

Type of Project:	Housing	Country:	Kosovo
Approach:	Contracted works	Realisation: Year:	2002-2003
Project name:	Houses 45m2, 65m2, 65+m2	Version	1
		Date:	2003



House type 65m2



House type 65+m2

Initial Situation, Context:

The objective of the SDC/FOR operations was the improvement of general living conditions by setting up the necessary technical and social infrastructure framework. In this, construction plays a major role: building houses for the minority community, refurbishing apartment blocks for socially deprived persons and building/rehabilitating social institutions is part of the solution to achieve our objective.

Goals, Beneficiaries:

The goal of the programme is to reduce overcrowding in the Plementina camp (capacity is for 600) by providing housing (durable solutions) in order to facilitate conditions favourable for return and reintegration for 10 families (approx.50/60 people) in their place of origin.

The programme focuses on reconstruction of houses mainly of category 5. (Completely destroyed)

The expectation is to empty the Plementina camp as similar programmes of SDC and other organisations have been started already.

Beneficiaries are families selected in Plementina camp, following established criteria (see annex) and based on the UNHCR and UNMIK lists and recommendations.

Approach:

This programme is based on the UNMIK Guidelines for Housing Reconstruction Kosovo 2002:

The type of building (45m2; 65m2 or 65+m2) is determined by the family size.

Contractors will make the Implementation. When ever possible, the contractor employed beneficiaries and/or local people.

Partner(s):

The following partners participated with this programme:

- FOR (Federal Office of Refugees) in Switzerland for financing the programme.
- UNHCR (beneficiary selection and security).
- The Ministry of environment & spatial planning
- The Municipal Housing Committee (Municipality of return)
- The UNMIK and the local administration (Urbanism, cadastre)
- Local representatives (village council, local community officers)

- Local population and beneficiaries.
- A local contractor for the execution of the project.

Implementation/Results:

The result was the construction of 33x houses of the different sizes 45 m2, 65 m2 and 65+m2.

Constructions:

Year 2002 to 2003. Traditional construction with blocks and reinforced concrete structure (Pillars and beams) without façade plastering and finishing's. Floor made out of wooden boards above a concrete slab. Internal walls plastered but not painted. Roof covered with roof tiles above a wooden boards surface with hydro insulation. Electricity supply with lighting point and socket is installed in each room from a distribution board with automatic fuses. Wooden doors and windows (double glass). Ceiling with wooden panelling and thermo-insulation.

Cost, Financing:

Financed by FOR, (Federal Office for Refugees) and Liechtenstein

Total cost: € 266'600 (CHF 400'000) for 22 houses from FOR and € 133'300 (CHF 200'000) for 11 houses from Liechtenstein.

Cost per house: House 45m2: € 9'800, House 65m2: 12'000, House 65+m2: € 13'000.

Problems/Constraints:

Mainly difficulties with beneficiaries. One day willing to go back, one day refusing to go back.

Lessons Learned: What was useful in the approach?

Very simple houses, easy to build and in a short time.

Lessons learned: What should be done different next time?

The electricity connection shall be considered and included to avoid completed houses to stay empty for months because the beneficiary cannot afford to pay for the electricity connection.

In towns the sanitary equipment could also be improved.

Preconditions and Limitations for this approach:

- The first precondition was the agreement of the beneficiaries to go back to their place of origin and the acceptance of the local population to receive them.
- The next point was the demand for compensation (in form of housing reconstruction) for the most vulnerable persons in the village.
- The third point was the water problem. If not solved it stopped the return of the beneficiaries.
- Close Cooperation with local Authorities and UNHCR representatives.
- Construction Office with administrative and technical capacity to implement the project.

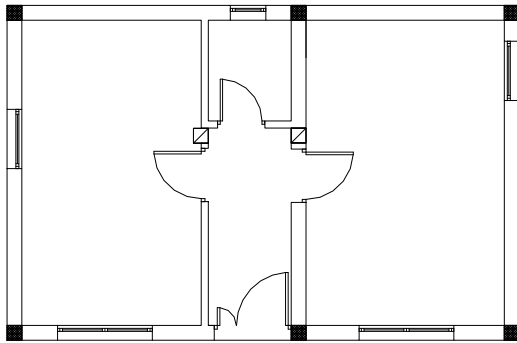
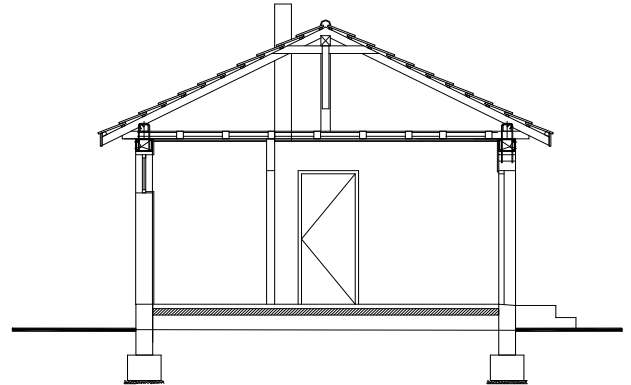
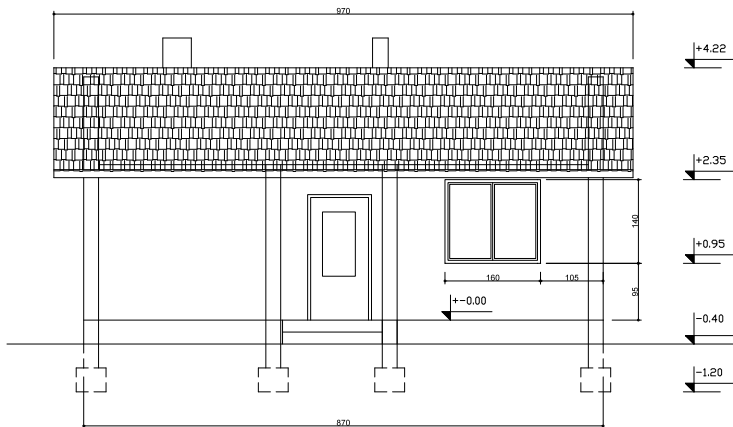
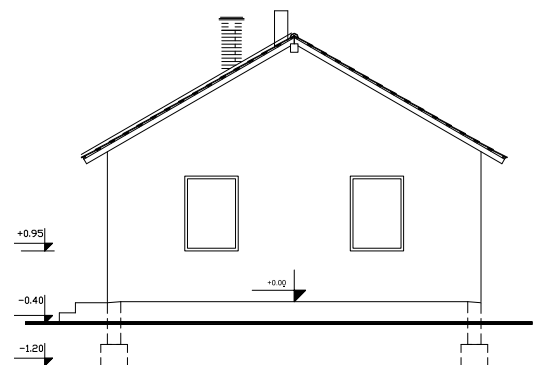
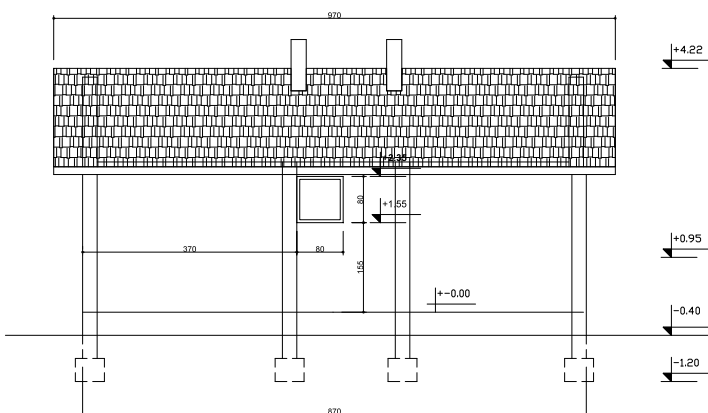
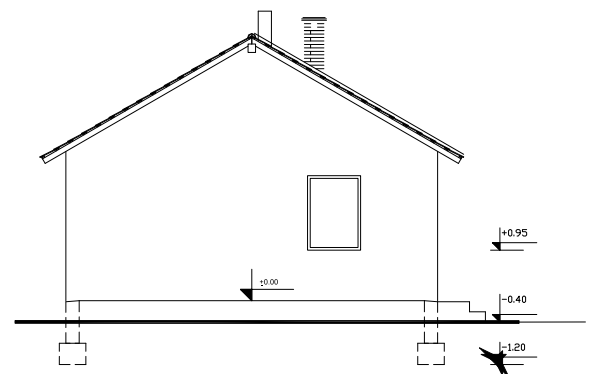
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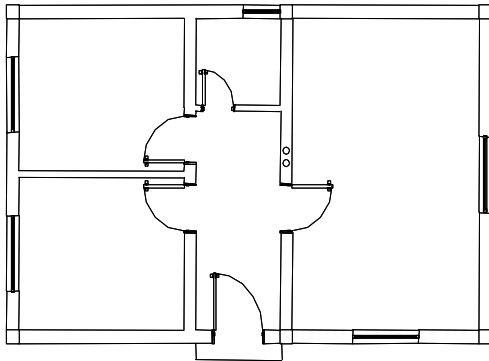
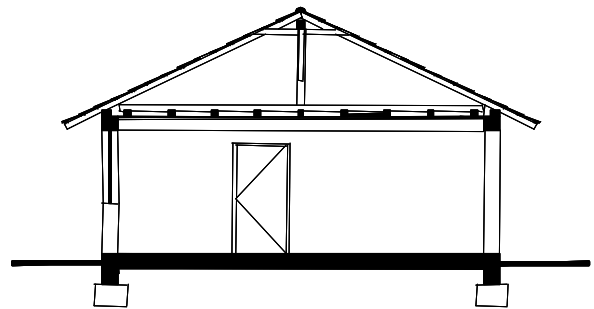
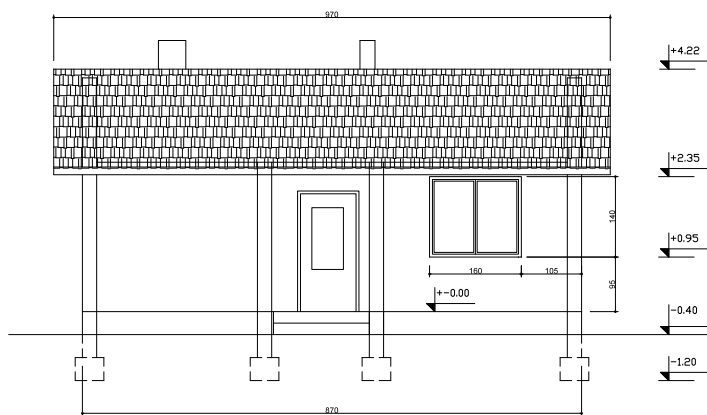
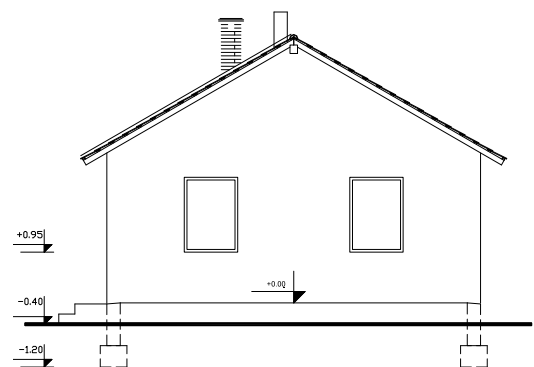
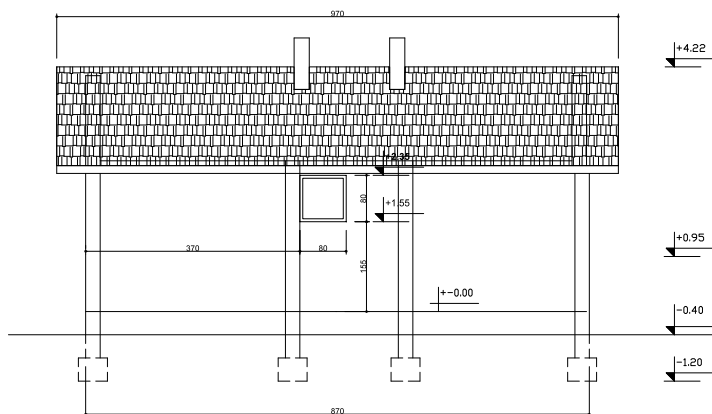
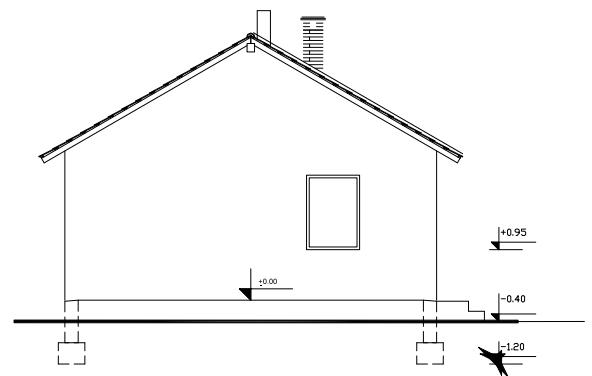
Not needed individually, but an overview of the occupancy rate could give us interesting results.

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 all over Kosovo.

Annex: (technical drawings, schemata) see page: [3,4 and 5](#)

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

