

Type of Project:	Shelter Housing Durable Solutions	Country: Kosovo		
Approach:	Contracted Reconstruction	Realisation Year: 2002-2003		
Project name:	Plementina Camp	Version:	1	Date: March 2004



Initial Situation, Context

As a consequence of the civil war in Kosovo, many of the returnees found their homes destroyed and/or were forced to find temporary shelter in another community. This was the case for minority communities as well. The general objective of SDC/FOR operations was therefore to improve the general living conditions for such communities by setting up the necessary technical and social framework. Building houses for minority communities, refurbishing apartment blocks and rehabilitating social institutions played a major role to achieve the above mentioned objectives.

Goals, Beneficiaries

The goal of this program was to reduce the population in the overcrowded IDP camp in Plementina, by providing durable housing solutions for selected beneficiary families. This should give favorable conditions for return and reintegration of these families in their place of origin (10 families with approx. 50-60 people). Final goal is to empty the Plementina camp by the IDPs and hand the camp over to its former use. The selection of beneficiaries in Plementina camp followed the established criteria's, recommendation and lists of UNHCR and UNMIK. The reconstruction was focused on houses of the damage category 5 (completely destroyed).

Approach

The reconstruction program is based on the UNMIK Guidelines for Housing Reconstruction Kosovo 2000. The type (size) of building (45m², 65m² or 65+m²) is based on the size of the beneficiary family. The construction was made by a contractor. Whenever possible the contractor employed the beneficiaries and/or local people.

Partner(s)

- FOR (Federal Office for Refugees in Switzerland) for financing the program.
- UNHCR for selection of beneficiaries and security
- The Ministry for Environment and Spatial Planning
- The Municipal Housing Committee (in the municipality of return)
- UNMIK and the local administration (urbanism, cadastre)
- Village Council and local community officers
- Local population and beneficiaries
- A local contractor
- SDC/HA for project-leading, monitoring and control

Implementations/Results

Result is the construction and handover of 33 houses of different sizes to the selected families in their place of origin.

Construction: Traditional construction with hollow bricks and reinforced concrete structure (pillars, beams). The houses were handed over without façade-plastering and without other finish. Floors are made in wooden boards on a concrete slab. Internal walls are plastered but without painting. Roof covered with burned tiles on a wooden structure with hydro-insulation. Wooden doors and windows with double glass. Ceiling with wooden paneling and thermo-insulation. In each room is a electric socket and a lighting point installed.

Cost, Financing

Financed by FOR and Lichtenstein. Total: EUR 266'000 (CHF 400'000) for 22 houses from FOR, and EUR 133'300 (CHF 200'000) for 11 houses from Lichtenstein

Cost per house units: 45 m2 = EUR 9'800; 65 m2 = EUR 12'000; 65+ m2 = EUR 13'000

Problems/Constraints

Mainly difficulties with beneficiaries making their final decision (one day willing to go back, next day refusing to go back etc.)

Lessons learned What was useful in the approach?

Very simple houses, fast and easy to be build which are fitting well into the local context.

Lessons learned What should be done different next time?

Electric connection of the houses should be planned and executed before handover to avoid having completed houses which are not occupied; because some of the beneficiary could not afford to pay for the electric connection. In town the equipment in the bathroom should be improved.

Preconditions and Limitations for this approach

- Agreement of the beneficiary to go back to their place of origin.
- Readiness of the local population to accept the returnees
- Acceptance of the demand for compensation for most vulnerable families in the host community (in form of housing reconstruction as well)
- A solution for the water supply, otherwise the return of beneficiaries would have stopped.
- Close Cooperation with Local Authorities and UNHCR representatives
- A construction office with administrative and local technical capacity to implement the project.

Evaluations

None. The overview of the occupancy rate will confirm the appropriateness of the approach.

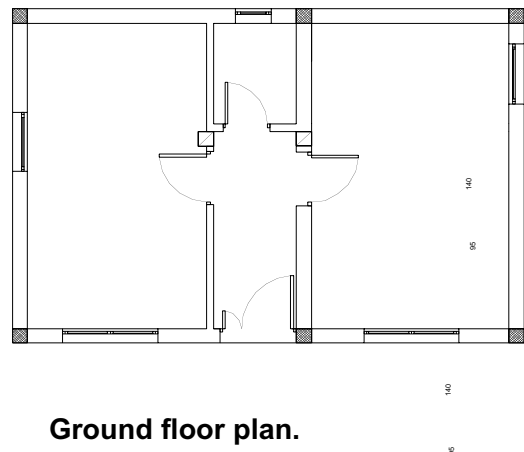
For further information

Recommended Contacts:	J.F. Poffet, Project Manager, CoOf Pristina, Kosovo
Recommended Institutions:	SDC/SHA, desk Europe + CIS
Recommended books/reports:	SDC/SHA Fact Sheet June 2000: "The Swiss Contribution"
Relevant other projects (links):	Similar projects in Kosovo, B+H, Montenegro and Serbia

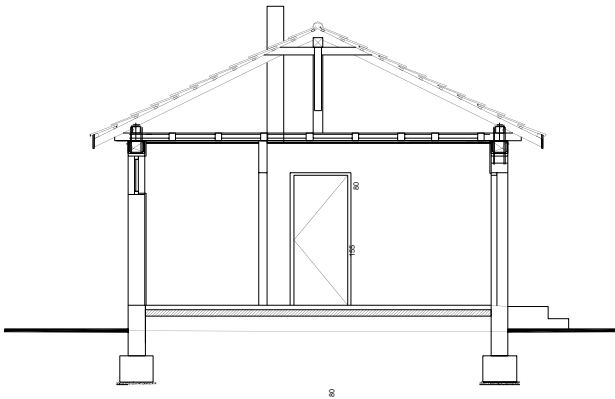
Annex: (technical drawings, schemata) see page: 3-7

Plan

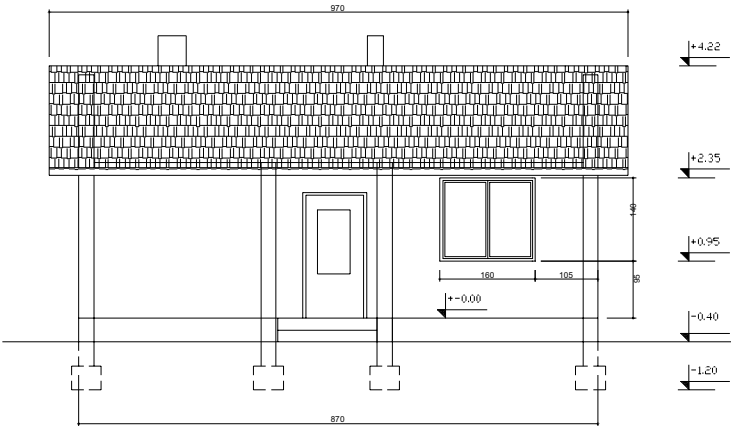
House type 45m2



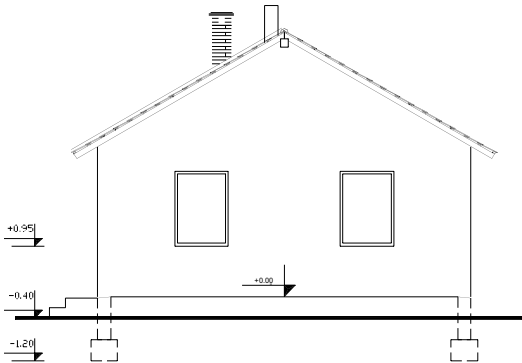
Ground floor plan.



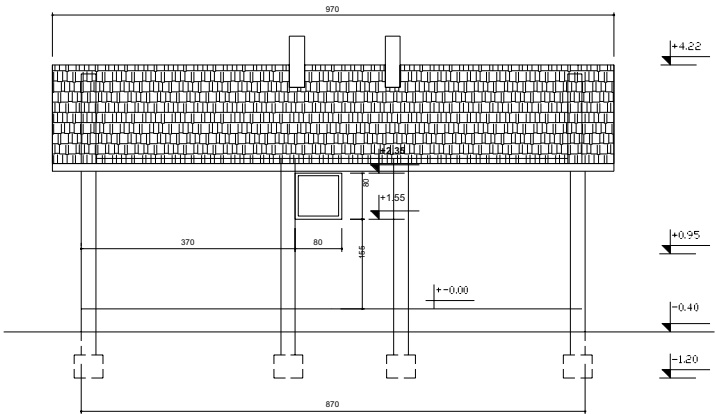
Typical section



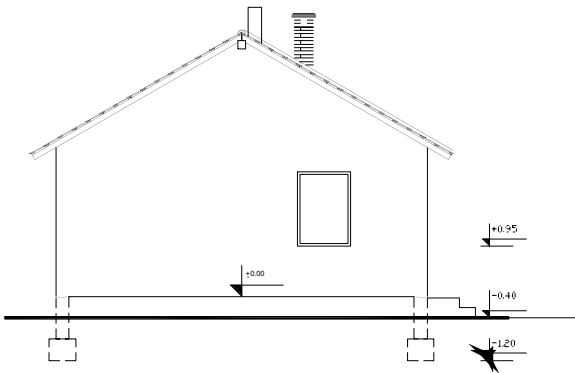
Entrance façade.



Side façade 1



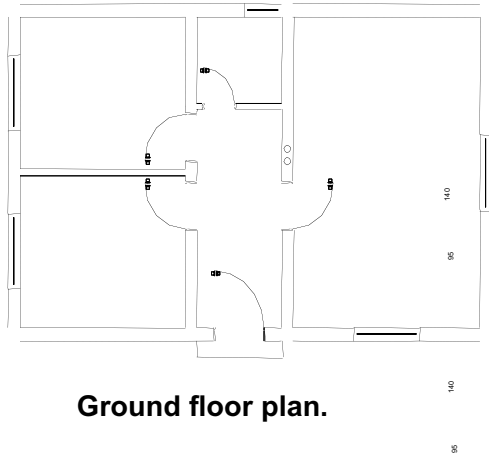
Back façade.



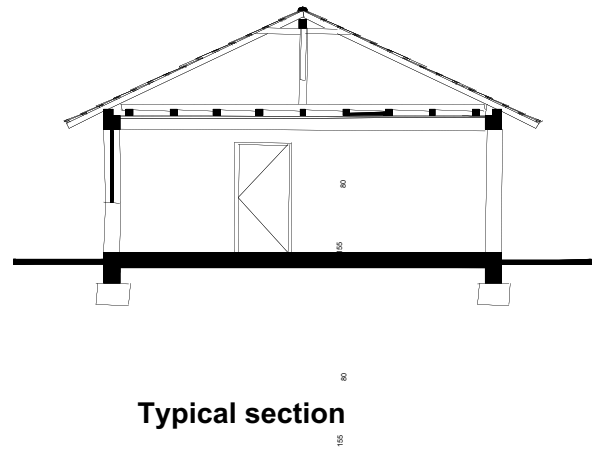
Side façade 2

Plan

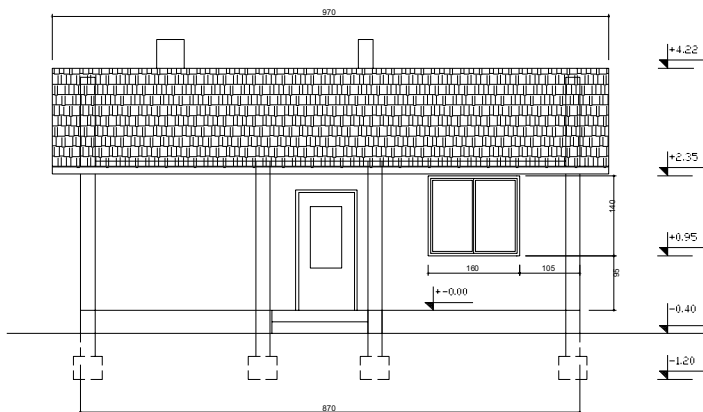
House type 65m2



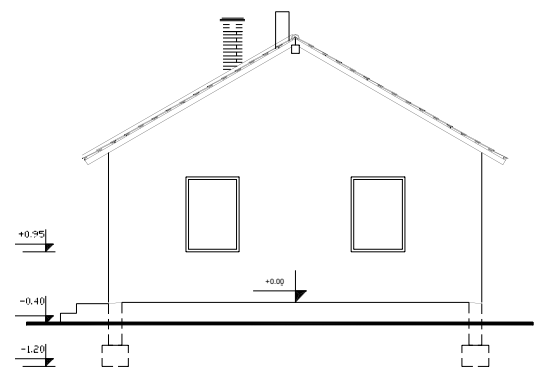
Ground floor plan.



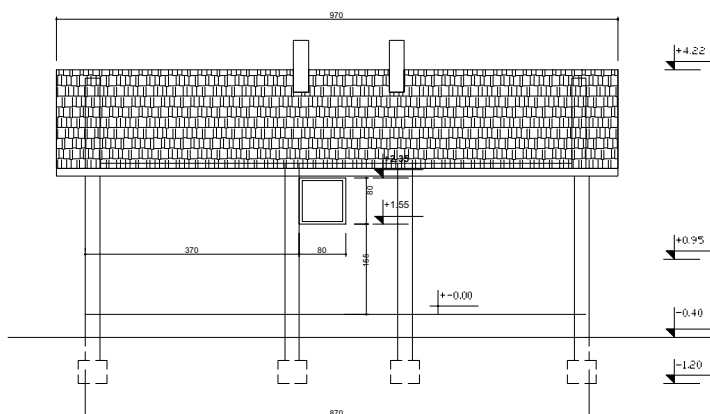
Typical section



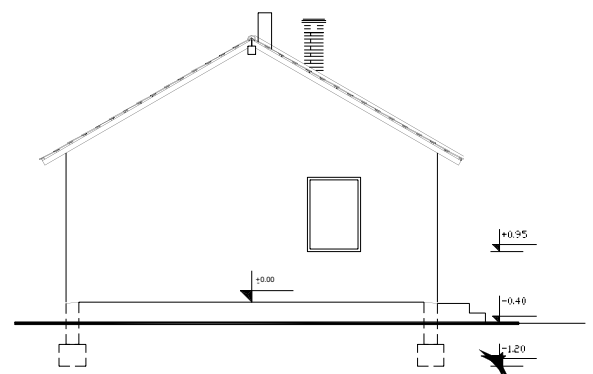
Entrance façade.



Side façade 1



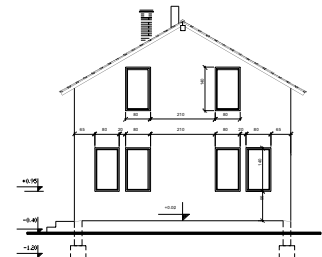
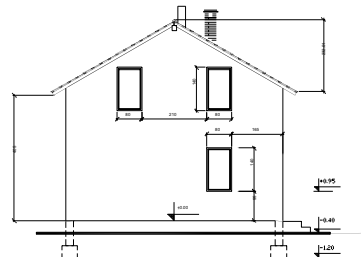
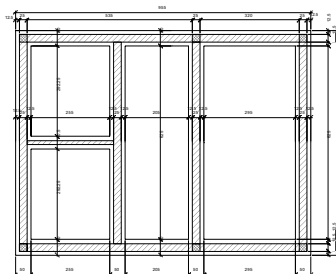
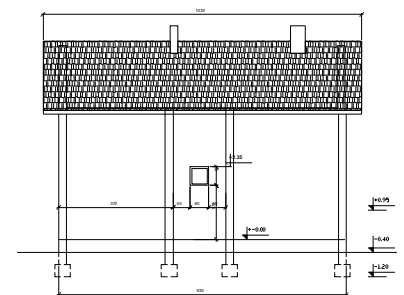
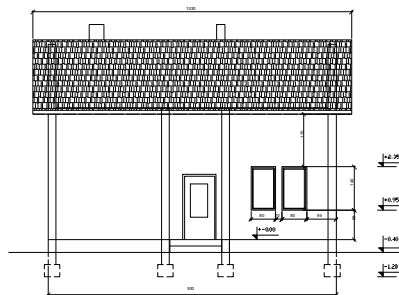
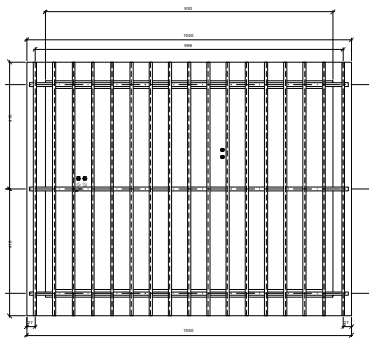
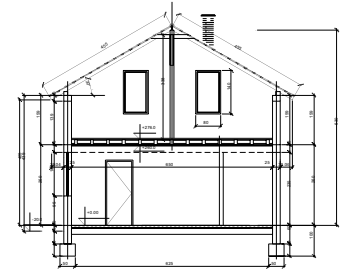
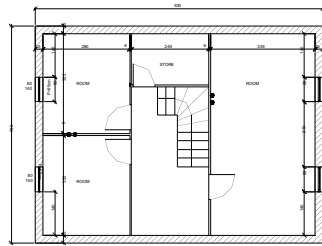
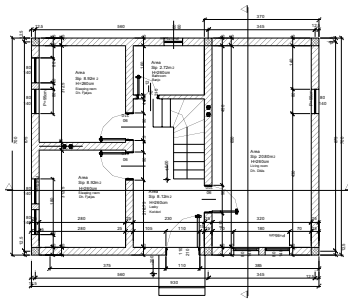
Back façade.



Side façade 2

Plan

House type 65+m2



Type of Project:	Shelter Housing Durable Solution	Country: Kosovo	
Approach:	Contracted Reconstruction	Realisation Year: 2003	
Project name:	Minority Return Program Plementina/Dubravë	Version: 1	Date: March 2004

Procedures Checklist

General Information

The village of Dubravë, 5 km from Istog, was badly destroyed during the Kosovo conflict. Out of the former population of about 1'750 inhabitants only approx. 1000 people live today in this village. The ethnic mix of the population was about 60% K-Albanian, 8% K-Serbs, 2% K-Bosnian, the rest splitted in K-Ashkali and Egyptians. Some of the displaced people are today interested to return home but the community has not received so far any assistance and up to now there are no ongoing activities in the area for income generating, community development or rehabilitation of infrastructures. There is an urgent need to stabilize and develop the community and to support the returnees by creating an environment conducive for future return.

Goals, Beneficiaries

In February 2003 a "Go and See Visit" was organized for the heads of 14 potential Minority-families intending their return. A meeting with the community leaders and political representatives of Dubravë was organised for these families. The president of the Municipal Assembly motivated the IDPs to return.

The overall goal of this program is to support a sustainable return and reintegration of K-Ashkali families from Montenegro to Kosovo in Dubravë. The program includes the following elements:

- Reconstruction of 14 houses for returnees from Montenegro (damage-category 5)
- Rehabilitation of the Community Centre (for tolerance building activities, training, etc.)
- Support for external work with labour assistance from the community (septic tank, fence etc.)
- Return assistance (immediate assistance for the returnees in their pre-conflict place)
- Income generating program, mainly in agriculture.
- Support for the electric connection

PROJECT IDENTIFICATION

1. Problem Detecting: DRC, GOAL, ICMC

- a Is there an awareness of the number of families willing to return to Dubravë?
- b Is there a commitment of the community to support durable housing solutions for returnees?
- c Assessment of the war-affected houses in the village, status of the buildings?

2. Concept: DRC, GOAL, ICMC, CDHRF, UNMIK, UNHCR, SDC

- a Analyse the housing needs of potential beneficiaries (returnees) according existing guidelines
- c Analyse the capacity of potential beneficiaries to contribute physically or financially to the durable solution
- d Analyse the living standards in the remaining local population
- e Analyse the returning process of the beneficiaries
- f Draft of a concept and try to reach consensus among all actors

3. Technical Solution: SDC/UNHCR Initiative

- a Analyse the housing needs of returnees
- b Analyse the past experiences in housing programmes in similar conditions (type of houses etc.)
- c Find solution for rapid relief for arriving families at their destroyed property
- d Develop the layout plan and preliminary design of the house

4. Identification of Beneficiaries: ICMC/MUN/UNHCR initiative, approved by SDC

- a Check the willingness of the returnees to stay in the house/village after return
- b Categorize the damage of the houses owned by the returnees.
- c Select and list the beneficiaries eligible for the new houses

PROJECT STRUCTURE

5. Partnership: SDC + MUN + UNHCR + DRC + ICMC

- a Consensus on the accepted procedure
- b Discuss and agree on criteria for the selection of beneficiaries
- c Selection of the beneficiaries
- d Discuss and agree on tripartite agreement about construction

6. Responsibility (Agreement): All Partners

- a **SDC**: Initiates, funds construction, technical and administrative documentation, assessment of the beneficiaries, implementation, supervision and technical assistance
- b **ICMC/DRC**: Identification of the beneficiaries, damage categorization of the houses
- e **UNHCR**: Identification of the beneficiaries, support the returning head of the families
- f **Municipality**: Identification and selection of the beneficiaries, categorization of the houses

PROJECT IMPLEMENTATION

7. Selection of Beneficiaries: SDC/MUN/UNHCR

- a Assessment of the beneficiaries (SDC)
- b Checking the property rights of returnees (MUN: urbanism/cadastre)
- c Selection of beneficiaries made by the Joint Commission
- d Signing the tripartite agreement (SDC/MUN/BEN) and the agreement for cultural centre (SDC/MUN)

8. Building works: SDC + Municipality

- a Organize monthly coordination meeting (MUN/SDC/DRC/ICMC/UNHCR/UNMIK)
- b Find urban planning conditions for the project design and organise urban planning permit
- c Elaborate the main and executing design and documentations
- d Provide technical check-up of all project documents
- e Provide approval from the relevant partners
- f Organise the necessary "Building Permit"
- g Organise Tendering
- h Organise Contracting
- i Open the construction site
- j Run the project monitoring
- k Find and organise the project acceptance
- l Organise the final account
- m Organise the documents for "Permit for use" and handover
- n Return support for beneficiaries (SDC-ICMC-DRC)
- o Income generating support (SDC-ICMC-DRC)

Legend

MUN: Municipality

BEN: Selected beneficiaries

SDC: Swiss Agency for Development and Cooperation

DRC: Danish Refugee Council

ICMC: International Catholic Migration Commission

UNHCR: UN High Commission for Refugees

UNMIK: UN Interim Administration Mission in Kosovo

For further information

Recommended Contacts:	F. Poffet, Head of SDC/SHA Construction Office Pristina
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 in Serbia and BiH