitation of destroyed or damaged private houses (mainly in rural areas) and social apartments in urban areas.

Approach

Complete rehabilitation of a social flat (1-room flat "garsonjera" with 35 m2) for two individuals (CC residents since 1996). The flat was almost completely destroyed by a fire as a result of an artillery bombardment. Repair of internal infrastructure (power, water supply, sewage system, central heating)

Partner(s)

Beneficiaries with occupancy rights
UNHCR/SDC shelter office Sarajevo

Implementations/Results

Complete rehabilitation of a social flat (1-room flat "garsonjera" with 35 m²) for two individuals. The flat includes corridor, kitchenette/dining room with balcony, living room/bedroom, and bathroom.
Repair of internal infrastructure (power, water supply, sewage system, central heating)

Cost, Financing

The cost for the example flat (Tomi Dusanka, Opina Nova Sarajevo) was 6'617 EUR. The DuSocc social flats rehab program (started in March 2000) invested up to March 2004 about 332'684 EUR.
The average cost per flat is 4'436 EUR, the average investment rate per capita is 2'249 EUR.

Problems/Constraints

The return to urban context is for IDPs economically problematic (high rate of unemployment and limited options for income generation).

Unforeseen additional cost due to damaged installations and common facilities in the main body of the building.

Lessons learned What was useful in the approach?

Cost-effective solution (low average per capita investment rate)

Lessons learned What should be done different next time?

Social flats rehab in most cases is equivalent to return to urban context under certain circumstances only.

- Pensioner's status of the beneficiary with regular payments or regular fund transfers by relatives residing abroad.

Preconditions and Limitations for this approach

Existing social flats occupancy rights

Evaluations

Joint Evaluation SDC/UNHCR April 2002 (H. Gloor, M. Tegegne), Report September 2002

For further information

Recommended Contacts:	René E. Knupfer UNHCR/SHA Project Manager Sarajevo
Recommended Institutions:	SDC/SHA desk Europe + CIS, Berne
Recommended books/reports:	SDC/SHA Factsheet June 2002: "The Swiss Contribution"
Relevant other projects (links):	similar projects in Armenia

Annex: (technical drawings, schemata) see page: 3

Lay out of Apartment

