

Type of Project:	Shelter/Housing Durable Solution	Country:	Croatia
Approach:	Contracted Reconstruction	Realisation Year:	2000-2004
Project name:	Cross Border Return Program in the Knin Area	Version:	1
		Date:	June 2003



Initial Situation, Context

In the operation „Storm“ of August 1995, some 120'000 Croatian Serbs fled from their homes in Croatia to Serbian territory. Most of their livable houses were later “legally” occupied by Bosnian Croat settlers, who were invited by the former Croat Government to take over the abandoned houses. In 1998, Croatia launched a program for return and integration of returnees and IDP. Many of the refugees can not return because their property is either destroyed or occupied by settlers.

Goals, Beneficiaries

Contribute to the sustainable return of refugees from Serbia/Montenegro across the border to the Knin area by providing durable housing solutions for returnees as well as for settlers occupying private property. Improve the economic situation of the beneficiaries through income-generating activities in close cooperation with SDC/DCE.

Approach

The “Contracted Reconstruction in Knin provides housing facilities for returning Croatian Serb families with the reconstruction of damaged or unfinished houses or apartments by building contractors. This full reconstruction is only offered to beneficiaries who are not capable to do self-help. In some cases this approach is linked with the “Two Step Approach”, which also searches for durable solutions for Bosnian Croats settlers who occupy the Serb properties and thereby prevent them to return. SDC is financing the building-materials, contractors, designs plans and implements site- and cost control..

Partner(s)

The Project is implemented in close cooperation with UNHCR Knin and the Croatian authorities, especially APN (Croatian State Housing Agency) and the concerned municipalities. For the coordination of cross-border aspects, a close cooperation with the SDC Housing Offices in Sarajevo and Belgrade is maintained. The Project is also coordinated with the Association of Bosnian-Croat Settlers, with NGO's active in the Knin area as well as with the SDC/DCE Return and Integration Program in Knin.

Implementations/Results

The implementation procedure for contracted reconstruction prepared by the Field Office in Knin was as follows: Technical assessment of damage (incl. photos present situation) and necessary repair work, rough cost estimate, project drawings, Bill of quantities

- Contractors and suppliers were preselected after a bidding procedure based on a bill of quantities for a standard house. Three contractors and suppliers were preselected for the Project. Unit prices were agreed and a standard contract was signed with each contractor and supplier. Reconstruction standards are in line with the Croatian Law on Reconstruction. Only local building material is used.
- An Annex to the standard work contract was signed for each house or apartment to be reconstructed. In the Annex the scope of reconstruction, the contract price and the completion date were defined.
- The work of the contractors was supervised by SDC field staff.

Reconstructed houses/apartments

Year	Family Houses	Apartments	Total
2000-2001	222	10	232
2002	44	9	53
Beneficiaries	1'033 P.	66 P.	1'099 P.

Cost, Financing

Financing by SDC and FOR (Federal Office for Refugees). Average cost per unit was approx. CHF 10'000 for returnee houses and CHF 15'000 for settler houses, according to the scope of reconstruction (partial or full reconstruction). Average cost per beneficiary was approx. CHF 3'000. The cost of reconstruction in Croatia is relatively high due to the high labour and material costs and the generous space allocation in the Croatian Law on Reconstruction (35 m² for the first person, 10 m² for each additional person).

Problems/Constraints

A decision on reconstruction is required for damaged categories 4-6. Due to the lack of decisions and the high cost of reconstruction for houses of damage category 4-6, SDC concentrated mainly on the reconstruction of Cat. 1-3 houses.

Lessons learned What was useful in the approach?

Contracted reconstruction is fast and of good quality. It requires relatively little supervision in the field. The standardized contracting procedure (agreed unit costs of reconstruction) was efficient and appropriate considering the great number of houses with similar reconstruction requirements.

Lessons learned What should be done different next time?

Considering the high cost of contracted reconstruction in Croatia, other approaches such as partial reconstruction and self-help should be favored as much as possible.

Preconditions and Limitations for this approach

- Availability of basic information on property ownership, functioning of legal system
- Cooperation with UNHCR for identification of beneficiaries
- Project Field Office with administrative and technical capacity to implement contracted reconstruction

Evaluations Evaluation Cross Border Program HA/SHA in Croatia (Knin) November 2001 by H. Gloor SHA

For further information

Recommended Contacts:	Peter Gafner, Project Leader, SDC/HA
Recommended Institutions:	SDC/HA, Desk Europe +CIS
Recommended books/reports:	SDC/HA Fact Sheet June 2002: "The Swiss Contribution"
Relevant other projects (links):	similar projects of SDC/HA in Bosnia and Serbia

Annex: (technical drawings, schemata) see page: 3-4

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Procedures Checklist

General Information

The approach for contracted reconstruction is applicable for the reconstruction of damaged or unfinished houses/apartments with the assistance of local building contractors.

Goals, Beneficiaries

Beneficiaries with a private housing object are only entitled to contracted reconstruction, if they are not capable (physically or financially) to do a self-help reconstruction.

PROJECT IDENTIFICATION

1. Problem Detecting: SDC Initiative

- a Is there an awareness of the number of families in need of contracted reconstruction in the relevant area?
- b Is there a commitment of the Government to provide durable contracted housing solutions?
- c How big is the volume of reconstruction assistance provided by the State Government? ?
- d How are the specific situations in the involved Municipalities?

2. Concept: SDC Initiative + MPWRC

- a Analyse the needs of potential beneficiaries.
- b Determine those beneficiaries who are entitled to reconstruction assistance according to Government regulations
- c Analyse the capacity of potential beneficiaries to contribute themselves physically or financially to contracted reconstruction

3. Motivation: SDC Initiative + MPRC + Beneficiaries

- a Motivate beneficiaries to contribute physically or financially to contracted reconstruction in order to reduce reconstruction cost (incentive of additional building material)

PROJECT STRUCTURE

4. Partnership: SDC Initiative + MPRC + Beneficiary

- a Discuss and agree on cooperation concerning reconstruction of houses of damage category 1-6 with MPWRC
- b Discuss and agree on criteria for the selection of beneficiaries
- c Discuss agreement on reconstruction with MPWRC and beneficiaries
- c Prepare draft of Agreement based on preliminary discussion

5. Responsibility (Agreement): All Partners

- a **SDC**: in charge of technical documentation, supervision of construction damage category 1-3, financing reconstruction
- b **MPWRC**: in charge of technical documentation and construction supervision (damage category 4-6).
- c **Beneficiary**: provides private housing object

PROJECT IMPLEMENTATION

6. Building works: All partners

- a Elaborate or check up the design and technical documentation
- b Elaborate the bill of quantities
- c Organise the necessary “Building Permit”, if required
- d Organise Tendering
- e Organise Contracting
- f Open the construction site
- g Run the project monitoring/supervision
- h Find and organise the project acceptance (Certificate of Completion)
- i Organise the final account
- k Organise the documents for handover

7. Selection of Beneficiaries: SDC + MPWRC

- a Set-up the Joint-Commission with the relevant partners: SDC + MPWRC
- b MPWRC has to propose potential beneficiaries for damage category 4-6
- C SDC has to interview potential beneficiaries and to discuss technical solution
- e Discussion and final selection of beneficiaries according to jointly agreed criteria

Legend

SDC: Swiss Agency for Development and Cooperation; in this case: Housing Office Knin

MPWRC: Ministry of Public Works, Reconstruction and Construction

For further information

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