

Type of Project:	Foster Housing	Country:	Kosovo
Approach:	Contracted works	Realisation: Year:	2003-2004
Project name:	Foster Homes in Mali-Zvecan	Version	1
		Date:	2004



Initial Situation, Context

The lack of space for socially vulnerable persons remains a major problem in Kosovo. This concerns mainly elderly people, and people still living in Temporary Community Shelters, TCS (Temporary Community Shelters is the name for collective centres in Kosovo). According to the assessment of the humanitarian needs done by the Co-of in September 2002, there are 4000 persons living in 51 TCS.

The objective of the HA/SHA operations remains the improvement of general living conditions by setting up the necessary technical and social infrastructure framework. In all this, construction plays a major role: the rebuilding of houses for the most vulnerable population, the refurbishment of apartment blocks for social cases and the construction of social institutions such as semi-protected apartments, foster homes, etc.

Goals, Beneficiaries:

The aim of this project is to host 10 to 20 elderly Croatian Serb persons and 2 foster families, who are actually living in collective centres in Northern Kosovo.

Approach:

The project consists in the construction of two apartment blocks, in Zvecan, in northern Mitrovica. The project is based on the similar project already developed and implemented in Serbia by our Belgrade shelter office.

Each building shall contain 1 apartment with 3 rooms for the host family, 5 single room apartments (One or two persons per room) for the elderly people and one common room.

The total surface of each building is estimated to 280 m².

The foster family will be selected among vulnerable families from a collective centre and will benefit from a full apartment instead of one room and get social help according to their situation.

The beneficiaries are living from the social assistance, as they are all elderly people and social cases.

Partner(s):

The following partners participated in this programme:

- FOR, (Federal Office for Refugees) for the financing of the project.
- The UNHCR as the agency in charge of refugees.
- The UNMIK administration in Northern Mitrovica.
- The Municipal department of reconstruction and planning, and the cadastre department.
- The architect Vlada Radulovic in Mitrovica for project and for supervision.
- The contractor Megaron for the execution of the project.

Implementation/Results:

Construction of two new buildings on a Municipal owned land in Mali-Zvecan.

- The programme was implemented by a local contractor.
- The selection of contractors was made on tender.
- The work consists in construction of 2 buildings linked by a common terrace.
- Payments to the contractors were made according to the work progress.

Constructions:

Year 2003-2004. The construction is traditional with blocks and concrete horizontal and vertical beams and pillars, with thermo-insulated façade, wooden roof structure covered with clay tiles. Windows are of wood with thermopan glass. The floors are covered with ceramic tiles in the corridors and bathrooms, with wooden planks in the rooms. The walls are plastered and painted. The building is connected to the water, canalisations, electricity networks and equipped with lightning conductor.

Cost, Financing:

Financed by FOR.

Total cost: € 231'979 (CHF 347'968).

Studies € 4'750, Building works € 219'587, Furniture € 6'522, Divers € 1'120.

Problems/Constraints:

Generally, the main difficulty for this project, as well as for all projects in the Northern part of Mitrovica, is that I could only go there alone. I could not, for security reasons, send one of my architects, nor ask the architect from Mitrovica to come to Pristina. The same is valid with the contractor. Over that, the telephone connection is not easy or impossible from Pristina with numbers starting with 064. (Northern Mitrovica)

Furthermore, some documents have to be translated in Albanian and in Serbian or from Serbian and I do not have the staff to do it in Pristina. I was helped for that by the architect and by one field officer from the UNHCR. The main technical problem, a part from the road condition, was the water and electricity supply and the sewerage canalisations. We had to link the buildings with the existing infrastructure about 250 meters away, but in a rocky and sloppy soil. This was the reason for some extra works.

We had to stop the works for the winter time and we resumed it beginning of March 2004. We had some delays due to the March events in Kosovo, and finally the works were completed on June 28th 2004.

Lessons Learned: What was useful in the approach?

The existence of a similar program implemented by our SDC office in Serbia was a good starting point.

Lessons learned: What should be done different next time?

We should make the building owner (Municipality) aware of the need to ask in time the connection of the building to the infrastructure. (Water, electricity, canalisations, telephone).

Preconditions and Limitations for this approach:

- Close Cooperation with local Authorities. (Major, Cadastre, Urbanism, etc.)
- Construction Office with administrative and technical capacity to implement the project.

Evaluations:

Next school year, a practical evaluation can be obtained through visits and from the school director and the school authorities in Mitrovica.

For further information:

Recommended Contacts:	Coof Pristina
Recommended Institutions:	SDC/SHA, desk Europe +CIS
Recommended books/reports:	SDC/SHA Fact Sheet June 2002: "The Swiss Contribution"
Relevant other projects (links):	Similar SDC/SHA Projects in Kosovo.

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

Ukupna površina jedne kuće-249.50m²
Ukupna površina obje kuće-499.00m²
Total surface of one house-249.50m²
Total surface of both houses-499.00m²

OSNOVA PRIZEMLJA
R-1:100
Ukupna površina - 122.34m²

GROUND FLOOR
Scale-1:100
Total surface-122.34m²

Room		Area (m ²)
1	Dnevni boravak	24.50
2	Kuhinja	10.50
3	Spavaća soba	12.50
4	Kupaonica	5.50
5	Hallway	2.50
6	Entrance	1.50
7	Staircase	1.50
8	Storage	1.50
9	Garage	1.50
10	Terrace	1.50
11	Roof	1.50
12	Basement	1.50
13	Attic	1.50
14	Garage	1.50
15	Storage	1.50
16	Staircase	1.50
17	Hallway	1.50
18	Entrance	1.50
19	Living room	1.50
20	Kitchen	1.50
21	Bedroom	1.50
22	Bathroom	1.50
23	Hallway	1.50
24	Entrance	1.50
25	Living room	1.50
26	Kitchen	1.50
27	Bedroom	1.50
28	Bathroom	1.50
29	Hallway	1.50
30	Entrance	1.50
31	Living room	1.50
32	Kitchen	1.50
33	Bedroom	1.50
34	Bathroom	1.50
35	Hallway	1.50
36	Entrance	1.50
37	Living room	1.50
38	Kitchen	1.50
39	Bedroom	1.50
40	Bathroom	1.50
41	Hallway	1.50
42	Entrance	1.50
43	Living room	1.50
44	Kitchen	1.50
45	Bedroom	1.50
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49	Living room	1.50
50	Kitchen	1.50
51	Bedroom	1.50
52	Bathroom	1.50
53	Hallway	1.50
54	Entrance	1.50
55	Living room	1.50
56	Kitchen	1.50
57	Bedroom	1.50
58	Bathroom	1.50
59	Hallway	1.50
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72	Entrance	1.50
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85	Living room	1.50
86	Kitchen	1.50
87	Bedroom	1.50
88	Bathroom	1.50
89	Hallway	1.50
90	Entrance	1.50
91	Living room	1.50
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95	Hallway	1.50
96	Entrance	1.50
97	Living room	1.50
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102	Entrance	1.50
103	Living room	1.50
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105	Bedroom	1.50
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107	Hallway	1.50
108	Entrance	1.50
109	Living room	1.50
110	Kitchen	1.50
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113	Hallway	1.50
114	Entrance	1.50
115	Living room	1.50
116	Kitchen	1.50
117	Bedroom	1.50
118	Bathroom	1.50
119	Hallway	1.50
120	Entrance	1.50
121	Living room	1.50
122	Kitchen	1.50
123	Bedroom	1.50
124	Bathroom	1.50
125	Hallway	1.50
126	Entrance	1.50
127	Living room	1.50
128	Kitchen	1.50
129	Bedroom	1.50
130	Bathroom	1.50
131	Hallway	1.50
132	Entrance	1.50
133	Living room	1.50
134	Kitchen	1.50
135	Bedroom	1.50
136	Bathroom	1.50
137	Hallway	1.50
138	Entrance	1.50
139	Living room	1.50
140	Kitchen	

OSNOVA SPRATA
R-1:100
Ukupna površina - 127.16m²

FIRST FLOOR
Scale 1:100
Total surface-127.16m²

Pokrivač osep

Architectural drawings of the first floor of a building. The drawings include a detailed floor plan on the left and a perspective view on the right. The floor plan shows various rooms, corridors, and a central staircase. It is labeled "OSNOVA SPRATA R-1:100" and "Ukupna površina - 127.16m²". The perspective view shows the building's exterior, including a staircase and a roof area labeled "Pokrivač osep". A scale bar is provided at the bottom of the floor plan.