

The background of the entire page is a stylized map of a city, rendered in white lines on a light green background. The map shows a complex network of streets and blocks, with some areas shaded in a slightly darker green, possibly representing parks or specific urban zones. The overall aesthetic is clean and modern.

A STUDY  
**ASSESSMENT OF  
THE SITUATION IN  
SUBSTANDARD ROMA  
SETTLEMENTS IN 21  
MUNICIPALITIES  
IN SERBIA**

Novi Sad, 2014

ASSESSMENT OF THE SITUATION  
IN SUBSTANDARD ROMA SETTLEMENTS  
IN 21 MUNICIPALITIES IN SERBIA

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In June 2014, the Delegation of the European Union, the OSCE Mission to Serbia and EHO agreed that, due to the catastrophic floods that occurred in Serbia, the project would include the 21st municipality – City Municipality Obrenovac.

*Coordination of the project Assessment of the Situation in Substandard Settlements in 21 Municipalities in Serbia*, in all its stages, was performed by EHO Deputy Director and Programme Coordinator Robert Bu. EHO Project Coordinator, Slađana Jovanović, was responsible for cooperation with the key stakeholders in 21 municipalities, collection of relevant data in each municipality, expert support to research conducted in substandard settlements and preparation of study.

Robert Bu and Slađana Jovanović are also the authors of complete project documentation, the Study on the Assessment of the Situation in Substandard Settlements and the Plan of Intervention for the Improvement of Housing Conditions in Substandard Settlements in 21 Municipalities including the estimates of required funds.

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The report was developed on the basis of extensive field research in six EHO teams with a total of 18 researchers. Field research was conducted after intensive work on relevant data collection in direct cooperation with representatives of 21 local self-governments.

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## INTRODUCTION

*We are here together – European support for Roma inclusion* is a project implemented by the OSCE Mission to Serbia and financed by the European Union under the Instrument for Pre-accession Assistance (IPA) for the year 2012. The research was conducted for the needs of 20 pilot municipalities in Serbia involved in this project: cities – Sombor, Novi Sad, Pančevo, Smederevo, Valjevo, Kragujevac, Kruševac, Leskovac and Vranje; municipalities – Odžaci, Kovin, Koceljeva, Knjaževac, Bela Palanka, Prokuplje, Bojnik and Bujanovac; city municipalities – Palilula and Zvezdara; and the City Municipality Obrenovac, which was added following the floods in May 2014.

The study includes an assessment of the housing situation in the substandard settlements identified in the aforementioned municipalities, cities and city municipalities, and the proposed measures of intervention or activities that aim to raise the quality of housing for the residents of these settlements. The required funds for the performance of priority activities aimed at improving housing conditions were also determined.

## CRITERIA

The Study uses a UN definition of substandard settlement, which represents a cluster of dwellings that have at least one of the following characteristics:

- Inadequate access to potable water;
- Inadequate access to sanitary and other infrastructure (sewers or septic tanks, public transport and traffic roads and other utilities);
- Poor quality of housing units (housing units built using inadequate building techniques and/or poor construction materials; housing units that are decrepit due to poor maintenance, and similar houses potentially hazardous to the security of its inhabitants);
- Overpopulation in terms of average density of population per unit area of the settlement, or in terms of a large number of persons per one household; and
- Uncertainty of the legal status of houses on plots (including unresolved property ownership rights over land and utilities in the settlement).

The population structure indicates that the residents of these settlements are exclusively or predominantly Roma. Regarding the structure of buildings, we have identified the typical informal settlements where Roma families live in: buildings made of materials available to them (shacks and similar structures), temporary “mobile” housing units (containers), poorly constructed, old houses (extreme poverty) and multi-storey houses adequate for living. It is most common that some completely finished houses, adequate for living, are found next to absolutely inadequate housing structures at the same location, i.e. in the same substandard settlement.

By the structure of lots, substandard settlements can be divided into: settlements with regularly formed lots and clear boundaries and settlements without formed lots, where houses are densely built and overcrowding is evident.

Following the criteria of substandard housing, we have defined four critical areas, proposed relevant intervention measures and estimated the funds necessary to improve settlements:

#### 1. Status of settlement in relation to the planned spatial development of the area in which it is located:

In accordance with the applicable legal and spatial planning documentation, two groups of substandard settlements have been established: settlements that cannot remain at the locations where they have been formed and settlements formed at the locations designated for housing.

In the case where a substandard settlement is located in an area that is not suitable for housing, i.e. on hazardous terrain (landfill, depression, landslide, zone of infrastructure corridor protection, zone of natural resource protection, etc.) or in an area of vital importance for the development of a city, it is recognized as a settlement, or a part of the settlement, which needs to be relocated. Relocation as a measure of intervention has been identified for several substandard settlements. It has been proposed to adopt relevant documents (strategies, action plans, programmes) before relocating these settlements in order to define measures of permanent and sustainable housing for the families that should be resettled from the hazardous area.

The substandard settlements, which were created in the areas suitable for housing, are usually located in the places where the upgrading of settlements and improvement of housing conditions is not legally regulated and planned. The proposed measure of intervention for this group of settlements is the development of appropriate spatial planning documents that would allow for regulated upgrading of substandard settlements and focused development in the future.

#### 2. Infrastructure and conditions in the location of substandard settlement:

This is the most common criterion for determining substandard settlements. The highest-risk element is inadequate access to drinking water, and therefore water supply is given priority in defining intervention measures. It is followed by sanitary infrastructure with the aim of improving sanitation conditions (sewage network or adequate septic tank in case of rural settlements). The next measure includes the construction of electricity grid, transport infrastructure and land rehabilitation and landscaping. We have established which elements of infrastructure do not exist in each of the substandard settlements covered by the research.

Some of the characteristics of examined substandard settlements are their lack of access to public services and institutions, and overcrowding. Substandard settlements do not have public or community facilities.

#### 3. Security of tenure for the families in substandard settlements:

This criterion is linked to the fulfilment of all the conditions that guarantee the security of property, permanent and sustainable housing. We have identified the needs of resolving the issues of property relations, ownership of land and buildings, legalisation of buildings in all substandard parts of the settlements. We have also identified the problems related to the creation of substandard settlements, by destitute families, on the land that is a public or state property, or property owned by other persons. These sites are usually unsuitable or risky for the construction of buildings. Legalisation of land use, and then also the use of building, is a complex process. The problem of illegal construction is evident in each of the examined substandard settlements, and the legalisation has been identified as one of the interventions necessary to improve the substandard settlements.

#### 4. Improving the quality of housing units for the families without adequate housing:

Improvement of individual housing units is the measure inseparable from the aforementioned ones. A large number of structures that are unsafe and inappropriate for family life have been identified in substandard settlements. This is a reflection of the need to provide only "a roof over one's head," and not permanent family accommodation with all the elements of adequate housing. The number of inadequate housing units in substandard settlements exceeds the number of those suitable for living. The proposed measures for the improvement of housing units are the housing models that have already been developed within the framework of the project European Support for Roma Inclusion and described in the publication Housing Models for Substandard Roma Settlements.

## RESEARCH METHODOLOGY

Research for assessing the situation and planning of intervention measures in substandard settlements is based on four methodological approaches:

1. Collection and examination of basic data and documentation concerning substandard settlements, provided by the competent institutions before and after field work;
2. Field work – intensive research within the substandard settlements;
3. Creating a database of information collected in the field – statistics;
4. Analysis of situation and preparation of Study on the Assessment of the Situation in Substandard Settlements in 21 Municipalities including the measures of intervention and financial estimates;

### 1.

The collection of basic data and field research in the settlements were conducted in cooperation with relevant representatives of competent municipal offices. We collected basic information about substandard settlements, infrastructure and housing conditions from the questionnaires completed by the representatives of the offices responsible for infrastructure, statistics, planning and social affairs. We have analysed the existing planning and legal documents and identified the existing problems and conditions within each substandard settlement, as well as possible interventions that would improve the settlement structure and living conditions of their residents. The collected data were used as a basis for field research in the settlements.

### 2.

The field work included the interviewing of families in substandard settlements, assessment of individual housing units and collection of photographic documentation. Surveys were conducted on the sampled area, only with the families that have agreed to provide the information. As regards the buildings that were empty during research, we have assessed their structure, age and equipment, and photographed them, leaving unanswered the questions about the structure and status of the family. In some parts of substandard settlements, residents did not agree to interviewing, photographing of buildings or recording any data.

Field research was conducted with the assistance of municipal coordinators for Roma issues or representatives of local mobile teams, and in some substandard settlements with the help of selected representatives of the Roma community.

### 3.

The online base, in which data from the field were directly entered and processed, provided the basic statistical information relevant to the assessment of situation, identification of critical issues, setting of priorities and proposal of intervention measures aimed at improving the living conditions of substandard settlement residents.

### 4.

Based on the analysis of the collected data, information and documentation, we have identified the main problems, assessed the situation and proposed measures of intervention, in order of priority, for each substandard settlement included in this study.

## SCOPE OF PROJECT AND RESEARCH LIMITATIONS

The local self-governments provided data on a total of 101 settlements with Roma residents. Having analysed and assessed the situation in the field, we have established that 80 settlements are substandard settlements, while 21 settlements are suitable for housing and cannot be classified as substandard according to the aforementioned criteria.

Out of a total of 80 substandard settlements or parts of settlements, detailed field research (survey and assessment, or only assessment of the condition of housing units) was done in 58 settlements.

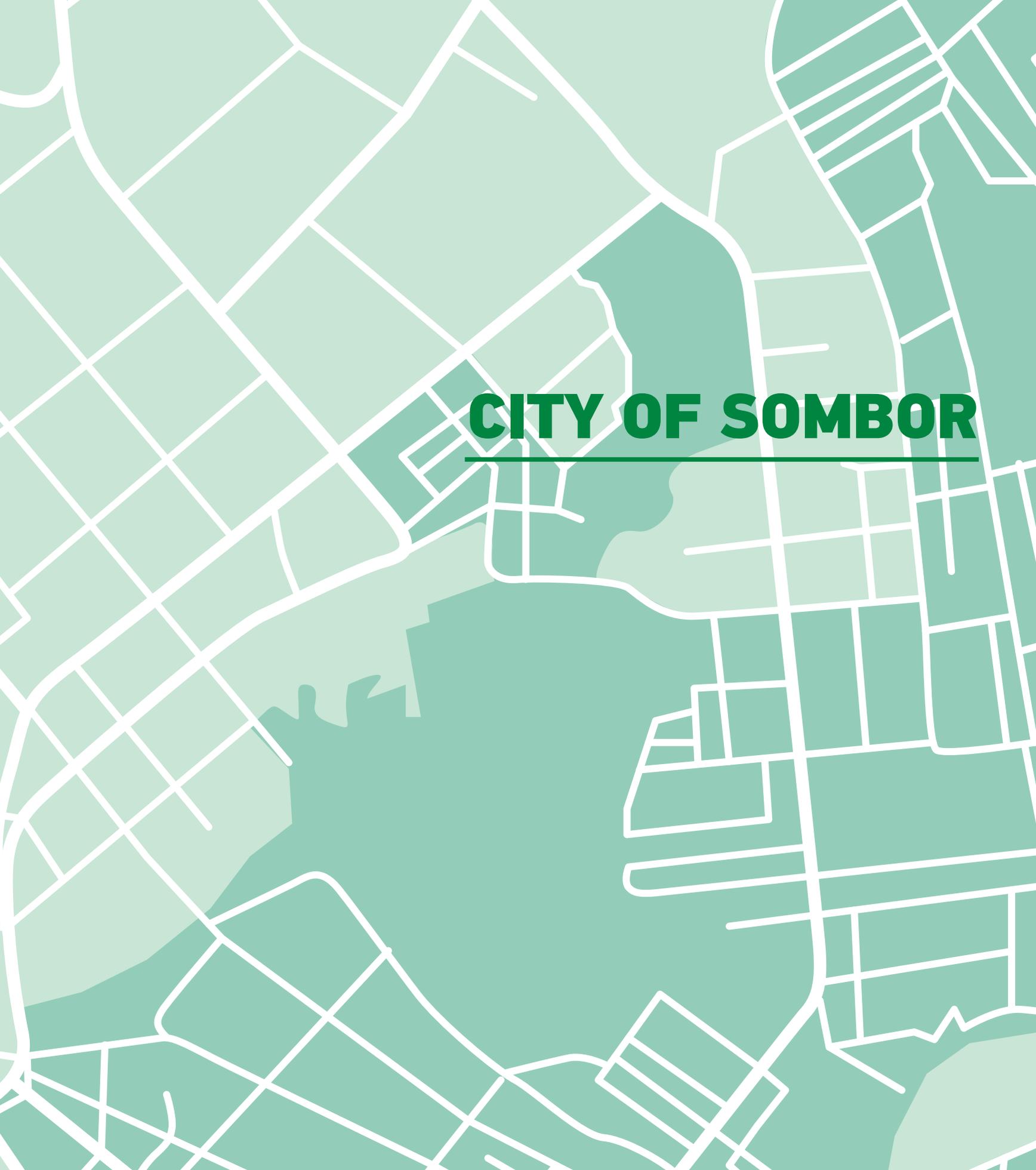
The total number of families in 101 Roma settlements is not the actual number of the families living in the settlements, because the figures for most of the settlements were assumed by the representatives of local self-governments. According to the assumed data (from the questionnaires completed by the officials of local self-government units), 12,005 Roma families live in 101 settlements. According to the assumed data, 8,303 Roma families live in 80 substandard settlements.

On the sampled area, 2,552 families (the families who provided detailed information) were interviewed in 58 substandard settlements where detailed research was conducted, while other 584 families were interviewed, but did not give complete information about the structure and socio-economic status of the family, but only about the facilities in which they lived.

There were some limitations in the field work concerning the interviewing of the families living in substandard settlements. A significant number of families were not present in their homes at the time of survey and assessment of buildings in the settlements. A large number of residents from certain settlements went abroad (seeking for asylum, temporary work, etc.). This is a period when Roma families perform seasonal jobs outside their place of living (agricultural work, fruit and vegetable picking, etc.) in order to secure a livelihood. Some families in certain parts of substandard settlements (isolated communities) do not allow surveys or access to their dwellings (because of fear, doubt, lack of interest, etc.).

Working under limiting conditions, the researchers assessed 3,136 buildings (according to the number of questionnaires entered in the database and the number of assessed building structures) directly in the field. Of the assumed number of families in 80 substandard settlements, a total of 37.77% of them gave information to the research team at the time of completing surveys.



A stylized map of Sombor, Serbia, rendered in white lines on a green background. The map shows a network of streets and a central area that is shaded in a darker green, possibly representing a park or a specific district. The text 'CITY OF SOMBOR' is overlaid on the map, underlined.

# **CITY OF SOMBOR**

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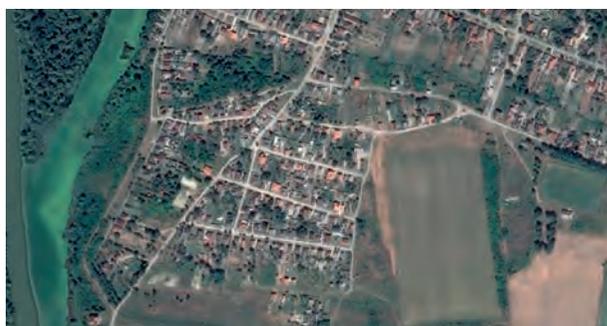
## SETTLEMENT IN BAČKI MONOŠTOR

A part of the village in Bački Monoštor, Sombor Municipality, which includes about 170 housing facilities, has been identified as substandard. The substandard part is located on the outskirts of the village with the Grand Backa Canal (Veliki bački kanal) on one side and the planned industrial zone on the other side, where the clustered houses are populated by Roma families. This part of the settlement was created spontaneously and developed through the spontaneous formation of streets. The rest of the village has well-planned roads, intersecting at an angle of 90°, which is a typical urban pattern of most villages and settlements in Vojvodina.

The substandard part of the village was developed without any plan and without adequate infrastructure. It covers an area of approximately 6 hectares. Approximately 75 facilities meet the conditions for housing, 82 facilities need to be adapted or reconstructed, and 13 facilities need to be fully reconstructed or rebuilt.

The Plan of General Regulation for the populated place Bački Monoštor applies to the entire area of Bački Monoštor.

According to the Plan of General Regulation, the substandard part of the settlement is located in a zone designated for housing, and it is defined in line with to the guidelines for the development of Plan of Detailed Regulation or urban design project.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Rural
NUMBER OF HOUSES	170
AREA	6 ha
PERIOD OF CREATION	-
SPATIAL AND URBAN PLANNING DOCUMENTATION	There is a Plan of General Regulation, while a Plan of Detailed Regulation needs to be developed.
LAND USE	Residential
LAND OWNERSHIP	78% private, 22% public ownership

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists, but a small number of houses are not connected to it.
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	Exists
Transport network	Does not exist
Suitable terrain/location	Exists
Appropriate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Not completely Secure

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION:

DEVELOPMENT OF PLANNING DOCUMENTS	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
Plan of Detailed Regulation for the territory of Bački Monoštor	Substandard part of Bački Monoštor village	170	5 ha	625,371.40
<b>TOTAL:</b>				<b>625,371.40</b>

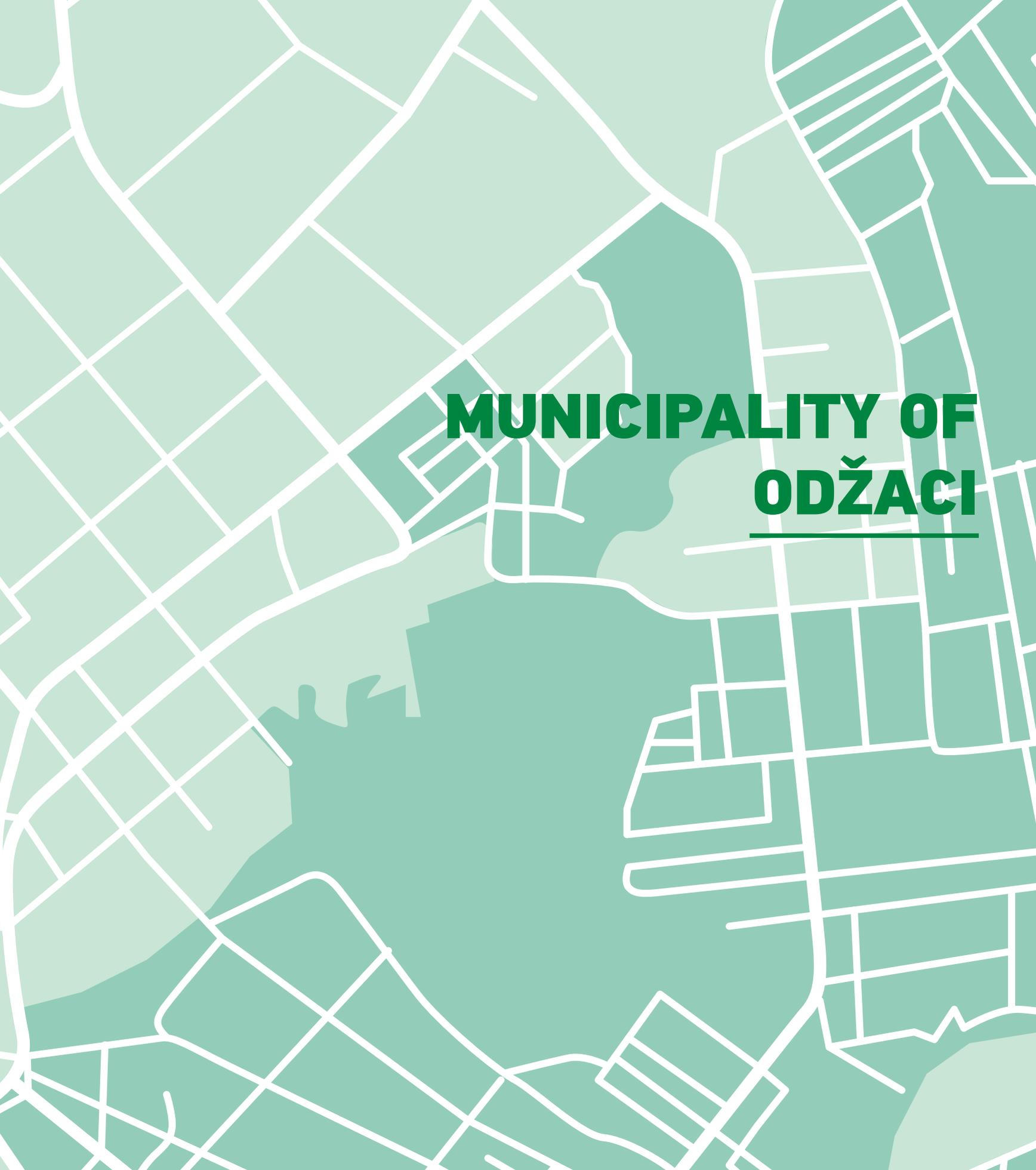
PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of water supply network	500 m	1,200.00	600,000.00
For the construction of sewerage and atmospheric water drainage	1,000 m	1,200.00	1,200,000.00
For the construction of transport infrastructure	1,000 m	3,600.00	3,600,000.00
<b>TOTAL:</b>			<b>5,400,000.00</b>

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	150 buildings	23,800.00	3,570,000.00
Documentation for legalisation	150 buildings	47,600.00	7,140,000.00
Connecting to infrastructure	50 buildings	60,000.00	3,000,000.00
<b>TOTAL:</b>			<b>13,710,000.00</b>

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	65	15, 16, 17, 18	15,600,000.00
Reconstruction and adaptation	63	12, 14, 15, 16, 17, 18	30,240,000.00
Relocation	0	11, 13	0.00
<b>TOTAL:</b>			<b>45,840,000.00</b>

\* According to the prices provided by the directorates for planning and development





**MUNICIPALITY OF  
ODŽACI**

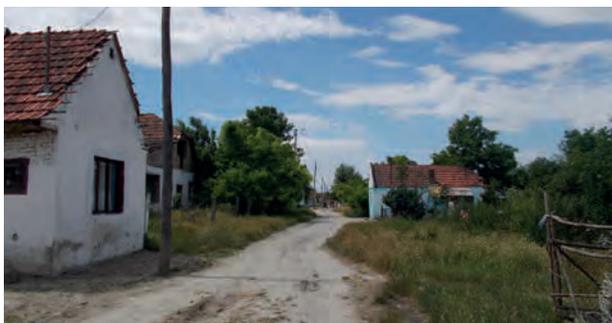
## NOVO NASELJE SETTLEMENT IN BOGOJEVO

*Novo naselje* in Bogojevo village in the Municipality of Odžaci was identified as a substandard settlement. The settlement is located in the wider area of the village, on the agricultural land. The houses of 41 Roma families are grouped at this location. The settlement is located in a floodplain of the watercourse in the zone designated for intensive agricultural production. It has existed since 1965.

The spontaneously formed settlement was developed without any plan or control, without adequate infrastructure, at the location unsuitable for residential buildings. The settlement spreads on an area of approximately 2 hectares. Housing facilities occupy an area of about 0.46 ha, while the unregulated roads, including access roads, cover the area of about 1 ha. The facilities do not fulfil the conditions for functional housing.

The location of the settlement is covered by the Spatial Plan\* of Municipality Odžaci and designated for intensive agricultural production, not for housing. It is not covered by the scope of the Plan of General Regulation for Bogojevo. The settlement area is characterised by a significant level of degradation of natural, environmental, functional and urban residential qualities.

**RECOMMENDATION:** *Relocating the families to a location suitable for housing, preventing further construction within this area and stopping the negative impact on the environment.*



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Rural
NUMBER OF HOUSES	41
AREA	2 ha
PERIOD OF CREATION	1965
SPATIAL AND URBAN PLANNING DOCUMENTATION	Spatial plan, not covered by the scope of the Plan of General Regulation
LAND USE	Intensive agricultural production
LAND OWNERSHIP	100% state-owned, used by the Municipality

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Does not exist
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists, but it is worn out and unsafe
Public lighting	Does not exist
Transport network	Does not exist
Suitable terrain/location	Does not exist – the site is exposed to flooding
Adequate access to public services	Does not exist
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Useless / all structures are illegally built

\* Official Journal of the Municipality of Odžaci, no. 17/2009.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE:

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the area that includes the substandard settlement *Novo naselje* Bogojevo, as a basis for planning and designing the interventions needed for this settlement. *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
Strategy for the relocation of 41 or more families	Document 1	360,000.00	360,000.00
TOTAL:			360,000.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	0	GROUP 1	0.00
Reconstruction and adaptation	0	GROUP 3	0.00
Relocation	41	GROUP 2 and GROUP 4	147,600,000.00
TOTAL:			147,600,000.00

\* Vuksanović-Macura, Zlata and Vladimir Macura, Housing Models for Substandard Roma Settlements, Belgrade, September 2014

## ČERGA SETTLEMENT IN DERONJE

Deronje is one of the villages with a substandard settlement on their outskirts populated by Roma families. The settlement was built in 1900. It is located in the construction zone designated for housing. It has not been planned to relocate the settlement. A series of 22 houses inhabited only by Roma families was built in the immediate vicinity of an old cattle cemetery. The settlement spreads on an area of approximately 1 hectare. The structures are made of brick and adobe, but suitable for housing.

According to the Plan of General Regulation for Deronje\*, the substandard settlement Čerga is located on the construction land designated for housing.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Rural
NUMBER OF HOUSES	22
AREA	1 ha
PERIOD OF CREATION	Around 1900
SPATIAL AND URBAN PLANNING DOCUMENTATION	There is a Plan of General Regulation, while a Plan of Detailed Regulation needs to be developed.
LAND USE	Residential
LAND OWNERSHIP	100% state-owned, the families are users

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Exists
Electrical grid	Exists
Public lighting	Exists
Transport network	Exists, there is no pavement
Suitable terrain/location	Does not exist – the site is exposed to flooding
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Certain

\* Official Journal of the Municipality of Odžaci, no. 8/2008.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE:

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
Plan of Detailed Regulation	Čerga – Deronje	22	1.31 ha	162,683.13
TOTAL:				162,683,13

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the rehabilitation and landscaping of land	500 m2	500.00	250,000.00
TOTAL:			250,000.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	10	GROUP 1	2,400,000.00
Reconstruction and adaptation	4	GROUP 3	1,920,000.00
Relocation	0	GROUP 2 and GROUP 4	0.00
TOTAL:			4,320,000.00

\* Vuksanović-Macura, Zlata and Vladimir Macura, Housing Models for Substandard Roma Settlements, Belgrade, September 2014



A stylized map of Novi Sad, Serbia, rendered in white lines on a green background. The map shows a complex network of streets and a river winding through the city. The text 'CITY OF NOVI SAD' is centered over the map, underlined.

# CITY OF NOVI SAD

## VELIKI RIT SETTLEMENT

The substandard part of the *Veliki Rit* settlement is located on the outskirts of the city, in a zone that lacks urban development and infrastructure. The city administration has identified this settlement as substandard. The settlement was established and developed haphazardly and illegally, intensely after 1990, on the state-owned land. The area is inhabited by 216 families living in critical conditions. A landfill is being created near the settlement, and not the other way round, which is typical of informal settlements. The settlement has all characteristics of a slum and its residents live in unsanitary conditions. This is one of the largest Roma settlements in the city.

The spontaneously formed settlement was developed without any plan or control, without adequate infrastructure, at the location unprepared for residential construction. Housing units are single-storey structures, usually made of reused or poor-quality materials, including even metal sheet and cardboard. The settlement covers an area of about 8 hectares.

**RECOMMENDATION:** *Until this area is used as planned, the competent authorities should take measures to protect it. It is necessary to prevent further expansion of spontaneously built settlement and building within its existing limits, and to complete the construction of elementary infrastructure in order to fulfil the minimum sanitary and environmental requirements and prevent the negative impact on the environment.*



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Suburban
NUMBER OF HOUSES	216
AREA	8 ha
PERIOD OF CREATION	1990
SPATIAL AND URBAN PLANNING DOCUMENTATION	Plan of Detailed Regulation for Mali Beograd – Veliki rit I
LAND USE	Intended for the construction of public facilities
LAND OWNERSHIP	About 90% state/publicly-owned

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists, only 11 houses are not connected
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists, but only 27 houses are legally connected
Public lighting	Does not exist
Transport network	Does not exist
Suitable terrain/location	Does not exist
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Exists
Legal status of buildings on land plots	Usecure

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE:

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the city area that includes the substandard settlement *Veliki rit*, as a basis for planning and designing the interventions needed for the settlement (infrastructure, allotment, legalisation, etc.). *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE AND OTHER STRATEGIC DOCUMENTS

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
Strategy for the relocation of 216 or more families	Document 1	2,400,000.00	2,400,000.00
TOTAL:			2,400,000.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	0	15, 16, 17, 18	0.00
Reconstruction and adaptation	0	12, 14, 15, 16, 17, 18	0.00
Relocation	216	11, 13	777,600,000.00
TOTAL:			777,600,000.00

## OTHER SUBSTANDARD SETTLEMENTS IDENTIFIED IN THE TERRITORY OF THE CITY

Other settlements, with at least two substandard elements, have been identified in the territory of the city. The substandard settlements in Novi Sad, inhabited by Roma families, are the following:

### Bangladeš in Novi Sad

The informal Roma settlement is located on the outskirts of the City of Novi Sad, in the zone designated for commercial facilities. The existing buildings of an old agricultural enterprise were converted into housing units that were rehabilitated, upgraded and functionally equipped. About 70 Roma families live in the settlement. The size of the housing units is about 40-100 m<sup>2</sup> with the roofs made of asbestos cement. The walls are made of brick and the floors are made of concrete. Streets in the settlement are not paved, but there is a paved access road. At the entrance to the settlement, at a distance of about 1,000 m, there is a local public transport stop. Waste is disposed mainly in the illegal dumps formed in the settlement next to the several large containers. Waste is removed from the settlement twice a year. The settlement residents collect recyclables. There is water in the settlement. There is no sewage system, but there are several collective septic tanks. Electricity has been installed. The site is unsuitable, prone to flooding. Solid fuel and some electricity is used for heating.

**Priority:** Construction of sewerage and remediation of illegal landfills.

### Šangaj in Novi Sad

It is located in a part of Street IV. It is a mixed settlement with about 50 housing facilities. The housing facilities are mainly built of bricks and blocks, the roofs are made of tile, the floors are made of concrete. Approximately 90% of housing

facilities are connected to the water supply and sewerage system. The streets in the settlement are developed. There is a local public transport stop in the settlement. The settlement is in the system of municipal waste removal by the city sanitation service. The above-ground electrical grid was built, allowing access to all buildings. Access to the telephone network is also provided. Mainly solid fuel is used for heating; electricity is used to a smaller extent.

**Priority:** Upgrading and reconstruction of water supply and sewage system.

### Adice in Novi Sad

It is a mixed settlement with about 170 housing facilities populated by Roma. The facilities have different styles and morphological structures. At the same location, there are some good-quality multi-storey completely finished facilities next to some small single-storey unfurnished structures, indicating the extreme poverty among the population. The above-ground electrical grid was built, allowing connection of all facilities. The water supply system was constructed and all houses could be connected to it. The sewerage system has not been built in all the blocks of the settlement, but the families solved the issue of waste water drainage through the construction of septic tanks, as a temporary solution until the sewerage system has been constructed. Several streets in the settlement have not been paved. The buildings have been constructed mainly after the 1980ies and not all of them are legal. A large number of families seek to legalise their houses. Solid fuel or electricity is used for heating, while gas is used very rarely.

**Priority:** Construction of sewerage and paving of streets.

### Roma settlement in Beočin

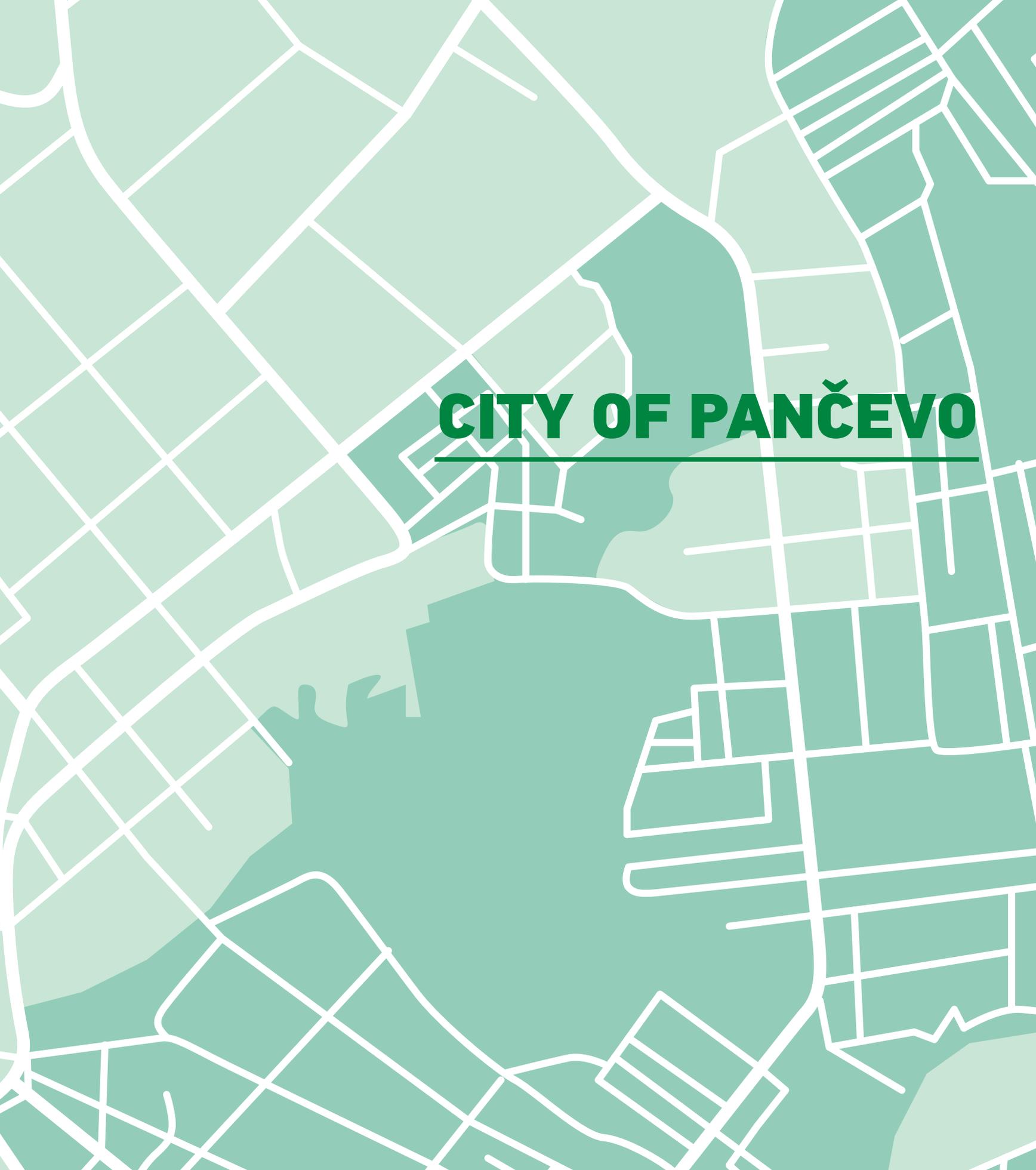
There are 50 housing facilities in the settlement, 40-150 m<sup>2</sup> of surface area. The facilities are mainly built of blocks or bricks, with the roofs made of tiles, the floors made of concrete, wood and tiles. As regards water supply, all the facilities in the settlement have water brought to the house. The sewerage system does not cover the entire settlement and outhouse toilets are used in some parts. There is an electrical grid and all the facilities can be connected. The streets are constructed and local public transport functions. The settlement is in the system of organised municipal waste removal. Solid fuel or electricity is used for heating.

**Priority:** Improvement of housing conditions in individual buildings.

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**RECOMMENDATION:** *All the activities of local authorities should be directed towards a sustainable resolution of issues concerning the improvement of living standard in the substandard settlements that do not meet the criteria for adequate and safe housing.*





# **CITY OF PANČEVO**

## SETTLEMENT MALI RIT – LONDON

The settlement *Mali Rit – London* in Pančevo is one of the most critical settlements in the Municipality Pančevo. The settlement is located in the wider city area, on both sides of the bypass Pančevo – Belgrade (highway E-70), between the embankments and in the back of the existing industrial area. There are approximately 70 illegally constructed housing units, used by Roma families, at this location. The settlement is located in a floodplain that is not designated for housing. It was built about 50 years ago and since then there have been no activities aimed at providing permanent accommodation for these families and protecting this area from further improper use. The spontaneously formed settlement was developed without any plan or control, without adequate infrastructure, at the location unsuitable for residential buildings. The built facilities do not fulfil the conditions for functional housing.

The location of the settlement is covered by the Plan of Detailed Regulation for the area of Mali rit in Pančevo, for a part of the settlement north of the bypass Pančevo – Belgrade.\* It is located in the zone of existing industry, at the location that is not designated for residential construction. The site where this informal settlement has been illegally constructed is characterised by a significant degradation of the natural, environmental, functional and urban qualities of the zone.

**RECOMMENDATION:** *Measures to be taken in order to prevent further deterioration of the space include the relocation of families to 7 locations planned by the city for the purpose of providing permanent housing for these families.*



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Suburban
NUMBER OF HOUSES	70
AREA	-
PERIOD OF CREATION	1960ies
SPATIAL AND URBAN PLANNING DOCUMENTATION	Plan of Detailed Regulation for Mali rit
LAND USE	Industrial
LAND OWNERSHIP	100% state-owned, used by the City of Pančevo

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Does not exist
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Does not exist
Public lighting	Does not exist
Transport network	Does not exist
Suitable terrain/location	Does not exist – the site is exposed to flooding
Adequate access to public services	Does not exist
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Usecure

\* Official Journal of the City of Pančevo, no. 15/2012.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE:

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the area that includes the substandard settlement *Mali rit – London*, as a basis for planning and designing the interventions needed for this settlement. *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
Strategy for the relocation of 70 families	Document 1	360,000.00	360,000.00
<b>TOTAL:</b>			<b>360,000.00</b>

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	0	GROUP 1	0.00
Reconstruction and adaptation	0	GROUP 3	0.00
Relocation	70	GROUP 2 and GROUP 4	252,000,000.00
<b>TOTAL:</b>			<b>252,000,000.00</b>

\* Vuksanović-Macura, Zlata and Vladimir Macura, Housing Models for Substandard Roma Settlements, Belgrade, September 2014

## SETTLEMENT CIGLANA GORNJA

The Municipality Pančevo has identified *Ciglana gornja* as substandard settlement. The settlement was constructed spontaneously on the outskirts of the city over 50 years ago. It is a mixed settlement with 13 Roma and 17 non-Roma families. The facilities were constructed without a building permit, planning or control, at the location unsuitable for housing and without basic municipal infrastructure.

The settlement is located right next to the old landfill by the Tamiš river, on both sides of the railway Pančevo – Belgrade. The constructed buildings are not suitable for housing.

The settlement is covered by the Plan of General Regulation, Unit 10 – Potamišje and Gradska šuma in Pančevo.\* It is located in the specially protected green zone that is not designated for housing. The site where the settlement *Ciglana gornja* has been illegally constructed, and where there is an active waste dump, is characterised by a significant degradation of the natural, environmental, functional and urban qualities of the zone, and as such it must be developed and used as planned as soon as possible.

**RECOMMENDATION:** Measures to be taken in order to prevent further deterioration of the space include the relocation of 30 families and provision of permanent housing for them.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Suburban
NUMBER OF HOUSES	30
AREA	-
PERIOD OF CREATION	1960ies
SPATIAL AND URBAN PLANNING DOCUMENTATION	Plan of General Regulation, Unit 10 – Potamišje and Gradska šuma
LAND USE	Specially protected green zone
LAND OWNERSHIP	100% state-owned, used by the City of Pančevo

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Does not exist
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Does not exist
Public lighting	Does not exist
Transport network	Does not exist
Suitable terrain/location	Does not exist – it is located next to the landfill
Adequate access to public services	Does not exist
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Usecure

\* Official Journal of the City of Pančevo, no. 40/2012.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL STRUCTURE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the area that includes the substandard settlement *Ciglana gornja*, as a basis for planning and designing the interventions needed for this settlement. *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
Strategy for the relocation of 30 families	Document 1	360,000.00	360,000.00
For the rehabilitation and landscaping of land	about 3 ha	60,000.00	180,000.00
TOTAL:			540,000.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	0	GROUP 1	0.00
Reconstruction and adaptation	0	GROUP 3	0.00
Relocation	30	GROUP 2 and GROUP 4	108,000,000.00
TOTAL:			108,000,000.00

\* Vuksanović-Macura Zlata and Macura Vladimir, Housing Models for Substandard Roma Settlements, Belgrade, September 2014

## SETTLEMENT KOLONIJA ŠUMICE – STARČEVO

The Municipality Pančevo has identified the settlement *Kolonija Šumice* in Somborska Street in Pančevo as substandard. The facilities have been constructed on the outskirts of the city to which there is neither urban nor suburban bus line. Twenty-nine Roma families live in 20 housing facilities, each of surface area 50 m<sup>2</sup>. The houses are built of wooden prefabricated panels and the roofs are covered with asbestos-cement sheets. The settlement was built in the 1970s in the zone designated for housing. It covers an area of approximately 3.5 hectares. There is space for further urbanisation and modernisation in order to create 21st-century living conditions. The settlement is covered by the Spatial Plan of the City of Pančevo\* and it is in the construction zone.

**RECOMMENDATION:** *The settlement was formed in the construction zone. There are paved streets in the settlement. The location has only basic infrastructure that needs to be reconstructed. The complete block requires urban reconstruction. There is space within the block to build a modern place for a fully adequate housing. Since this settlement's block is surrounded by urban and regulated residential blocks with clearly defined urban matrix, in order to improve this block with built pavilions, it is necessary to develop at least a Plan of Detailed Regulation.*



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	20 buildings, 29 families
AREA	3.5 ha
PERIOD OF CREATION	1970s
SPATIAL AND URBAN PLANNING DOCUMENTATION	Plan of Detailed Regulation needs to be developed
LAND USE	Residential
LAND OWNERSHIP	State-owned, the families are permanent users of apartments

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists, but the buildings are not connected
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists, all apartments are legally connected
Public lighting	Does not exist
Transport network	Exists, there is no pavement
Suitable terrain/location	Exists
Adequate access to public services	Does not exist
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Useful

\* Official Journal of the City of Pančevo, no. 22/2012.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
Plan of Detailed Regulation	Kolonija šumice – Starčevo	29	3.5 ha	434,649.60
TOTAL:				434,649.60

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of sewage system	500 m <sup>2</sup>	1,200.00	250,000.00
For the construction of residential streets	200 m	3,600.00	720,000.00
TOTAL:			970,000.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	29 buildings	23,800.00	690,200.00
Documentation for legalisation	29 buildings	47,600.00	1,380,400.00
Connecting to infrastructure	29 buildings	0	0.00
TOTAL:			2,070,600.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	10	GROUP 1	2,400,000.00
Reconstruction and adaptation	4	GROUP 3	1,920,000.00
Relocation	0	GROUP 2 and GROUP 4	0.00
TOTAL:			4,320,000.00

\* According to the prices provided by the directorates for urban planning and construction

\*\* Vuksanović-Macura Zlata and Macura Vladimir, Housing Models for Substandard Roma Settlements, Belgrade, September 2014

## OTHER SUBSTANDARD SETTLEMENTS RECOMMENDED BY THE CITY

The Municipality Pančevo submitted the completed questionnaires for the following settlements:

- Krznara in Pančevo
- Kudeljarski nasip in Pančevo
- Misa 2 in Pančevo
- Vojlovica in Pančevo
- Topola in Pančevo
- Strelišće – Utvin aerodrom in Pančevo
- Ciganmala in Banatsko Novo Selo
- Čukurmala in Dolovo
- Muzička škola in Omoljica
- Kutina in Banatski Brestovac
- Ribarska ulica near Tamiš in Jabuka.

This study on the assessment of the situation in substandard settlements gives priority to the most critical settlements that require urgent intervention or where improvements are possible.

### Krznara in Pančevo

The informal Roma settlement located in Gornji grad – Potamišje, on the route between Krznara and old landfill by Tamiš, has about 40 residents and 15 housing facilities. The size of the housing units is about 25-100 m<sup>2</sup> with the roofs made of tile, asbestos-cement and sheet metal. The walls are made of rammed earth and, to a smaller extent, of brick, the floors are made of concrete and in some housing units there is parquet flooring. Roads are covered with asphalt pavement and there is a local public transport stop in the settlement. Waste is disposed mainly in the illegal dumps. There is water supply system (except in 3-4 houses), but not all the settlement is covered with the sewerage system. Solid fuel is used for heating, as well as electricity in some rare cases. The houses have electricity and telephone.

**Priority:** Construction of sewerage and remediation of illegal landfills.

### Kudeljarski nasip in Pančevo

The settlement is located in a part of Skadarska Street. It is a small mixed village with only about 50 residents and ten housing facilities of approximately 50-60 m<sup>2</sup>. The housing facilities are mainly built of bricks and blocks, the roofs are made of tile, the floors are made of concrete and wood, and the windows are made of wood. Approximately 80% of housing facilities are connected to the water supply system, but only 10% of them are connected to the sewerage system, while the rest have septic tanks. Roads, including access roads, are mainly developed and include a local public transport stop. Although there is an organised waste removal by the city sanitation service, there is a problem of illegal dumps as in most other settlements. Electricity is available to all settlement residents who regularly pay for this service, while 10% of them have a phone connection. Mainly solid fuel is used for heating; electricity is used to a smaller extent.

**Priority:** Improving the sanitary conditions of housing and raising awareness of people about housing culture.

### Misa 2 in Pančevo

It is a mixed settlement with about 20 housing facilities inhabited by Roma. The surface area of buildings is 20 m<sup>2</sup>; they have brick walls, mainly tile roofing, glazing and earthen floors. Electricity has not been installed and oil lamps are used. There are no phone installations either. There is no water supply or sewerage system, and the residents are supplied with water from the nearby water fountains. There are no roads, so that the residents have to go across the fields. A local public transport stop is even 2-3 km away from the settlement. There is also a problem of waste disposal, because there are only illegal dumps in the settlement. Mainly solid fuel is used for heating.

**Priority:** Introduction of water supply and sewerage system, electricity, organisation of waste disposal and local public transport.

### Vojlovica in Pančevo

There are about 15 housing facilities of 40 m<sup>2</sup> in the settlement and about 100 residents. The facilities are mainly built of rammed earth, and, to a smaller extent, of brick, with tile roofing, wooden doors and windows, and floors covered with concrete, wood or tiles. As regards water supply, all the facilities in the settlement have water brought to the house, but only half of them have water in the houses. There is no sewerage system in the settlement and outhouse toilets are still used. All the facilities have electricity, while only some of them have phone lines. There are roads in the settlement, as well as local public transport. The city sanitation provides waste disposal services, but this possibility is underutilized since this settlement also faces the problem of waste disposal at illegal dumps. Most families use solid fuel for heating, while a small number of them use electricity.

**Priority:** Improvement of housing conditions and providing accommodation to a large number of homeless people.

### Topola in Pančevo

The informal Roma settlement is located in the extension of the street Toze Markovića in Topola, opposite to the settlement Krznara. The ethnic structure of residents of this settlement is mixed, and there are 10 housing facilities inhabited by Roma families. The size of facilities is 70-80 m<sup>2</sup>; they are built of brick, except for a small prefabricated part. They have tile roofing, mainly wooden and metal doors and windows, and concrete or earth floors. The water supply network exists all over the settlement and about 80% of the residents have water in their homes. The sewerage system does not exist; there are only septic tanks and outhouse toilets. All households have electricity and only some of them have phone lines. There are no roads in the settlement; there are only roads to access the settlement. There is local public transport and organised waste disposal. There are no illegal dumps. The settlement residents use solid fuel for heating, but also some electricity.

**Priority:** Improving the sanitary conditions of housing and raising awareness of people about it.

### Strelište – Utvin aerodrom in Pančevo

The settlement is located near the airplane factory Stara Utva, in the streets Marina Držića and Joakima Vujića. The settlement has about 70 residents living in a dozen housing facilities of 50 m<sup>2</sup>. These buildings are constructed of solid material (brick) with tile roofing, wooden doors and windows, and there is only a small number of prefabricated buildings. The floors are mostly wooden, but there are also some covered with concrete or tiles. The water supply network has been introduced in the settlement, whereas 70% of the buildings have water in the house, and the rest (30%) only to the house. There is a sewerage network in the settlement. There are no roads, except for access roads to the houses. There is also local public transport. Although there is an organised waste disposal, this settlement, like most of Roma settlement, faces the problem of illegal dumps.

### Ciganmala in Banatsko Novo Selo

The settlement is located in the extension of 3. oktobar street and extends to the farming fields. The only street intersecting this one is Branka Radičevića. There are about 20 houses of 20-30 m<sup>2</sup> in 3. oktobar street. The housing facilities are made of rammed earth, roofing is mainly made of reed and sheet metal, and to a smaller extent, of tiles, the floors are made of earth, and the windows are made of wood and glass. The water supply system is installed in almost all households, but there is no sewerage system and outhouse toilets are used. The settlement has electricity; there are mainly earth roads, partly covered with grit; there are no roads paved with asphalt. There is no telephone either. As regards transport, there are regular bus lines. There is no organised waste removal; there are only illegal dumps and burning of waste. Mainly solid fuel is used for heating.

**Priority:** Improving the quality of houses, sanitary conditions and access roads.

### Čukur mala in Dolovo

This settlement is located on the road to Deliblatska peščara and consists of the following streets: Put za pesak, Đura Jakšić, Jon Balan, Creparska and Detelinska. There are about 70 housing facilities and 570 residents in the settlement. The size of the housing facilities is approximately 40 m<sup>2</sup>. They are mainly built of rammed earth, and rarely of brick, with tile roofing, wooden glazed windows and earthen floors covered only with linoleum; only a small number of facilities have concrete floors. The water supply system is installed in almost all households, but there is no sewerage system, only septic tanks and outhouse toilets. Electricity has been installed; there is no telephone connection. There are no roads paved with asphalt; there are mainly earth roads, only some of them are cobbled. There is no organised waste removal; there are only illegal dumps. Waste is usually burned. There are two regular bus lines, but the stops are some 500 m away from the settlement. Solid fuel is used for heating.

**Priority:** Constructing access roads, installing street lighting and expanding the housing space.

### Muzička škola in Omoljica

This Roma settlement is located at the entrance to Omoljica and includes the following streets: Savska, Branislava Nušića, Stefana Nemanje and a part of Maksima Gorkog street. There are 20 housing facilities in the settlement, 50-70 m<sup>2</sup> of surface area. The buildings are made of solid material with standard doors and windows, concrete floors and roofing mainly made of tiles, and only several made of hard board and boards. There is a water supply system with yard water fountains and water in the houses, but there is no sewage; there are mainly septic tanks. There is electricity, and phone lines are introduced in some buildings. Roads are mainly paved with cobblestones, some parts are covered with grit and some parts are paved with asphalt. There is a line of interurban transport. Although the Public Utility Enterprise provides services of waste removal, there are still illegal dumps and waste burning practice. Solid fuel is used for heating.

**Priority:** Improvement of hygienic conditions.

### Kutina in Banatski Brestovac

This is an isolated settlement, located near Ponjavica, at the end of Sonja Marinković street. At the other end of the village, at the far end of Zlatica street, there is the second part of the settlement Kutina where there are only a few Roma houses. The settlement has 250 residents living in 15 housing facilities of about 30 m<sup>2</sup>. The facilities are made of rammed earth, with roofs made of tiles, but also of asbestos-cement sheets and reed, and earth floors. There is no water supply system in Kutina and its residents use water from wells and pumps. One part of the settlement is covered with the water supply system, but there is no water in the houses, only in yard water fountains. There is no sewage and out-house toilets are used. Electricity has been installed in the settlement, but there are no phone lines. There are mainly earth roads, only partly covered with grit.

**Priority:** Constructing roads, introducing water supply system and improving housing conditions.

### Ribarska ulica near Tamiš in Jabuka

Most Roma houses are located in Ribarska ulica near Tamiš, while others are in the following streets: Osogovska, Lenjinova, Mašinska ulica, Sutjeska and Prespanska. There are 106 Roma families living in 48 housing facilities in these streets in Jabuka. Ten families are tenants. The buildings are of different quality. More than half of the houses do not have water, 7 houses do not have electricity, 11 house do not have roofing structure, 7 houses are built of adobe and are prone to collapse. None of the Roma houses have a telephone line. One Roma family lives in a shack made of sheet metal in the immediate vicinity of a cemetery.

**Priority:** Improvement of the quality of residential buildings.

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**RECOMMENDATION:** *All the activities of local authorities should be directed towards resolving the issues of living standard in the substandard settlements that do not meet the requirements for adequate and safe housing.*



A stylized map of Kovin Municipality, featuring a network of white lines representing roads and boundaries on a light green background. The map shows a complex grid of streets and irregular shapes representing buildings or land parcels.

# **MUNICIPALITY KOVIN**

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## SETTLEMENT KOZARA IN DELIBLATO

The settlement Kozara in Deliblato, Municipality Kovin, was identified as substandard settlement. According to the substandard settlement criteria, this is one of the most critical settlements in the Municipality Kovin. The settlement is located on the outskirts of the village, on a local depression area that is often inundated with high ground and surface waters. The buildings in the settlement were illegally constructed in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. There are 31 facilities in the settlement. Next to the houses made of rammed earth and adobe, there are multi-storey buildings made of modern materials and of good structure. New buildings are made by the families who occasionally or temporarily work abroad. The area requires serious urban reconstruction and regularisation of construction.

The location of the settlement is covered by the General Development Plan for the populated place Deliblato\* and it is in the zone designated for housing and working. The site where this informal settlement has been illegally constructed is characterised by a significant degradation of the natural, environmental, functional and urban qualities of the zone.

**RECOMMENDATION:** *Measures to be taken in order to prevent further deterioration of the space include either the relocation of families or hydro-engineering interventions aimed at preventing the flooding of settlement.*



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Rural
NUMBER OF HOUSES	31
AREA	-
PERIOD OF CREATION	End of 19 <sup>th</sup> – beginning of 20 <sup>th</sup> century
SPATIAL AND URBAN PLANNING DOCUMENTATION	General Development Plan for Deliblato
LAND USE	Residential and work
LAND OWNERSHIP	State-owned, used by the Municipality Kovin

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists, but not all houses are connected
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists, only 15 houses are legally connected
Public lighting	Does not exist
Transport network	Does not exist
Suitable terrain/location	Does not exist, the settlement is located on the floodplain
Adequate access to public services	Does not exist
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Usecure

\* Official Journal of the Municipality Kovin, no. 24/2009.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the area that includes the substandard settlement *Kozara* in Deliblato, as a basis for planning and designing the interventions needed for the settlement. *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of sewerage and atmospheric water drainage	1,000 m	1,200.00	1,200,000.00
For the construction of transport infrastructure	1,000 m	3,600.00	3,600,000.00
For the construction of hydro-engineering system	system	1,200,000.00	1,200,000.00
<b>TOTAL:</b>			<b>6,000,000.00</b>

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	14	GROUP 1	3,360,000.00
Reconstruction and adaptation	13	GROUP 3	6,240,000.00
Relocation	0	GROUP 2 and GROUP 4	0.00
<b>TOTAL:</b>			<b>9,600,000.00</b>

\* Vuksanović-Macura Zlata and Macura Vladimir, Housing Models for Substandard Roma Settlements, Belgrade, September 2014

## SETTLEMENT ČERGARI PREMA DUNAVU IN DUBOVAC

The settlement *Čergari prema Dunavu* was constructed spontaneously on the outskirts of the village over 50 years ago. The settlement residents are 20 Roma families. The facilities were constructed without a building permit, planning or control, at the location without basic municipal infrastructure.

The location of the settlement is covered by the General Development Plan for the populated place Dubovac\* and it is in the zone designated for housing.

The site where this informal settlement has been illegally constructed is characterised by a significant disturbance of natural, environmental and urban characteristics of the zone. The area has spatial capacity for good-quality development of settlement aimed at upgrading it above the current substandard level.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Rural
NUMBER OF HOUSES	20
AREA	3.5 ha
PERIOD OF CREATION	1960s
SPATIAL AND URBAN PLANNING DOCUMENTATION	General development plan for Dubovac
LAND USE	Residential
LAND OWNERSHIP	100% state-owned

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Does not exist – only 8 buildings have water
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists, but only 7 houses are legally connected
Public lighting	Does not exist
Transport network	Does not exist
Suitable terrain/location	Exists
Adequate access to public services	Does not exist
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Usecure

\* Official Journal of the Municipality Kovin, no. 24/2009.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the area that includes the substandard settlement *Čergari prema Dunavu* in Dubovac, as a basis for planning and designing the interventions needed for this settlement. *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of water supply network	300 m	1,200.00	360,000.00
For the construction of sewage system	600 m	1,200.00	720,000.00
For the construction of streets in the settlement	600 m	3,600.00	2,160,000.00
TOTAL:			3,240,000.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	10	GROUP 1	2,400,000.00
Reconstruction and adaptation	10	GROUP 3	4,800,000.00
Relocation	0	GROUP 2 and GROUP 4	0.00
TOTAL:			7,200,000.00

\* Vuksanović-Macura Zlata and Macura Vladimir, Housing Models for Substandard Roma Settlements, Belgrade, September 2014

## SETTLEMENT KLEK

The settlement *Klek* in Kovin is a suburban settlement, built in isolation from other urban structures. A series of 26 single-storey brick and adobe houses were built in the settlement. The facilities were built illegally on the state-owned land. Only two facilities were built on private lots. The settlement was built after 1970 in the zone designated for housing. It covers an area of approximately 2 hectares. The area has all conditions for improvement and urbanisation.

The location of the settlement is covered by the General Plan for Kovin\* and it is in the zone designated for housing.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Suburban
NUMBER OF HOUSES	26
AREA	2 ha
PERIOD OF CREATION	1970s
SPATIAL AND URBAN PLANNING DOCUMENTATION	Within the scope of the General Urban Plan of Kovin
LAND USE	Residential and work
LAND OWNERSHIP	State-owned, the families are permanent users of houses

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists, but only 8 houses are connected
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists, only 9 houses are connected
Public lighting	Does not exist
Transport network	Does not exist
Suitable terrain/location	Exists
Adequate access to public services	Does not exist
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Usecure

\* Official Journal of the Municipality Kovin, no. 14/2009.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the area that includes the substandard settlement *Klek* in Kovin, as a basis for planning and designing the interventions needed for the settlement. *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of sewage system	400 m	1,200.00	480,000.00
For the construction of residential streets	400 m	3,600.00	1,440,000.00
TOTAL:			1,920,000.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	26 buildings	23,800.00	618,800.00
Documentation for legalisation	26 buildings	47,600.00	1,237,600.00
Connecting to infrastructure	20 buildings	60,000.00	1,200,000.00
TOTAL:			3,056,400.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	20	GROUP 1	4,800,000.00
Reconstruction and adaptation	6	GROUP 3	2,880,000.00
Relocation	0	GROUP 2 and GROUP 4	0.00
TOTAL:			7,680,000.00

\* According to the prices provided by the directorates for urban planning and construction

\*\* Vuksanović-Macura Zlata and Macura Vladimir, Housing Models for Substandard Roma Settlements, Belgrade, September 2014

## SETTLEMENT IN DUBOVAC

A part of the village Dubovac, identified as substandard by the municipal authorities, is the location where Roma families live in 20 facilities. The buildings have been constructed in the past 50 years, but some of them have been built recently and have contemporary design. The facilities at the same location have different styles and morphological structures. The settlement is integrated in the village and therefore it has the basic utility and transport infrastructure.

The location of the settlement is covered by the General Development Plan for the populated place Dubovac\* and it is in the zone designated for housing.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Rural
NUMBER OF HOUSES	20
AREA	-
PERIOD OF CREATION	Since 1960s
SPATIAL AND URBAN PLANNING DOCUMENTATION	General development plan for Dubovac
LAND USE	Residential
LAND OWNERSHIP	State-owned

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists, 10 houses are legally connected
Public lighting	Exists
Transport network	Exists
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Good
Overcrowding	Does not exist
Legal status of buildings on land plots	Certain

\* Official Journal of the Municipality Kovin, no. 14/2009.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the area that includes the substandard part of settlement in Dubovac, as a basis for planning and designing the interventions needed for this settlement. *It is not necessary to draft a new planning document.*

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	20 buildings	23,800.00	476,000.00
Documentation for legalisation	20 buildings	47,600.00	952,000.00
Connecting to infrastructure	0 buildings	0.00	0.00
<b>TOTAL:</b>			<b>1,428,600.00</b>

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	0	GROUP 1	0.00
Reconstruction and adaptation	10	GROUP 3	4,800,000.00
Relocation	0	GROUP 2 and GROUP 4	0.00
<b>TOTAL:</b>			<b>4,800,000.00</b>

\* According to the prices provided by the directorates for urban planning and construction

\*\* Vuksanović-Macura, Zlata and Vladimir Macura, Housing Models for Substandard Roma Settlements, Belgrade, September 2014





**CITY MUNICIPALITY  
PALILULA**

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## SETTLEMENT MIRIJEVSKO BRDO – MALI LESKOVAC

Naselje *Mirijevska brdo – Mali Leskovac* je bespravno izgrađeno, novijeg je datuma (nastalo tokom 1970-tih godina, ali se i dalje širi), delom je u građevinskoj zoni namenjenoj za stanovanje. Deo naselja se nalazi na spontano nastaloj divljoj deponiji i neophodno ga je raseliti. U čitavom naselju živi oko 400 porodica, a u podstandardnom delu (slamu) oko 100. Jedan deo naselja nThe settlement Mirijevska brdo – Mali Leskovac has been built illegally, rather recently (in the 1970ies, but is still expanding), partly in the construction zone designated for housing. A part of the settlement is located on a spontaneously formed illegal dump and it has to be relocated. About 400 families live in the entire settlement, including 100 families in the substandard part (slum). One part of the settlement is not parcelled and it is built on the state-owned land. The facilities at the entrance to the settlement have a better quality of structure and more storeys than those deeper in the village, on the eastern side, where the houses are smaller and poorly built. Most facilities are poorly built. There are also housing facilities made of sheet metal, cardboard, board and the like. They lack basic infrastructure.

One part of the substandard settlement, on the surface area of 0.6 ha, is unsanitary, undefined and neglected space of illegal dump, where all urban values are compromised, and it requires an immediate action, first sanitary and then construction intervention.

It has to be cleaned and rehabilitated, and the facilities suitable for modern housing should be built. Solving this problem requires a serious approach and serious measures of intervention. The formation and existence of such a space is a result of poverty of the population involved in the collection of recyclables as a sole source of income and livelihoods.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban (one part is a slum)
NUMBER OF HOUSES	400, 100 in the slum
AREA	0.6 ha
PERIOD OF CREATION	1970s
SPATIAL AND URBAN PLANNING DOCUMENTATION	Within the scope of the Master Plan for Belgrade
LAND USE	Residential
LAND OWNERSHIP	State-owned

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Does not exist
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists, except in the slum
Public lighting	Does not exist
Transport network	Does not exist
Suitable terrain/location	Does not exist (landfill)
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Exists
Legal status of buildings on land plots	Usecure

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the area that includes the substandard settlement, as a basis for planning and designing the interventions needed for this settlement. *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of sewerage and atmospheric water drainage	1,000 m	1,200.00	1,200,000.00
For the construction of transport infrastructure	1,000 m	3,600.00	3,600,000.00
For the rehabilitation and landscaping of land	0.60 ha	60,000.00	36,000.00
<b>TOTAL:</b>			<b>4,836,000.00</b>

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	100 buildings	23,800.00	2,380,000.00
Documentation for legalisation	100 buildings	47,600.00	4,760,000.00
Connecting to infrastructure	10 buildings	60,000.00	600,000.00
<b>TOTAL:</b>			<b>7,740,000.00</b>

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	20	GROUP 1	4,800,000.00
Reconstruction and adaptation	30	GROUP 3	14,400,000.00
Relocation	50	GROUP 2 and GROUP 4	18,000,000.00
<b>TOTAL:</b>			<b>37,200,000.00</b>

\* According to the prices provided by the directorates for urban planning and construction

\*\* Vuksanović-Macura Zlata and Macura Vladimir, Housing Models for Substandard Roma Settlements, Belgrade, September 2014

## SETTLEMENT KOTEŽ

The settlement *Kotež* was illegally built in the 1970ies and building of new housing facilities is still ongoing in the construction zone designated for housing. It has not been planned to relocate the settlement. About 300 Roma families live in the settlement. The facilities at the entrance to the settlement have a better quality of structure and more storeys than those deeper in the village, where the houses are smaller and poorly built.

The facilities at the same location have different styles and morphological structures. Small distance is evident between the constructed facilities, as well as a large number of ancillary facilities constructed on lots.

The area of the settlement *Kotež* is covered by the Regional Spatial Plan of the Belgrade Administrative Area\* as part of the construction area in the residential zone.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Suburban
NUMBER OF HOUSES	300
AREA	-
PERIOD OF CREATION	1970s
SPATIAL AND URBAN PLANNING DOCUMENTATION	Within the scope of the Master Plan, there is a Plan of General Regulation
LAND USE	Residential
LAND OWNERSHIP	Mainly private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	Exists
Transport network	Exists
Suitable terrain/location	Does not exist
Adequate access to public services	Exists
Structural quality of housing units	Variable
Overcrowding	Does not exist
Legal status of buildings on land plots	Secure

\* Official Journal of the City of Belgrade, no. 10/2004.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the area that includes the substandard settlement, as a basis for planning and designing the interventions needed for this settlement. *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of sewerage and atmospheric water drainage	1,200 m	1,200.00	1,440,000.00
For the rehabilitation and landscaping of land	0.50 ha	60,000.00	30,000.00
TOTAL:			1,470,000.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	100 buildings	23,800.00	2,380,000.00
Documentation for legalisation	100 buildings	47,600.00	4,760,000.00
Connecting to infrastructure	0 buildings	60,000.00	0.00
TOTAL:			7,140,000.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	20	GROUP 1	4,800,000.00
Reconstruction and adaptation	10	GROUP 3	4,800,000.00
Relocation	0	GROUP 2 and GROUP 4	0.00
TOTAL:			9,600,000.00

\* According to the prices provided by the directorates for urban planning and construction

\*\* Vuksanović-Macura Zlata and Macura Vladimir, Housing Models for Substandard Roma Settlements, Belgrade, September 2014





**CITY MUNICIPALITY  
ZVEZDARA**

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## SETTLEMENT ORLOVSKO NASELJE

The settlement *Orlovsko naselje* in the Municipality Zvezdara was built before 1900 and has been developing at this location ever since. It was partly built in the residential zone and partly in the zone designated for green space and public facilities. It is a mixed settlement in the urban area, where Roma and non-Roma families live next to each other. One part of the settlement is located on the site that is not designated for housing and lacks infrastructure. It is a closed type settlement. The isolated community, known as “Lazars”, settled on the public/state-owned land and live in the facilities of poor quality and in unhygienic conditions. It is necessary to relocate that part of the settlement and build facilities according to the planned use or change the use of land, provide infrastructure and build housing units suitable for the permanent housing of these families. About 500 families live in the settlement. About 30 families live in the substandard part of the settlement.

A part of the settlement that is not designated for housing is not parcelled. The facilities in the bigger part of the settlement have a better quality of structure and more storeys. The facilities at the same location, in the part of the settlement that cannot be defined as substandard, have different styles and morphological structures.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	500
AREA	-
PERIOD OF CREATION	Before 1900
SPATIAL AND URBAN PLANNING DOCUMENTATION	Plan of Detailed Regulation for Mirjevo
LAND USE	Residential
LAND OWNERSHIP	Mainly private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Exists, but needs to be expanded
Electrical grid	Exists
Public lighting	Partly
Transport network	Exists
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Usecure

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the area that includes the substandard settlement, as a basis for planning and designing the interventions needed for this settlement. *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of sewerage and atmospheric water drainage	1,000 m	1,200.00	1,200,000.00
For the construction of transport infrastructure	1,000 m	3,600.00	3,600,000.00
For the rehabilitation and landscaping of land	1.00 ha	60,000.00	60,000.00
<b>TOTAL:</b>			<b>4,860,000.00</b>

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	100 buildings	23,800.00	2,380,000.00
Documentation for legalisation	100 buildings	47,600.00	4,760,000.00
Connecting to infrastructure	50 buildings	60,000.00	3,000,000.00
<b>TOTAL:</b>			<b>10,140,000.00</b>

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	20	GROUP 1	4,800,000.00
Reconstruction and adaptation	20	GROUP 3	14,400,000.00
Relocation	30	GROUP 2 and GROUP 4	18,000,000.00
<b>TOTAL:</b>			<b>37,200,000.00</b>

\* According to the prices provided by the directorates for urban planning and construction

\*\* Vuksanović-Macura Zlata and Macura Vladimir, Housing Models for Substandard Roma Settlements, Belgrade, September 2014.

## SETTLEMENT BOSUTSKA

The settlement *Bosutska* was illegally built in the period between 1946 and 1990, but new housing facilities are still being built. It is in the construction zone designated for housing and relocation has not been planned.

Approximately 300 Roma families live in the settlement, including about 100 of them in the substandard part. The multi-floor facilities of good structural quality were built in the settlement that has about 800 households and where Roma and non-Roma families live next to each other. In some places, between these multi-storey houses, there are older facilities of poor structure.

Due to the improper distance between the buildings, the street corridors are narrow without pavements. Because of the land configuration and landslides, some facilities cannot be accessed.

Inadequate, mountainous terrain, burdened with a mass of multi-storey buildings, improperly built, without any approval or preliminary soil examination, poses a threat to the families living in about 30 buildings.

Besides the lack of sewerage system, the existing landslide is one of the most burning problems in the settlement.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	800
AREA	-
PERIOD OF CREATION	From 1946 to 1990
SPATIAL AND URBAN PLANNING DOCUMENTATION	Detailed urban plan for Mirijevo
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Exists, but needs to be expanded
Electrical grid	Exists
Public lighting	Exists
Transport network	Exists
Suitable terrain/location	Does not exist (landslide in one part of the settlement)
Adequate access to public services	Exists
Structural quality of housing units	Variable
Overcrowding	Exists
Legal status of buildings on land plots	Usecure

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
EXPLANATION: There is a spatial planning document for the area that includes the substandard settlement, as a basis for planning and designing the interventions needed for this settlement. <i>It is not necessary to draft a new planning document.</i>				

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of sewerage and atmospheric water drainage	800 m	1,200.00	960,000.00
For the construction of residential streets	500 m	1,800.00	900,000.00
For the construction of street according to the Preliminary Design	200 m	1,800.00	360,000.00
For the rehabilitation of landslide and landscaping	1 ha	60,000.00	60,000.00
TOTAL:			2,280,000.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	100 buildings	23,800.00	2,380,000.00
Documentation for legalisation	100 buildings	47,600.00	4,760,000.00
Connecting to infrastructure	30 buildings	60,000.00	1,800,000.00
TOTAL:			8,940,000.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	30	GROUP 1	7,200,000.00
Reconstruction and adaptation	10	GROUP 3	4,800,000.00
Relocation	0	GROUP 2 and GROUP 4	0.00
TOTAL:			12,000,000.00

\* According to the prices provided by the directorates for urban planning and construction

\*\* Vuksanović-Macura, Zlata and Vladimir Macura, Housing Models for Substandard Roma Settlements, Belgrade, September 2014.

## OTHER SUBSTANDARD SETTLEMENTS IDENTIFIED IN THE TERRITORY OF ZVEZDARA MUNICIPALITY

The Municipality Zvezdara described two more settlements as substandard: settlement *Mali Mokri Lug* and settlement *Veliki Mokri Lug*. Based on the field research and examined documentation, it has been established that these two settlements meet the criteria of regular urban settlements, with necessary infrastructure and clear ownership status.

### Mali Mokri Lug in Municipality Zvezdara

It is a mixed settlement with about 600 housing facilities. It was built in the period from 1946 to 1990. The housing facilities, made of modern materials, are multi-storey and suitable for housing. All utility infrastructure has been built and all buildings are connected to it. The transport infrastructure of proper profile has been built, allowing safe access to all the facilities. There is a local public transport stop in the settlement. The settlement is in the system of municipal waste removal by the city sanitation service.

**Priority:** Ten housing facilities need outfitting for the purpose of improving the housing conditions of poverty-stricken families that live in them.

### Veliki Mokri Lug in Municipality Zvezdara

It is a mixed settlement with about 2,000 housing facilities. The facilities have different styles and morphological structures. At the same location, there are some good-quality multi-storey completely finished facilities next to some incomplete and unfurnished structures, indicating the extreme poverty among the population. The above-ground electrical grid was built, allowing connection of all facilities. The water supply system was constructed and all houses could be connected to it. The sewerage system has not been built in all the blocks, but it exists in most parts of the settlement. Several small streets in the settlement have not been paved with asphalt. There is a local public transport stop in the settlement. The settlement is in the system of municipal waste removal by the city sanitation service.

**Priority:** Upgrading of sewerage and paving of streets.

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**RECOMMENDATION:** *All the activities of local authorities should be directed towards a sustainable resolution of issues concerning the improvement of living standard in the substandard settlements that do not meet the criteria for adequate and safe housing.*







**CITY MUNICIPALITY  
OBRENOVAC**

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## SETTLEMENT BETWEEN THE VILLAGES STUBLINE AND VELIKO POLJE

This settlement has been recently and illegally built in the Municipality Obrenovac, on the border of two villages Stubline and Veliko Polje. According to the spatial planning documents, it is on the construction land. The settlement is located along the route of industrial railway. Access to the settlement is not physically protected from the railway and is dangerous to the settlement residents.

The land on which the housing facilities are built is not parcelled and there is no urban development. Multi-storey buildings of somewhat better structural quality are built in one part of the settlement, but most houses are rather poorly built.

The location of substandard settlement on the border of two villages Stubline and Veliko Polje is covered by the City Municipality Obrenovac\* within the construction zone.

**RECOMMENDATION:** *In order to legalise the existing structures and perhaps even expand the settlement for the purpose of forming a regulated urban entirety, it is necessary to develop at least an urban design project for the part of the settlement.*



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Rural
NUMBER OF HOUSES	27
AREA	1.2 ha
PERIOD OF CREATION	New settlement
SPATIAL AND URBAN PLANNING DOCUMENTATION	Spatial plan of the City Municipality Obrenovac
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Does not exist
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists, only 8 houses are connected
Public lighting	Does not exist
Transport network	Does not exist
Suitable terrain/location	Exists
Adequate access to public services	Does not exist
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Usecure

\* Official Journal of the City of Belgrade, no. 30/2013.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
Urban design project	Settlement between the villages Stubline and Veliko Polje	27	1.2 ha	149,022.72
<b>TOTAL:</b>				<b>149,022.72</b>

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of water supply network	2,000 m	1,200.00	2,400,000.00
For the construction of septic tanks	24 kom	38,400.00	921,600.00
For the construction of transport infrastructure	1000 m	3,600.00	3,600,000.00
<b>TOTAL:</b>			<b>6,921,600.00</b>

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	24 buildings	23,800.00	571,200.00
Documentation for legalisation	24 buildings	47,600.00	1,142,400.00
Connecting to infrastructure	24 buildings	60,000.00	1,440,000.00
<b>TOTAL:</b>			<b>3,153,600.00</b>

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	1	15, 16, 17, 18	240,000.00
Reconstruction and adaptation	26	12, 14, 15, 16, 17, 18	12,480,000.00
Relocation	3	11, 13	10,800,000.00
<b>TOTAL:</b>			<b>12,720,000.00</b>

\* According to the prices provided by the directorates for urban planning and construction

## SETTLEMENT ZVEČKA GAJ

The settlement *Zvečka Gaj* is located on the outskirts of the city and inhabited by Roma. There are buildings constructed of solid materials, but on the edge of the village there are also shacks populated by Roma families.

The settlement has partial infrastructure. The space is insufficiently defined, incomplete, neglected. An illegal dump is formed on green areas in a part of the settlement that stretches along a small watercourse. An asphalt-paved road passes through the settlement and serves as access to a number of facilities. One half of the facilities can be accessed through several unpaved roads (corridors). The facilities were built illegally on the private land. Most of them are poorly constructed, unfinished, and there are many ancillary sheds and shacks that additionally impair the environment of populated area. One of the major reasons for this situation is the evident poverty of residents.

The settlement *Zvečka Gaj* is included in the Plan of Detailed Regulation for Zvečka\* and the Amendments to the Plan of General Regulation for the part of settlements Zvečka, Rvati, Petlovo brdo and Zabrežje in Obrenovac (2008). The settlement is located in the residential zone.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Suburban
NUMBER OF HOUSES	48
AREA	-
PERIOD OF CREATION	-
SPATIAL AND URBAN PLANNING DOCUMENTATION	Plan of Detailed Regulation for Zvečka
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	Does not exist
Transport network	Does not exist
Suitable terrain/location	Does not exist (a part of the settlement is located under the power lines)
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Usecure

\* Official Journal of the City of Belgrade, no. 17/2007.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the city area that includes the substandard settlement *Zvečka Gaj* in Obrenovac, as a basis for planning and designing the interventions needed for the settlement (infrastructure, allotment, legalisation, etc.). *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of septic tanks	39 kom	38,400.00	1,497,600.00
For the construction of transport infrastructure	1,000 m	3,600.00	3,600,000.00
TOTAL:			5,097,600.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	34 buildings	23,800.00	809,200.00
Documentation for legalisation	34 buildings	47,600.00	1,184,400.00
Connecting to infrastructure	34 buildings	60,000.00	2,040,000.00
TOTAL:			4,033,600.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	38	15, 16, 17, 18	9,120,000.00
Reconstruction and adaptation	10	12, 14, 15, 16, 17, 18	4,800,000.00
Relocation	0	11, 13	0.00
TOTAL:			13,920,000.00

\* According to the prices provided by the directorates for urban planning and construction

\*\* Existing models of housing improvement for Roma – Social and affordable housing solutions for Roma and vulnerable population in Serbia.

## SETTLEMENT BOŠNJACI

The settlement *Bošnjaci* is located along the street Cara Lazara in Obrenovac. About 30 Roma families live in the settlement. The settlement is integrated in the urban environment. The buildings have been constructed respecting the construction line towards Cara Lazara street that provides access to the lots and facilities.

The watercourse of the river Tamnava flows behind the lots. This part of the settlement was flooded in May 2014. Although these buildings have a good quality of structure, the flooded parts (ground and basement floors) were damaged.

Urbanisation and development of this part of city are regulated by the General Plan for Obrenovac\*. This part is designated for housing. The settlement *Bošnjaci* is located next to the riverbed of Tamnava, which is unregulated.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	30
AREA	-
PERIOD OF CREATION	-
SPATIAL AND URBAN PLANNING DOCUMENTATION	General plan for Obrenovac
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Exists, but 22 houses are not connected
Electrical grid	Exists
Public lighting	Exists
Transport network	Exists
Suitable terrain/location unregulated watercourse of the Tamnava River)	Does not exist (the settlement is located along the
Adequate access to public services	Exists
Structural quality of housing units	Variable (the houses damaged in the 2014 floods)
Overcrowding	Does not exist
Legal status of buildings on land plots	Certain

\* Official Journal of the City of Belgrade, no. 8/1998.

## PREPROPOSED PROJECTS AND MEASURES OF INTERVENTION

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
EXPLANATION: There is a spatial planning document for the city area that includes the substandard settlement <i>Bošnjaci</i> in Obrenovac, as a basis for planning and designing the interventions needed for the settlement. <i>It is not necessary to draft a new planning document.</i>				

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the upgrading of sewage system	200 m	1,200.00	240,000.00
<b>TOTAL:</b>			<b>240,000.00</b>

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	14 buildings	23,800.00	333,200.00
Documentation for legalisation	15 buildings	47,600.00	714,000.00
Connecting to infrastructure	15 buildings	60,000.00	900,000.00
<b>TOTAL:</b>			<b>1,947,200.00</b>

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	24	15, 16, 17, 18	5,760,000.00
Reconstruction and adaptation	6	12, 14, 15, 16, 17, 18	2,856,000.00
Relocation	0	11, 13	0.00
<b>TOTAL:</b>			<b>8,616,000.00</b>

\* According to the prices provided by the directorates for urban planning and construction.

\*\* Existing models of housing improvement for Roma – Social and affordable housing solutions for Roma and vulnerable population in Serbia.

## MILOŠA OBRENOVIĆA STREET NO. 25 – MIRČIĆA MAGACIN

The substandard part of the centre of Obrenovac, named *Mirčića magacin*, consists of a series of 18 units used for housing. The facilities are located in Miloša Obrenovića Street No. 25 and they are not suitable for adequate housing; however, 18 Roma families are accommodated in these facilities and have decisions on temporary accommodation – social housing.

The substandard part is included in the existing Plan of Detailed Regulation for the Central Zone of Obrenovac\*. The location is designated for housing.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	18
AREA	-
PERIOD OF CREATION	-
SPATIAL AND URBAN PLANNING DOCUMENTATION	Plan of Detailed Regulation for the central zone of Obrenovac
LAND USE	Residential
LAND OWNERSHIP	Buildings owned by the Social Welfare Centre

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Exists
Electrical grid	Exists
Public lighting	Exists
Transport network	Exists
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Poor, the buildings were not intended for housing
Overcrowding	Exists
Legal status of buildings on land plots	Useless (10 families do not have a decision on use)

\* Official Journal of the City of Belgrade, no. 12/2005.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the city area that includes the above-described site in Miloša Obrenovića Street No. 25 in Obrenovac, as a basis for planning and designing the required interventions. *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION
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EXPLANATION: The location has necessary infrastructure, there is no need to develop project documentation for this type of intervention.

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: The location is socially-owned property; housing units are social apartments, i.e. alternative accommodation and there is no possibility to permanently solve the issue of ownership in favour of the users of apartments.

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	0	15, 16, 17, 18	0.00
Reconstruction and adaptation	0	12, 14, 15, 16, 17, 18	0.00
Relocation	18	11, 13	54,000,000.00
<b>TOTAL:</b>			<b>54,000,000.00</b>

\* According to the prices provided by the directorates for urban planning and construction.

\*\* Existing models of housing improvement for Roma – Social and affordable housing solutions for Roma and vulnerable population in Serbia.

## MILOŠA OBRENOVIĆA STREET NO. 28

Twelve Roma families live at this location in the centre of Obrenovac. All families live in one building that is a warehouse at Miloša Obrenovića Street No. 28. The Roma families have adapted this space and use it for residential purposes. Since the facility was not originally built for residential purposes, and since it is disordered and damaged, it is not suitable for accommodating people.

The area with the identified substandard part is included in the existing Plan of Detailed Regulation for the Central Zone of Obrenovac\*. The location is designated for housing.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	1 building, 12 families
AREA	-
PERIOD OF CREATION	-
SPATIAL AND URBAN PLANNING DOCUMENTATION	Plan of Detailed Regulation for the central zone of Obrenovac
LAND USE	Residential
LAND OWNERSHIP	Social ownership, 8 families have the right of use

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Exists
Electrical grid	Exists
Public lighting	Exists
Transport network	Exists
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Good, but the building was not intended for housing
Overcrowding	Exists
Legal status of buildings on land plots	Unsecure for 6 families who do not have a decision on use

\* Official Journal of the City of Belgrade, no. 12/2005.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the city area that includes the above-described site in Miloša Obrenovića Street No. 28 in Obrenovac, as a basis for planning and designing the required interventions. It is not necessary to draft a new planning document.

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION
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EXPLANATION: The location has necessary infrastructure, there is no need to develop project documentation for this type of intervention.

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: The location is socially-owned property; housing units are social apartments, i.e. alternative accommodation and there is no possibility to permanently solve the issue of ownership in favour of the users of apartments.

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Relocation	12	11, 13	36,000,000.00
<b>TOTAL:</b>			<b>36,000,000.00</b>

\* According to the prices provided by the directorates for urban planning and construction.

\*\* Existing models of housing improvement for Roma – Social and affordable housing solutions for Roma and vulnerable population in Serbia.

## MILOŠA OBRENOVIĆA STREET NO. 122

Fourteen Roma families live in the centre of Obrenovac in the buildings that constitute a part of the ambient entity of Stara opština that is of architectural significance and protected. The courtyard area of this entity includes a series of rooms adapted to serve as housing space. The facilities are located in Miloša Obrenovića Street No. 122.

The area with the identified substandard part is included in the existing Plan of Detailed Regulation for the Central Zone of Obrenovac\*. The location is designated for housing.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	14
AREA	-
PERIOD OF CREATION	-
SPATIAL AND URBAN PLANNING DOCUMENTATION	Plan of Detailed Regulation for the central zone of Obrenovac
LAND USE	Residential
LAND OWNERSHIP	Social ownership, the families have the right of using apartments temporarily

### KARAKTERISTIKE NASELJA

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Exists
Electrical grid	Exists, only 6 apartments have legal connections
Public lighting	Exists
Transport network	Exists
Suitable terrain/location facilities (old Municipality building)	Exists, but the location is more appropriate for public
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Exists
Legal status of buildings on land plots	Usecure (10 families do not have a decision on use)

\* Official Journal of the City of Belgrade, no. 12/2005.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the city area that includes the above-described site in Miloša Obrenovića Street No. 122 in Obrenovac, as a basis for planning and designing the required interventions. *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION
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EXPLANATION: The location has necessary infrastructure, there is no need to develop project documentation.

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: The location is socially-owned property; housing units are social apartments, i.e. alternative accommodation and there is no possibility to permanently solve the issue of ownership in favour of the users of apartments.

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Relocation	14	11, 13	42,000,000.00
<b>TOTAL:</b>			<b>42,000,000.00</b>

\* According to the prices provided by the directorates for urban planning and construction.

\*\* Existing models of housing improvement for Roma – Social and affordable housing solutions for Roma and vulnerable population in Serbia.

## SETTLEMENT VAŠARIŠTE

The settlement *Vašarište* is located on the outskirts of the city, but in an urban zone. Its residents are both Roma and non-Roma families. There are buildings constructed of solid materials, but there are also some old poorly built structures. The settlement has necessary infrastructure. The total number of buildings in the settlement is 47 including 19 small, old and neglected buildings of worst quality, populated by Roma families. All 47 buildings were damaged in the floods in May 2014.

The settlement *Vašarište* is included in the General Plan for Obrenovac\*. The settlement is located in the residential zone.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	47
AREA	-
PERIOD OF CREATION	-
SPATIAL AND URBAN PLANNING DOCUMENTATION	General plan for Obrenovac
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Exists
Electrical grid	Exists
Public lighting	Exists
Transport network	Exists, but it was damaged in the 2014 floods.
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Poor, the buildings were damaged in the 2014 floods.
Overcrowding	Does not exist
Legal status of buildings on land plots	Certain

\* Official Journal of the City of Belgrade, no. 8/1998.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the city area that includes the substandard settlement *Vašarište* in Obrenovac, as a basis for planning and designing the interventions needed for the settlement (infrastructure, allotment, legalisation, etc.). *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of transport infrastructure	1,200 m	3,600.00	4,320,000.00
<b>TOTAL:</b>			<b>4,320,000.00</b>

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	13 buildings	23,800.00	309,400.00
Documentation for legalisation	35 buildings	47,600.00	1,666,000.00
Connecting to infrastructure	14 buildings	60,000.00	840,000.00
<b>TOTAL:</b>			<b>2,815,400.00</b>

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	28	15, 16, 17, 18	6,720,000.00
Reconstruction and adaptation	19	12, 14, 15, 16, 17, 18	9,120,000.00
Relocation	0	11, 13	0.00
<b>TOTAL:</b>			<b>15,840,000.00</b>

\* According to the prices provided by the directorates for urban planning and construction.

\*\* Existing models of housing improvement for Roma – Social and affordable housing solutions for Roma and vulnerable population in Serbia.

## SETTLEMENT ŠLJIVICE

The settlement *Šljivice* is located on the outskirts of Obrenovac. Its residents are both Roma and non-Roma families. The buildings are constructed of solid materials. There is also a small number of buildings with poor quality of structure. The settlement has necessary infrastructure. All 87 buildings were damaged in the floods in May 2014.

The settlement *Šljivice* is included in the General Plan for Obrenovac\*. The settlement is located in the zone designated for housing.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Suburban
NUMBER OF HOUSES	87
AREA	-
PERIOD OF CREATION	-
SPATIAL AND URBAN PLANNING DOCUMENTATION	General Plan for Obrenovac
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	Exists
Transport network	Does not exist
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Poor, the buildings were damaged in the 2014 floods.
Overcrowding	Does not exist
Legal status of buildings on land plots	Certain

\* Official Journal of the City of Belgrade, no. 8/1998.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the city area that includes the substandard settlement Šljivice in Obrenovac, as a basis for planning and designing the interventions needed for the settlement (infrastructure, allotment, legalisation, etc.). *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of transport infrastructure	2,000 m	3,600.00	7,200,000.00
For the construction of sewage system	1,500 m	1,200.00	1,800,000.00
TOTAL:			9,000,000.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	12 buildings	23,800.00	285,600.00
Documentation for legalisation	38 buildings	47,600.00	1,808,800.00
Connecting to infrastructure	15 buildings	60,000.00	900,000.00
TOTAL:			2,994,400.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	58	15, 16, 17, 18	13,920,000.00
Reconstruction and adaptation	29	12, 14, 15, 16, 17, 18	13,920,000.00
Relocation	0	11, 13	0.00
TOTAL:			27,840,000.00

\* According to the prices provided by the directorates for urban planning and construction.

\*\* Existing models of housing improvement for Roma – Social and affordable housing solutions for Roma and vulnerable population in Serbia.

## SETTLEMENT BRAĆE JUGOVIĆ

The settlement *Braće Jugović* is located on the outskirts of Obrenovac. The buildings are constructed of solid materials. There is also a small number of buildings with poor quality of structure. The settlement has necessary infrastructure. All 60 buildings were damaged in the floods in May 2014.

The settlement *Braće Jugović*, is included in the General Plan for Obrenovac\*. The settlement is located in the zone designated for housing.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Suburban
NUMBER OF HOUSES	60
AREA	-
PERIOD OF CREATION	-
SPATIAL AND URBAN PLANNING DOCUMENTATION	General Plan for Obrenovac
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	Exists
Transport network	Does not exist
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Poor, the buildings were damaged in the 2014 floods.
Overcrowding	Does not exist
Legal status of buildings on land plots	Certain

\* Official Journal of the City of Belgrade, no. 8/1998.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
EXPLANATION: There is a spatial planning document for the city area that includes the substandard settlement <i>Braće Jugović</i> in Obrenovac, as a basis for planning and designing the interventions needed for the settlement (infrastructure, allotment, legalisation, etc.). <i>It is not necessary to draft a new planning document.</i>				

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of transport infrastructure	2,000 m	3,600.00	7,200,000.00
For the construction of sewage system	2,000 m	1,200.00	2,400,000.00
TOTAL:			9,600,000.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	9 buildings	23,800.00	214,200.00
Documentation for legalisation	34 buildings	47,600.00	1,618,400.00
Connecting to infrastructure	10 buildings	60,000.00	600,000.00
TOTAL:			2,432,000.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	43	15, 16, 17, 18	10,320,000.00
Reconstruction and adaptation	17	12, 14, 15, 16, 17, 18	8,160,000.00
Relocation	0	11, 13	0.00
TOTAL:			18,480,000.00

\* According to the prices provided by the directorates for urban planning and construction.

\*\* Existing models of housing improvement for Roma – Social and affordable housing solutions for Roma and vulnerable population in Serbia.

## SETTLEMENT IN THE VILLAGE STUBLINE

NA part of the populated place Stubline, in the Municipality Obrenovac, has been identified as substandard. The residents of this part of the village are 16 Roma families. This part of the settlement has been recently and illegally built. According to the spatial planning documents, it is on the construction land. The settlement is located along the route of industrial railway. Access to the settlement is not physically protected from the railway and is dangerous to the residents.

The land on which the housing facilities are built is not parcelled and there is no urban development. One part of the settlement has multi-storey buildings of somewhat better structural quality, but most houses are rather poorly built.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Rural
NUMBER OF HOUSES	27
AREA	1.0 ha
PERIOD OF CREATION	New settlement
SPATIAL AND URBAN PLANNING DOCUMENTATION	General Plan for Obrenovac, an urban design project needs to be developed
LAND USE	Unspecified
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Does not exist
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	Does not exist
Transport network	Does not exist
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Certain

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
Urban design project	Settlement in the village Stubline	27	1.0 ha	124,185.60
<b>TOTAL:</b>				<b>124,185.60</b>

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of water supply network	1,000 m	1,200.00	1,200,000.00
For the construction of septic tanks	8 kom	38,400.00	307,200.00
For the construction of transport infrastructure	1,000 m	3,600.00	3,600,000.00
<b>TOTAL:</b>			<b>5,107,200.00</b>

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	5 buildings	23,800.00	119,000.00
Documentation for legalisation	10 buildings	47,600.00	476,000.00
Connecting to infrastructure	16 buildings	60,000.00	960,000.00
<b>TOTAL:</b>			<b>1,555,000.00</b>

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	1	15, 16, 17, 18	240,000.00
Reconstruction and adaptation	14	12, 14, 15, 16, 17, 18	6,720,000.00
Relocation	1	11, 13	3,600,000.00
<b>TOTAL:</b>			<b>10,560,000.00</b>

\* According to the prices provided by the directorates for urban planning and construction.

## SETTLEMENT KOLUBARA

The settlement *Kolubara* is a substandard part of the populated place Belo Polje in the City Municipality Obrenovac. The settlement is located on the outskirts of the village. The buildings are constructed of solid materials and have a good quality of structure.

The settlement has only partial infrastructure. The facilities in the settlement were built illegally on the private land. This part of the settlement is located near the river Kolubara and was flooded in May 2014. Most of lots and buildings can be accessed via an unpaved street. The settlement can be reached via a paved road.

The settlement *Kolubara* is included in the Spatial Plan of the City Municipality Obrenovac\* and the facilities were built within the construction zone.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Rural
NUMBER OF HOUSES	18
AREA	-
PERIOD OF CREATION	-
SPATIAL AND URBAN PLANNING DOCUMENTATION	General Plan for Obrenovac
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Does not exist
Disposal of waste water (sewage system or septic tank)	Exists (septic tanks)
Electrical grid	Exists
Public lighting	Exists
Transport network	Exists (900 m unpaved)
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Good
Overcrowding	Does not exist
Legal status of buildings on land plots	Usecure

\* Official Journal of the City of Belgrade, no. 30/2013.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the populated place Belo Polje, as a basis for planning and designing the interventions needed for the settlement *Kolubara* (infrastructure, allotment, legalisation, etc.). *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of septic tanks	6 kom	38,400.00	230,400.00
For the construction of transport infrastructure	900 m	3,600.00	3,240,000.00
TOTAL:			3,470,400.00

### IPROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	6 buildings	23,800.00	142,800.00
Documentation for legalisation	14 buildings	47,600.00	666,400.00
Connecting to infrastructure	8 buildings	60,000.00	480,000.00
TOTAL:			1,289,200.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	17	15, 16, 17, 18	4,800,000.00
Reconstruction and adaptation	1	12, 14, 15, 16, 17, 18	480,000.00
Relocation	0	11, 13	0.00
TOTAL:			5,280,000.00

\* According to the prices provided by the directorates for urban planning and construction.

\*\* Existing models of housing improvement for Roma – Social and affordable housing solutions for Roma and vulnerable population in Serbia.

## SETTLEMENT MUZIČKA KOLONIJA

The settlement *Muzička kolonija – 14. oktobar* is located on the outskirts of Obrenovac. Its residents are 12 Roma families. The buildings are constructed of solid materials. There is also a small number of buildings with poor structural quality. The settlement has necessary infrastructure. All 12 buildings were damaged in the floods in May 2014.

The settlement *Muzička kolonija – 14. oktobar* is included in the General Plan for Obrenovac\*. The settlement is located in the zone designated for housing.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Suburban
NUMBER OF HOUSES	12
AREA	-
PERIOD OF CREATION	-
SPATIAL AND URBAN PLANNING DOCUMENTATION	General Plan for Obrenovac
LAND USE	Unspecified
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Exists
Electrical grid	Exists
Public lighting	Exists
Transport network	Exists
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Poor, the houses damaged in the 2014 floods
Overcrowding	Does not exist
Legal status of buildings on land plots	Certain

\* Official Journal of the City of Belgrade, no. 8/1998.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the city area that includes the substandard settlement *Muzička kolonija – 14. oktobar* in Obrenovac, as a basis for planning and designing the interventions needed for the settlement.

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: A complete utility and transport infrastructure has been built in this settlement.

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	3 buildings	23,800.00	71,400.00
Documentation for legalisation	11 buildings	47,600.00	523,600.00
Connecting to infrastructure	6 buildings	60,000.00	360,000.00
<b>TOTAL:</b>			<b>955,000.00</b>

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	5	15, 16, 17, 18	1,200,000.00
Reconstruction and adaptation	7	12, 14, 15, 16, 17, 18	3,360,000.00
<b>TOTAL:</b>			<b>4,560,000.00</b>

\* According to the prices provided by the directorates for urban planning and construction.

\*\* Existing models of housing improvement for Roma – Social and affordable housing solutions for Roma and vulnerable population in Serbia.



A stylized map of Smederevo, Serbia, rendered in white lines on a green background. The map shows a complex network of streets and a central area that appears to be a park or a large open space. The text "CITY OF SMEDEREVO" is centered over the map, underlined.

# **CITY OF SMEDEREVO**

## SETTLEMENT MALI KRIVAK

*Mali krivak*, in the territory of the City of Smederevo, has been identified as substandard settlement. The settlement is located in the central part of the city, where Roma families live in clustered houses. *Mali krivak* is one of the oldest and largest Roma settlements in Serbia. It is located in the floodplain of the old waterbed of river Jezava in the industrial zone of the city. It dates from the 18<sup>th</sup> century and presently has over 329 houses with more than 3,000 inhabitants\*. At the time of research (August 2014), the construction of buildings continued without an approval of competent institutions.

The spontaneously formed settlement was developed without any plan or control, without adequate infrastructure, at the location unsuitable for residential buildings. The housing facilities have been gradually transformed from single-storey structures made of sheet metal and cardboard into structures built of solid materials and several upper floors. The settlement covers an area of about 12 hectares. The housing facilities occupy an area of about 10.86 ha, while the unregulated roads, including access roads, spread on approximately 1.56 ha. Around 240 buildings meet the criteria for adequate housing, 85 buildings need adaptation, while 12 of them should be removed (and the families should be resettled).



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	329 houses, over 3,000 inhabitants
AREA	12 ha
PERIOD OF CREATION	18 <sup>th</sup> century
SPATIAL AND URBAN PLANNING DOCUMENTATION	General urban plan for Smederevo
LAND USE	Industrial, rehabilitation zone
LAND OWNERSHIP	State/publicly-owned

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Does not exist
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	Exists
Transport network	Does not exist (spontaneously formed)
Suitable terrain/location	Does not exist (inundation area)
Adequate access to public services	Exists
Structural quality of housing units	Good
Overcrowding	Exists
Legal status of buildings on land plots	Usecure

\* Study on Sustainability and Improvement of Living Conditions for the Roma in Settlement Mali krivak, 2012.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
Plan of Detailed Regulation for the industrial zone of Smederevo	Mali krivak	329	12 ha	0.00

EXPLANATION: There is a spatial planning document for the city area that includes the substandard settlement *Mali krivak*, as a basis for planning and designing the interventions needed for the settlement (infrastructure, allotment, legalisation, etc.). *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of water supply network	1,300 m	1,200.00	1,560,000.00
For the construction of sewerage and atmospheric water drainage	1,300 m	1,200.00	1,560,000.00
For the construction of transport infrastructure	920 m	3,600.00	3,312,400.00
For the construction of hydro-engineering system	system 1	2,500,000.00	2,500,000.00
Strategy for the relocation of 12 or more families	Document 1	600,000.00	600,000.00
<b>TOTAL:</b>			<b>9,532,400.00</b>

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	319 buildings	23,800.00	7,592,200.00
Documentation for legalisation	329 buildings	47,600.00	15,660,400.00
Connecting to infrastructure	329 buildings	60,000.00	19,740,000.00
<b>TOTAL:</b>			<b>42,992,600.00</b>

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	235	15, 16, 17, 18	39,950,000.00
Reconstruction and adaptation	82	12, 14, 15, 16, 17, 18	24,600,000.00
Relocation	12	11, 13	43,200,000.00
<b>TOTAL:</b>			<b>107,750,000.00</b>

\* According to the prices provided by the directorates for planning and development.





**MUNICIPALITY  
KOČELJEVA**

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## SETTLEMENT IN THE VILLAGES DRAGINJE AND BRDARICA

The mixed settlement with a total of 400 households is located on the upper side of the main road in the village Draginje and on the lower part (lower-altitude part of terrain) of the village Brdarica. Roma families live in 230 houses. The Roma community has been populating this area since 1880. Today, the settlement has mainly newly built, multi-storey, modern facilities, fully suitable for housing. Deeper in the village there is a small number, about 20, rural dilapidated house or unfinished single-storey houses of small horizontal dimensions. A large number of residents work abroad.

Spatial regulation, construction and all interventions for the area of villages Draginje and Brdarica are planned and performed on the basis of Spatial Plan for Municipality Koceljva\*. According to that plan, all buildings are located on the construction land.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Rural
NUMBER OF HOUSES	400
AREA	-
PERIOD OF CREATION	1880
SPATIAL AND URBAN PLANNING DOCUMENTATION	Spatial plan of the Municipality Koceljva
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	Exists
Transport network	Exists, about 1,000 m should be paved
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Good
Overcrowding	Does not exist
Legal status of buildings on land plots	Certain

\* Official Journal of the Municipality Koceljva, no. 23/1989.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the area that includes the substandard settlement, as a basis for planning and designing the interventions needed for the settlement. *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of water supply network	1,500 m	1,200.00	1,800,000.00
For the construction of sewage system	3,000 m	1,200.00	3,600,000.00
For the construction of streets	1000 m	3,600.00	3,600,000.00
TOTAL:			9,000,000.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	0	GROUP 1	0.00
Reconstruction and adaptation	20	GROUP 3	9,600,000.00
Relocation	0	GROUP 2 and GROUP 4	0.0
TOTAL:			9,600,000.00



A stylized map of Valjevo, Serbia, rendered in white lines on a green background. The map shows a network of streets and roads, with a prominent dark green area in the center representing a park or forested area. The text "CITY OF VALJEVO" is centered over the map, underlined.

# CITY OF VALJEVO

## BUILDINGS IN MILORADA PAVLOVIĆA, PETI PUK AND SETTLEMENT OBRENA NIKOLIĆA

Five Roma families live in an abandoned building in the settlement *Peti Puk* located in the central urban area. The building was damaged during the 1999 air strikes and is unsafe for living. Searching for the minimum of subsistence, the five families have found a roof over their heads in this building. It was constructed in 1970.

A building in *Milorada Pavlovića* street is another in a series of abandoned facilities in the central urban area of Valjevo, which is populated by 5 Roma families. The building is one of several collective buildings in the residential block, but the only one that is ruined and structurally unstable. Its demolition and complete reconstruction has been planned. The families have moved in without an approval of the owner of these housing units. The owners of apartments moved out from this unsafe building.

In the settlement *Obrena Nikolića*, ten Roma families live in a ground-floor residential pavilion, each in one room. The housing units of these families are either a part of the building or an annexed shack.

The buildings populated by Roma families are private property of other persons. The buildings in the settlement *Obrena Nikolića* are illegally upgraded on the state-owned land. Ten families in the settlement *Obrena Nikolića* have a decision on allocated social housing.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	2 buildings, 10 pavilions, 20 families
AREA	-
PERIOD OF CREATION	1970
SPATIAL AND URBAN PLANNING DOCUMENTATION	General urban plan for Valjevo
LAND USE	Residential
LAND OWNERSHIP	State-owned land, apartments in private ownership of other persons

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists, except in Peti Puk
Disposal of waste water (sewage system or septic tank)	Exists
Electrical grid	Exists
Public lighting	Exists
Transport network	Exists
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Poor, the buildings planned for demolition
Overcrowding	Exists
Legal status of buildings on land plots	Usecure

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

PLANSKI DOKUMENT	NASELJE	BROJ STAMBENIH OBJEKATA	POVRŠINA	PROCENA POTREBNIH SREDSTAVA (RSD)
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EXPLANATION: There is a spatial planning document for the city area where the buildings are located, as a basis for planning and designing the interventions needed for the settlement. *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE	PARAMETRI ZA PROCENU (p)	PROSEČNA CENA PO JEDINICI (RSD)	PROCENA POTREBNIH SREDSTAVA (RSD)
Strategy for the relocation and provision of permanent housing for 15 or more families	document	600,000.00	600,000.00
TOTAL:			600,000.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	0	GROUP 1	0.00
Reconstruction and adaptation	0	GROUP 3	0.00
Relocation	15	GROUP 2 and GROUP 4	54,000,000.00
TOTAL:			54,000,000.00

## SETTLEMENT BALAČKA IN BRANKOVINA

The settlement *Balačka* is located 15 km away from Valjevo, 5 km from the notable village Brankovina and 2 km from Blizonjski Vis. The settlement residents are 100 Roma families. The Roma community has been populating this area for more than a century. There are new housing facilities, but also some old and dilapidated rural houses. The settlement has been built on the outskirts of the village.

Its major problem is water. Up until the summer of 2011, the village did not have a system of water supply. The settlement residents used to collect water in improvised wells (holes for water collection), draw water from the existing dug wells and collect rainwater from the roofs in barrels. Thus collected water was used for drinking, cooking and hygiene. In the summer of 2011, water was introduced and a public water fountain was installed in the central part of the settlement from which the residents are supplied with drinking water. The settlement *Balačka* is covered by the Spatial Plan for the City of Valjevo\*.

Based on the research in this substandard settlement, it was established that the land on which the housing facilities were built is private property. Most lots have not been registered as property of the families that own the building (93.33%), while a smaller number of families are registered as land owners in the cadastre (3.67%).



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Rural
NUMBER OF HOUSES	100
AREA	-
PERIOD OF CREATION	Around 1900
SPATIAL AND URBAN PLANNING DOCUMENTATION	Spatial plan of Valjevo
LAND USE	Residential
LAND OWNERSHIP	Private ownership of other persons

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Does not exist
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	Does not exist
Transport network	Exists
Suitable terrain/location	Exists
Adequate access to public services	Does not exist
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Certain

\* Official Gazette of the City of Valjevo, no. 3/2013.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the area that includes the settlement, as a basis for planning and designing the interventions needed for the settlement. *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of water supply network	1,000 m	1,200.00	1,200,000.00
For the construction of transport infrastructure	1,000 m	3,600.00	3,600,000.00
TOTAL:			4,800,000.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	5	GROUP 1	1,200,000.00
Reconstruction and adaptation	10	GROUP 3	4,800,000.00
Relocation	0	GROUP 2 and GROUP 4	0.00
TOTAL:			6,000,000.00

## SETTLEMENT GORNJA GRABOVICA

The settlement *Gornja Grabovica* is populated by about 160 Roma families, out of whom 80 work abroad. It is 3 km away from Valjevo. The Roma community has been populating this area for more than a century. The settlement has mainly newly built, multi-storey, modern facilities, fully suitable for housing. There is a small number, approximately 15, dilapidated rural houses. The residents of *Gornja Grabovica* are musicians, merchants, farmers.

There is no social or public centre in the village, and the number of children attending the only primary school in the village has been decreasing. This is due to an increased migration of young families to bigger centres and tendency towards modern lifestyle. The settlement *Gornja Grabovica* is covered by the Spatial Plan for the City of Valjevo\*.

**RECOMMENDATION:** *In order to legalise the existing structures, construct basic infrastructure and social centre with the aim of reducing the migration of families, it is necessary to develop a Plan of Detailed Regulation for this area. The area for planning is approximately 6.7 ha, including the transport corridors and publicly-owned areas where there are the Cooperative Centre and the Local Community Office, which have been damaged and are currently not used.*



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Rural
NUMBER OF HOUSES	160
AREA	47 ha
PERIOD OF CREATION	Around 1900
SPATIAL AND URBAN PLANNING DOCUMENTATION	Spatial plan of Valjevo
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Does not exist
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	Partly exists
Transport network	Exists
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Good
Overcrowding	Does not exist
Legal status of buildings on land plots	Certain

\* Official Gazette of the City of Valjevo, no. 3/2013.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
Plan of General Regulation	Gornja Grabovica	160	6.7 ha	996,226.35
TOTAL:				996,226.35

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of water supply network and the reconstruction of the existing one	1,500 m	1,200.00	1,800,000.00
For the construction of transport infrastructure	1,000 m	3,600.00	3,600,000.00
For the construction of social facilities	500 m <sup>2</sup>	1,500.00	750,000.00
TOTAL:			6,150,000.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	0	GROUP 1	0.00
Reconstruction and adaptation	15	GROUP 3	7,200,000.00
Relocation	0	GROUP 2 and GROUP 4	0.0
TOTAL:			7,200,000.00



A stylized map of Kragujevac, Serbia, rendered in white lines on a teal background. The map shows a complex network of streets and a central area with a darker teal shade, possibly representing a park or a specific district. The text 'CITY OF KRAGUJEVAC' is centered over the map.

# **CITY OF KRAGUJEVAC**

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## SETTLEMENT IN THE VILLAGE KORMAN

A substandard settlement was built over 100 years ago in the territory of Koroman, isolated from the rest of the village. Thirty-one Roma families live in the settlement as a completely isolated community with specific culture and tradition. The settlement is placed in a very disadvantageous location. It is between the Korman creek that often floods the settlement and the hill with an active landslide.

The houses are single-storey structures, damaged to a large extent, made of wattle and mud and consisting of one or two rooms. The settlement is difficult to access; it can be reached on foot, but not by a vehicle. The houses cannot be accessed either by an ambulance or by a fire truck. It is not possible to construct proper access roads due to the problematic terrain. The facilities do not fulfil the conditions for functional and safe housing. A wall has been built along the Korman creek to protect the settlement from inundation, but since the ground is prone to movements, this wall is neither a durable nor a safe solution. The land beneath the concrete wall is damaged.

The location of the settlement is covered by the Spatial Plan of Municipality Kragujevac.\* Overall, the settlement is unsanitary, built on the site unsuitable for housing, and as such cannot remain on this location.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Rural
NUMBER OF HOUSES	31
AREA	-
PERIOD OF CREATION	Around 1900
SPATIAL AND URBAN PLANNING DOCUMENTATION	Spatial plan of Kragujevac
LAND USE	Unspecified
LAND OWNERSHIP	Private ownership of other persons

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Does not exist
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists, but only 11 houses are connected
Public lighting	Does not exist
Transport network	Does not exist
Suitable terrain/location	Does not exist (landslide and inundation area)
Adequate access to public services	Does not exist
Structural quality of housing units	Poor
Overcrowding	Exists
Legal status of buildings on land plots	Usecure
Pravni status objekata na parcelama	Nesiguran

\* Official Journal of the City of Kragujevac, no. 32/2009.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the area that includes the substandard settlement, as a basis for planning and designing the interventions needed for the settlement. *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
Strategy for the relocation of 31 or more families	Document 1	360,000.00	360,000.00
<b>TOTAL:</b>			<b>360,000.00</b>

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	0	GROUP 1	0.00
Reconstruction and adaptation	0	GROUP 3	0.00
Relocation	31	GROUP 2 and GROUP 4	111,600,000.00
<b>TOTAL:</b>			<b>111,600,000.00</b>

\* Vuksanović-Macura Zlata and Macura Vladimir, Housing Models for Substandard Roma Settlements, Belgrade, September 2014.

## SETTLEMENT LICIKA

The substandard settlement *Licika* is located in the central urban area of Kragujevac. It has existed for more than 100 years. Approximately 130 facilities, populated by Roma families, are located in this densely populated area. It covers an area of 4.5 hectares.

The facilities in the settlement are new, multi-storey, built in the past 30 years, mainly unfinished and without façades. The area is densely built; lots are not defined; there is no space for curtilage, which means that there are no yards or there are very small ones. The facilities have been built haphazardly, without a plan, without an approval for construction, spontaneously, which prevented the formation of a proper road network and infrastructure in the settlement. The sewerage and water supply system exist only around the perimeter of the settlement, around the block, not inside the settlement. The corridors of access roads have been formed within the settlements and paved as such. The streets are narrow and have no pavements.

The location of the settlement is covered by the General Urban Development Plan for the Municipality Kragujevac by 2015.\* The land has been designated for mixed-use residential construction.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	130
AREA	4.5 ha
PERIOD OF CREATION	Around 1900
SPATIAL AND URBAN PLANNING DOCUMENTATION	General urban plan for Kragujevac
LAND USE	Mixed-use residential buildings
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists only around the perimeter of the settlement
Disposal of waste water (sewage system or septic tank)	Exists only around the perimeter of the settlement
Electrical grid	Exists
Public lighting	Exists
Transport network	Exists
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Good
Overcrowding	Exists
Legal status of buildings on land plots	Certain

\* Official Journal of the City of Kragujevac, no. 7/2010.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
Plan of Detailed Regulation	Licika	130	4.5 ha	669,107.25
TOTAL:				669,107.25

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of sewage system	800 m	1,200.00	960,000.00
For the construction of water supply network	800 m	1,200.00	960,000.00
TOTAL:			1,920,000.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	50 buildings	23,800.00	1,190,000.00
Documentation for legalisation	80 buildings	47,600.00	3,808,000.00
Connecting to infrastructure	80 buildings	60,000.00	4,800,000.00
TOTAL:			9,798,000.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	76	GROUP 1	18,240,000.00
Reconstruction and adaptation	4	GROUP 3	1,920,000.00
Relocation	0	GROUP 2 and GROUP 4	0.00
TOTAL:			20,160,000.00

\* According to the prices provided by the directorates for urban planning and construction

\*\* Vuksanović-Macura Zlata and Macura Vladimir, Housing Models for Substandard Roma Settlements, Belgrade, September 2014.



A stylized map of Kruševac, featuring a network of white lines representing streets and boundaries on a green background. The map is centered around a dark green area, possibly a park or a central district. The text "CITY OF KRUŠEVAC" is prominently displayed in the center, underlined.

# **CITY OF KRUŠEVAC**

## SETTLEMENT PANJEVAC

The substandard settlement *Panjevac* was built in 1960 on the outskirts of the city. It covers an area of 2 hectares. Roma families live in 34 housing facilities. It is the second largest Roma settlement in Kruševac. A large area of land next to the constructed part of the settlement, about 3 ha, is undeveloped and suitable for urbanisation and construction, except in the protection zone under the corridor of high voltage transmission lines.

This unsanitary settlement was constructed spontaneously and lacks infrastructure. The settlement can be accessed via a paved road, while earth roads and paths pass through the settlement, or there are no access routes at all. As a result of atmospheric precipitation, parts of the settlement are flooded, making access impossible in certain periods.

Half of the houses are built of bricks and blocks and have a good quality of structure, while other half of the houses are built of mud and wattle, the so-called *čatmara*. The facilities are mainly single-storey and most of them have only one room. Only one facility has the upper floor.

The location of the settlement is covered by the General Urban Development Plan for the Municipality Kruševac by 2021.\*



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	34
AREA	2 ha
PERIOD OF CREATION	1960
SPATIAL AND URBAN PLANNING DOCUMENTATION	General urban plan for Kruševac
LAND USE	Unspecified
LAND OWNERSHIP	State-owned

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	Does not exist
Transport network	Does not exist
Suitable terrain/location	Does not exist (several houses are on the power line corridor)
Adequate access to public services	Does not exist
Structural quality of housing units	Poor
Overcrowding	Exists
Legal status of buildings on land plots	Usecure

\* Official Journal of the City of Kruševac, no. 17/2007.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
Plan of Detailed Regulation	Panjevac	31	5 ha	743,452.50
TOTAL:				743,452.50

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of sewage system	600 m	1,200.00	720,000.00
For the upgrading of water supply network	200 m	1,200.00	240,000.00
For the construction of residential streets	600 m	3,600.00	2,160,000.00
TOTAL:			3,120,000.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	31 buildings	23,800.00	737,800.00
Documentation for legalisation	31 buildings	47,600.00	1,475,600.00
Connecting to infrastructure	31 buildings	60,000.00	1,860,000.00
TOTAL:			4,073,400.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	13	GROUP 1	3,120,000.00
Reconstruction and adaptation	1	GROUP 3	480,000.00
Relocation	0	GROUP 2 and GROUP 4	0.00
TOTAL:			3,600,000.00

\* According to the prices provided by the directorates for urban planning and construction

\*\* Vuksanović-Macura Zlata and Macura Vladimir, Housing Models for Substandard Roma Settlements, Belgrade, September 2014

## SETTLEMENT MARKO ORLOVIĆ

The substandard settlement *Marko Orlović* is located in the central urban area of Kruševac. It has existed for more than 300 years. Approximately 400 facilities, inhabited by Roma families, are located in this densely built area. This is an older and largest Roma settlement in the Municipality Kruševac.

The facilities in the settlement have different structures, styles, morphological characteristics and equipment. The new multi-storey facilities were built in the past 30 years. There are houses with curtilage in one part of the settlement, while in some other parts there are no defined lots.

There is a sewerage and water supply system. On the edge of the settlement, towards the market, there are many mud houses, shacks and containers erected after 1991 when the displaced Roma were settling. This is an unsanitary part of the settlement where Roma live below the acceptable standards for adequate housing. This part can be accessed only via an earth road. There are also a small number of illegal dumps next to the facilities.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	400
AREA	-
PERIOD OF CREATION	More than 300 years ago
SPATIAL AND URBAN PLANNING DOCUMENTATION	Regulation Plan Rasadnik
LAND USE	Mixed-use residential buildings
LAND OWNERSHIP	State-owned

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Exists
Electrical grid	Exists
Public lighting	Exists
Transport network	Exists
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Exists
Legal status of buildings on land plots	Usecure

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a spatial planning document for the area that includes the substandard settlement Marko Orlović, as a basis for planning and designing the interventions needed for the settlement. *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
Strategy for the relocation of 100 families	Document 1	500,000.00	500,000.00
<b>TOTAL:</b>			<b>500,000.00</b>

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	100 buildings	23,800.00	2,380,000.00
Documentation for legalisation	100 buildings	47,600.00	4,760,000.00
Connecting to infrastructure	0 buildings	60,000.00	0.00
<b>TOTAL:</b>			<b>7,140,000.00</b>

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	20	GROUP 1	4,800,000.00
Reconstruction and adaptation	20	GROUP 3	9,600,000.00
Relocation	100	GROUP 2 and GROUP 4	360,000,000.00
<b>TOTAL:</b>			<b>374,400,000.00</b>

\* According to the prices provided by the directorates for urban planning and construction

\*\* Vuksanović-Macura Zlata and Macura Vladimir, Housing Models for Substandard Roma Settlements, Belgrade, September 2014

## OTHER SUBSTANDARD SETTLEMENTS DESCRIBED BY THE CITY ADMINISTRATION

The Administration of the City of Kruševac submitted the completed questionnaires for the following substandard settlements:

### Čitluk 1 (by the road) and Čitluk 2 (by the railway) in Kruševac

A suburban settlement u Kruševac. It consists of 45 clustered houses in which Roma families live. There is a paved access road to the settlement Čitluk 1 (by the road) as well as a water supply system, electrical grid and sewerage. Waste removal is organised by the city. 85% of the houses are made of bricks and 15% of the houses are made of mud. There is no chimney in 23% of the buildings. 23% of the buildings have the earthen floor. 13% of the buildings have one room, 38% of the buildings have two rooms, and 49% of the buildings consist of three or more rooms. All buildings are connected to the electrical grid. 47% of the buildings have in-house water supply, 70% of the buildings have water in the yard, and 6% of households bring water from another source. 65% of the households have outhouse toilets that are emptied once a year in 75% of the households and covered over in 25% of the households.

There is an earth access road to the settlement Čitluk 2 (by the railway). There is a water supply system in the settlement, but not all the facilities are connected. All buildings are connected to the electrical grid. There is no sewerage system.

There is another substandard settlement in 14. oktobar street, 200m away from this one. This settlement is located on the lot that has been flooded by ground and surface waters. There is moisture, mold and water emerging from the floor in all houses. Hygiene is very poor in the settlement, inappropriate for living. The settlement is difficult to reach even in dry weather and almost impossible in the rainy season. The residents are supplied with water from one water fountain. Waste water is collected in the yards and is a potential source of infection. None of the families have basic conditions for maintaining hygiene. One of the settlement residents bought the land on which the settlement had been built, after which it was divided among the settled families. The settlement has existed for 20 years. Several houses are severely damaged; they do not have a roof and are covered with nylon and sheet metal.

**Priority:** Building infrastructure and providing accommodation for the families living in the unsanitary part of the settlement in 14. oktobar street.

### Dedina in Kruševac

A suburban settlement with 20 houses and 80 Roma residents. The living conditions are very similar to those in the settlement Čitluk. The housing conditions are very bad.

**Priority:** Building infrastructure and providing accommodation and conditions appropriate for contemporary living.

### Jasika in Kruševac

There are 7 households of Roma families in the village. There is an earth access road to the settlement. The settlement does not have a water supply system, sewerage or electrical grid. The settlement is not in the system of municipal waste removal. Three houses are built of bricks and 4 (four) are made of mud. All of them are small, ground floor houses.

**Priority:** Introduction of water supply and sewerage system, electricity, organised waste disposal and improvement of living conditions in the facilities.

### Streets Cara Lazara and Partizanskih kurira in Kruševac

There are 25 houses with 92 Roma residents in the central, urban part of the city. The settlement is supplied with water from the city water supply system and there is an above-ground electrical grid. There is a sewerage system. Waste removal is organised. The buildings are suitable for housing.

**Priority:** Improvement of housing conditions in individual facilities, as needed, so that housing is fully adequate.

### Part of the village Trebotin

There are 7 households and 30 Roma residents in the village. There is an access road to the settlement. The settlement is not connected to the water supply system, sewerage or electrical grid. Waste removal is not organised. One facility is build of bricks, while other houses are made of mud. The houses are small, single-storey; they have one or two rooms and are not suitable for living. The families breed small livestock for their own needs.

**Priority:** Introduction of water supply and sewerage system, electricity, organised waste disposal and improvement of living conditions in the facilities.

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***RECOMMENDATION:*** All the activities of local authorities should be directed towards a sustainable resolution of issues concerning the living standard in the substandard settlements that are inadequate and unsafe for housing.





**MUNICIPALITY  
KNJAŽEVAC**

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## SETTLEMENT NIŠKI PUT

The settlement *Niški put* is located on the outskirts of the city, at the entrance to the city from the direction of Niš. A large part of the settlement is planned and urbanised. However, in one part of the settlement there are illegally built, clustered houses populated by Roma families, and that part has been identified as substandard settlement. It is evident that both good quality facilities, suitable for housing, and poor quality uninhabitable facilities exist in the settlement. The substandard part of the settlement has been built spontaneously and developed without any plan or control by the unregulated watercourse/stream along which an illegal dump has been created.

The substandard part of the settlement *Niški put* does not have an adequate infrastructure. The facilities were reconstructed in 2013 and 2014, when their structure and stability were improved. A Plan of Detailed Regulation was developed for the residential settlement *Niški put*. The substandard part of the settlement is located in the residential zone. This Plan has allowed for the legalisation of the settlement, stopping of illegal construction and building of necessary infrastructure, which does not exist in this part of the settlement.

The priorities for this spatial unit, being a part of the urban area of the city, include the procedures and measures for enhancing the development of utility and transport infrastructure, and regulating the existing watercourse: development of the banks and landscaping, in order to remove the illegal dump and prevent the spread of disease.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	60
AREA	-
PERIOD OF CREATION	-
SPATIAL AND URBAN PLANNING DOCUMENTATION	Plan of Detailed Regulation for Niški Put
LAND USE	Residential
LAND OWNERSHIP	Variable

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Does not exist
Disposal of waste water (sewage system or septic tank)	Does not exist (under construction)
Electrical grid	Exists
Public lighting	Exists
Transport network	Does not exist
Suitable terrain/location	Does not exist (unregulated watercourse and landfill)
Adequate access to public services	Exists
Structural quality of housing units	Good, except for 20 buildings
Overcrowding	Does not exist
Legal status of buildings on land plots	Usecure

\* Official Journal

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There is a Plan of Detailed Regulation for the settlement Niški put that includes the substandard settlement, as a basis for planning and designing the interventions needed for the settlement (infrastructure, allotment, legalisation, etc.). *It is not necessary to draft a new planning document.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of water supply network	1,000 m	1,200.00	1,200,000.00
For the construction of sewerage and atmospheric water drainage	1,000 m	1,200.00	1,200,000.00
For the construction of transport infrastructure	1,000 m	3,600.00	3,600,000.00
For the regulation of watercourse and landscaping	2 ha	120,000.00	240,000.00
For the construction of public facilities according to the Plan of Detailed Regulation	2	420,000.00	840,000.00
<b>TOTAL:</b>			<b>7,080,000.00</b>

### PROPERTY STATUS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	60 buildings	23,800.00	1,428,000.00
Documentation for legalisation	60 buildings	47,600.00	2,856,000.00
Connecting to infrastructure	30 buildings	60,000.00	1,800,000.00
<b>TOTAL:</b>			<b>6,084,000.00</b>

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	40	15, 16, 17, 18	9,600,000.00
Reconstruction and adaptation	20	12, 14, 15, 16, 17, 18	9,600,000.00
Relocation	0	11, 13	0.00
<b>TOTAL:</b>			<b>19,200,000.00</b>

\* According to the prices provided by the directorates for planning and development.





**MUNICIPALITY  
BELA PALANKA**

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## SETTLEMENT KALE – MIDŽOR

The settlement *Kale – Midžor* in Bela Palanka has been identified as substandard settlement. The settlement has been illegally built. It is one of the oldest settlements in the central part of the city Bela Palanka populated by Roma families. Blacksmithing is a traditional occupation of the Roma living in this area. The craft has been preserved. The skilled craftsmen – blacksmiths still live in the village, but due to the economic situation and impossibility of finding a market for their products, they have ceased to be actively engaged in blacksmithing.

There are 92 Roma families living in the settlement. The settlement covers an area of about 1.14 hectares in the central, urban part of the city. The facilities are densely built, mainly of adobe, and they have a poor structural quality. There are several facilities, populated by several generations of a family, on each lot. These facilities cannot be accessed directly from the street. They can be reached from the corridors passing through the yard owned by other families. The area of the settlement *Kale – Midžor* is in the residential construction zone and it is covered by the Plan of General Regulation for Bela Palanka\*.

**RECOMMENDATION:** *Legalisation of the existing structures and construction of infrastructure in the settlement should be elaborated in the Plan of Detailed Regulation for the settlement.*



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	109
AREA	1.14 ha
PERIOD OF CREATION	15th century
SPATIAL AND URBAN PLANNING DOCUMENTATION	Plan of General Regulation of Bela Palanka, a Plan of Detailed Regulation needs to be developed.
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Exists
Electrical grid	Exists
Public lighting	Exists
Transport network	Partly exists
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Poor (half of houses are over 100 years old)
Overcrowding	Exists
Legal status of buildings on land plots	Usecure

\* Official Journal of the City of Niš, no. 44/2013.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
Plan of Detailed Regulation	Kale – Midžor	109	1.14 ha	169,507.17
TOTAL:				169,507.17

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of transport infrastructure	1000 m	3,600.00	3,600,000.00
Strategy for the relocation of about 20 families	1	120,000.00	120,000.00
TOTAL:			3,720,000.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	10 buildings	23,800.00	6,874,400.00
Documentation for legalisation	89 buildings	47,600.00	4,236,400.00
Connecting to infrastructure	40 buildings	60,000.00	2,400,000.00
TOTAL:			13,510,800.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	35	GROUP 1	8,400,000.00
Reconstruction and adaptation	5	GROUP 3	2,400,000.00
Relocation	20	GROUP 2 and GROUP 4	72,000,000.00
TOTAL:			82,800,000.00

\* According to the prices provided by the directorates for urban planning and construction

\*\* Vuksanović-Macura Zlata and Macura Vladimir, Housing Models for Substandard Roma Settlements, Belgrade, September 2014

## SETTLEMENT VRBAK

The settlement *Vrbak* in Bela Palanka was built relatively recently, in the 1980ies. The facilities were built haphazardly, without an approval for construction. It is located in the central zone of Bela Palanka on the area of 0.89 hectares. Roma families live in 49 houses. It has not been planned to relocate the settlement.

The lots include houses with curtilage. There also ancillary facilities constructed on the lots. The area of the settlement *Vrbak* is in the residential construction zone and it is covered by the Plan of General Regulation for Bela Palanka\*.

**RECOMMENDATION:** *Legalisation of the existing structures and planned construction of infrastructure in the settlement should be elaborated in the Plan of Detailed Regulation for the settlement.*



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	49
AREA	0.89 ha
PERIOD OF CREATION	15 <sup>th</sup> century
SPATIAL AND URBAN PLANNING DOCUMENTATION	Plan of General Regulation of Bela Palanka, a Plan of Detailed Regulation needs to be developed.
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Exists
Electrical grid	Exists
Public lighting	Exists
Transport network	Exists
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Certain

\* Official Journal of the City of Niš, no. 44/2013.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
Plan of Detailed Regulation	Vrbak	49	0.89 ha	132,512.54
TOTAL:				132,512.54

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of transport infrastructure	500 m	3,600.00	1,800,000.00
TOTAL:			1,800,000.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	15 buildings	23,800.00	357,000.00
Documentation for legalisation	48 buildings	47,600.00	2,284,800.00
Connecting to infrastructure	20 buildings	60,000.00	1,200,000.00
TOTAL:			3,841,800.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improvement of housing conditions	10	GROUP 1	2,400,000.00
Reconstruction and adaptation	15	GROUP 3	7,200,000.00
Relocation	0	GROUP 2 and GROUP 4	0.00
TOTAL:			9,600,000.00

\* According to the prices provided by the directorates for urban planning and construction

\*\* Vuksanović-Macura, Zlata and Vladimir Macura, Housing Models for Substandard Roma Settlements, Belgrade, September 2014

## SETTLEMENT MURICA

The settlement *Murica* in Bela Palanka has been identified as substandard settlement. The settlement has been built illegally and spontaneously. It is recently built (in the 1980ies). It covers the area of 2.22 hectares in the wider urban zone of Bela Palanka, immediately next to the embankment of Nišava river. Roma families live in 90 houses. It has not been planned to relocate the settlement. A building for social housing (with 18 apartments) and several smaller prefabricated houses have been built at the entrance to the settlement.

The area of the settlement *Murica* is in the residential construction zone and it is covered by the Plan of General Regulation for Bela Palanka\*.

**RECOMMENDATION:** *Legalisation of the existing structures and construction of planned infrastructure in the settlement should be elaborated in the Plan of Detailed Regulation.*



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	90
AREA	2.22 ha
PERIOD OF CREATION	1980s
SPATIAL AND URBAN PLANNING DOCUMENTATION	Plan of General Regulation of Bela Palanka, a Plan of Detailed Regulation needs to be developed.
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Exists
Electrical grid	Exists
Public lighting	Exists
Transport network	Exists
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Usecure

\* Official Journal of the City of Niš, no. 44/2013.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
Plan of Detailed Regulation	Murica	90	2.22 ha	275,692.03
TOTAL:				275,692.03

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of transport infrastructure	1,000 m	3,600.00	3,600,000.00
TOTAL:			3,600,000.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	4 buildings	23,800.00	95,200.00
Documentation for legalisation	50 buildings	47,600.00	2,380,000.00
Connecting to infrastructure	20 buildings	60,000.00	1,200,000.00
TOTAL:			3,675,200.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	70	GROUP 1	8,400,000.00
Reconstruction and adaptation	10	GROUP 3	4,800,000.00
Relocation	0	GROUP 2 and GROUP 4	0.00
TOTAL:			13,200,000.00

\* According to the prices provided by the directorates for urban planning and construction

\*\* Vuksanović-Macura Zlata and Macura Vladimir, Housing Models for Substandard Roma Settlements, Belgrade, September 2014





**MUNICIPALITY  
PROKUPLJE**

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## SETTLEMENT DŽUNGLA

The settlement *Džungla* was illegally built in the territory of Prokuplje city in the 1980ies. It is located in the construction zone designated for housing. Roma families live in 45 houses.

The houses with curtilage are erected on the irregularly shapes lots, as a result of terrain configuration. The facilities in the part of the settlement closer to the city have a better quality of structure and more storeys than those deeper in the village, where the houses are poorly built. Most facilities are solidly built. A number of ancillary facilities of solid material have been built on the lots.

The area of the settlement *Džungla* is in the residential construction zone and it is covered by the Spatial Plan\* of the Municipality Prokuplje for the period 2009-2014 and the General Urban Development Plan for Prokuplje from the year 1982.

The substandard settlement Džungla was created spontaneously, without any plan or approval from the competent authorities. Nevertheless, the basic municipal infrastructure has been built. Overall, the structure of the facilities is adequate for functional housing. The housing facilities in the settlement Džungla have a structure of good quality and there is a relatively small number of facilities (5) whose structure is unstable. A large number of facilities need finishing and outfitting interventions.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	45
AREA	-
PERIOD OF CREATION	1980
SPATIAL AND URBAN PLANNING DOCUMENTATION	Spatial plan of Prokuplje, the 1982 General urban plan
LAND USE	Residential
LAND OWNERSHIP	Mostly private / 5 state-owned

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	Partly exists
Transport network	Does not exist
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Usecure

\* Official Gazette of RS, no. 44/2001.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
Plan of Detailed Regulation	Džungla	45	3.95 ha	587,327.47
<b>TOTAL:</b>				<b>587,327.47</b>

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the upgrading of water supply network	200 m	1,200.00	240,000.00
For the construction of sewerage and atmospheric water drainage	1000 m	1,200.00	1,200,000.00
For the construction of transport infrastructure	1500 m	3,600.00	5,400,000.00
<b>TOTAL:</b>			<b>6,840,000.00</b>

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	40 buildings	23,800.00	952,000.00
Documentation for legalisation	45 buildings	47,600.00	2,142,000.00
Connecting to infrastructure	20 buildings	60,000.00	1,200,000.00
<b>TOTAL:</b>			<b>4,294,000.00</b>

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	35	15, 16, 17, 18	8,400,000.00
Reconstruction and adaptation	5	12, 14, 15, 16, 17, 18	2,400,000.00
Relocation	0	11, 13	0.00
<b>TOTAL:</b>			<b>10,800,000.00</b>

\* According to the prices provided by the directorates for urban planning and construction

## SETTLEMENT MALA GUBA

The settlement *Mala Guba* in Prokuplje has been identified as haphazardly and illegally built in the 1970ies in the central urban zone, in the immediate vicinity of the cemetery. It is placed in a disadvantageous location – in a local depression susceptible to flooding. Roma families live in 48 houses. In the same settlement, there are some multi-storey facilities of good structural quality and some small adobe houses of poor structural quality.

A Draft Plan of Detailed Regulation has been developed for the substandard part of *Mala Guba* settlement. The area of the settlement is in the residential construction zone and it is covered by the Spatial Plan\* of the Municipality Prokuplje for the period 2009-2014 and the General Urban Development Plan for Prokuplje from the year 1982. The land owners are the families who have built the facilities illegally. Only one family has not solved the issue of ownership, i.e. they have not registered the status that has changed on the basis of purchase agreement.

The substandard settlement *Mala Guba* has been created spontaneously, without any plan or approval of the competent authorities, in a local depression unsuitable for proper construction of housing facilities, without any previous terrain remediation, susceptible to flooding as a result of high ground and surface water. All parts of the settlement are flooded, which significantly worsens the already difficult sanitary conditions in the settlement and enhances a risk of infectious diseases outbreaks among the residents. Nevertheless, the basic municipal infrastructure has been built.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	48
AREA	-
PERIOD OF CREATION	1970
SPATIAL AND URBAN PLANNING DOCUMENTATION	Spatial plan, the 1982 General urban plan, draft Plan of Detailed Regulation
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	Partly exists
Transport network	Exists
Suitable terrain/location	Does not exist
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Usecure

\* Official Gazette of RS, no. 44/2001.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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It is not necessary to develop a spatial planning document for *Mala Guba*. All issues of regulation and construction in this area can be solved on the basis of the applicable plan or proposed Plan of Detailed Regulation for this settlement.

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of embankment and site remediation	area	360,000	360,000.00
For the construction of sewerage and atmospheric water drainage	1,000 m	1,200.00	1,200,000.00
For the construction of transport infrastructure	1,000 m	3,600.00	3,600,000.00
<b>TOTAL:</b>			<b>5,160,000.00</b>

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	1 building	23,800.00	23,800.00
Documentation for legalisation	48 buildings	47,600.00	2,284,800.00
Connecting to infrastructure	20 buildings	60,000.00	1,200,000.00
<b>TOTAL:</b>			<b>3,508,600.00</b>

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	42	15, 16, 17, 18	10,080,000.00
Reconstruction and adaptation	5	12, 14, 15, 16, 17, 18	2,400,000.00
Relocation	0	11, 13	0.00
<b>TOTAL:</b>			<b>12,480,000.00</b>

\* According to the prices provided by the directorates for urban planning and construction





**MUNICIPALITY  
ŽITORAĐA**

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## SETTLEMENT IN THE VILLAGE DUBOVO

Dubovo is one of four villages where Roma families live in their substandard parts. The settlement was built after 1945. It is in the construction zone designated for housing on the outskirts of the village. It has not been planned to relocate the settlement. It covers an area of approximately 1 hectare. The settlement residents are 20 families. The facilities are built of mud – the so called *nabijača*. Only several houses have a good quality of structure. These are recently built, structurally stable facilities. The land use is determined under the Spatial Plan\* for the Municipality Žitorađa. According to the Plan, the substandard part of the village Dubovo is located on the construction land. The land on which the facilities have been built is partly state-owned and partly privately-owned. Out of 20 families, 14 have solved the issue of ownership, while 6 families have built their facilities on the state-owned land. The substandard part of the village Dubovo has been created spontaneously. There was no previously built infrastructure at the location where the settlement has developed.

Due to poverty in the area, basic municipal infrastructure has not been built to the present day. The housing facilities in the substandard part of the village Dubovo have poor structure. Out of the total of 20 facilities, 8 facilities are adequate for housing, but they are unfinished. Other housing facilities, made of mud, straw and wattle, are structurally unstable and need to be completely reconstructed. Due to the lack of water supply system, sanitary conditions in the settlement are below the acceptable standards.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Rural
NUMBER OF HOUSES	20
AREA	1 ha
PERIOD OF CREATION	1945
SPATIAL AND URBAN PLANNING DOCUMENTATION	Spatial plan
LAND USE	Residential
LAND OWNERSHIP	Private/state-owned

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Does not exist
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	Does not exist
Transport network	Does not exist
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Not completely certain

\* Official Journal of the City of Niš, no. 75/2012.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: It is not necessary to develop a spatial planning document for the village Dubovo. All issues of regulation and construction in this area can be solved on the basis of the applicable Plan.

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of water supply network	500 m	1,200.00	600,000.00
For the construction of transport infrastructure	1,000 m	3,600.00	3,600,000.00
TOTAL:			4,200,000.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	6 buildings	23,800.00	142,800.00
Documentation for legalisation	20 buildings	47,600.00	952,000.00
Connecting to infrastructure	10 buildings	60,000.00	600,000.00
TOTAL:			1,694,800.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	6	15, 16, 17, 18	1,440,000.00
Reconstruction and adaptation	14	12, 14, 15, 16, 17, 18	6,720,000.00
Relocation	0	11, 13	0.00
TOTAL:			8,160,000.00

\* According to the prices provided by the directorates for urban planning and construction

## SETTLEMENT IN THE VILLAGE REČICA

Rečica is one of the villages in the Municipality Žitorada in which a substandard settlement has been built on the outskirts, by the railway and by the river. There are 33 households of Roma families in the settlement. The houses were built after 1945. The substandard settlement covers an area of about 1 hectare. The facilities are built of different material (mud, adobe, concrete blocks, brick blocks, bricks) and have different structural stability.

There is no infrastructure and the facilities have been built without an approval for construction. The land use is determined under the Spatial Plan\* for the Municipality Žitorada. According to the Plan, the substandard part of the village Rečica is located on the construction land designated for housing.

According to the cadastral data, the land is privately owned and the property ownership status has not been solved. All the facilities were built illegally.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Rural
NUMBER OF HOUSES	33
AREA	1 ha
PERIOD OF CREATION	After 1945
SPATIAL AND URBAN PLANNING DOCUMENTATION	Spatial plan
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Does not exist
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	Partly exists
Transport network	Does not exist
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Good
Overcrowding	Does not exist
Legal status of buildings on land plots	Certain

\* Official Journal of the City of Niš, no. 75/2012.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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EXPLANATION: There are applicable spatial planning documents for this area, on the basis of which certain interventions on the location can be approved, without the necessity to develop further plans on a lower level.

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of water supply network	800 m	1,200.00	960,000.00
For the construction of transport infrastructure	1,000 m	3,600.00	4,800,000.00
TOTAL:			5,760,000.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	30 buildings	23,800.00	714,000.00
Documentation for legalisation	30 buildings	47,600.00	1,428,000.00
Connecting to infrastructure	30 buildings	60,000.00	1,800,000.00
TOTAL:			3,942,000.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	25	15, 16, 17, 18	6,000,000.00
Reconstruction and adaptation	8	12, 14, 15, 16, 17, 18	3,840,000.00
Relocation	0	11, 13	0.00
TOTAL:			9,840,000.00

\* According to the prices provided by the directorates for urban planning and construction

\*\* Existing models of housing improvement for Roma – Social and affordable housing solutions for Roma and vulnerable population in Serbia.

## SETTLEMENT IN THE VILLAGE DRŽANOVAC

The substandard part of the village Držanovac is located on the outskirts of the village in the immediate vicinity of water-course and lacks basic utility infrastructure; the recently built facilities are unfinished and with poor structural stability. Roma families live in 13 facilities. The facilities were built in the period after 1945. They can be accessed via the existing village road. Three of them are accessed through the lot that is not owned by the family.

The land use is determined under the Spatial Plan\* for the Municipality Žitorađa. According to the Plan, the substandard part of the village Držanovac is located on the construction land designated for housing.

The settlement was created without an approval for construction on the lots that are privately-owned. One household has not solved the property ownership status.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Rural
NUMBER OF HOUSES	13
AREA	-
PERIOD OF CREATION	After 1945
SPATIAL AND URBAN PLANNING DOCUMENTATION	Spatial plan
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Does not exist
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	Partly exists
Transport network	Exists
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Not completely certain

\* Official Journal of the City of Niš, no. 75/2012.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of water supply network	500 m	1.200,00	600.000,00
For the construction of transport infrastructure	200 m	3.600,00	720.000,00
TOTAL:			1.320.000,00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	13 buildings	23.800,00	309.400,00
Documentation for legalisation	13 buildings	47.600,00	618.800,00
Connecting to infrastructure	13 buildings	60.000,00	780.000,00
TOTAL:			1.708.200,00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	11	15, 16, 17, 18	2.640.000,00
Reconstruction and adaptation	2	12, 14, 15, 16, 17, 18	960.000,00
Relocation	0	11, 13	0,00
TOTAL:			3.600.000,00

\* According to the prices provided by the directorates for urban planning and construction.

\*\* Existing models of housing improvement for Roma – Social and affordable housing solutions for Roma and vulnerable population in Serbia.

## SETTLEMENT IN THE VILLAGE SAMARINOVAC

The substandard part of the settlement in Samarinovac is located on the outskirts of the village. This part of the village lacks basic utility infrastructure and has the facilities of poor structural stability or newly built, but unfinished facilities. Roma families live in 11 facilities. The facilities were built in the period after 1945.

They can be accessed via the existing village road. There is no regulated access to three facilities, but they are accessed through the lots that are not owned by the families.

The land use is determined under the Spatial Plan\* for the Municipality Žitorada. According to the plan, the substandard settlement in Samarinovac is located on the land designated for housing.

According to the cadastral data, the land is privately owned and with the solved property ownership status. All of 11 facilities have been built without an approval for construction. The housing facilities in the substandard part of the village have poor structure and many of them are unfinished. They are old and have poor structural stability. Sanitary conditions are poor. Only one family has built a bathroom. Three families have built an outhouse toilet.

Overall, the structure of the facilities is inadequate for housing. Three facilities need to be completely reconstructed.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Rural
NUMBER OF HOUSES	11
AREA	-
PERIOD OF CREATION	After 1945
SPATIAL AND URBAN PLANNING DOCUMENTATION	Spatial plan
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Does not exist
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	-
Transport network	Exists
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Usecure

\* Official Journal of the City of Niš, no. 75/2012.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
EXPLANATION: It is not necessary to develop a spatial planning document for Samarinovac. All issues of regulation and construction in this area can be solved on the basis of the applicable plan.				

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of water supply network	250 m	1,200.00	300,000.00
For the construction of transport infrastructure	250 m	3,600.00	900,000.00
TOTAL:			1,200,000.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	11 buildings	23,800.00	261,800.00
Documentation for legalisation	11 buildings	47,600.00	523,600.00
Connecting to infrastructure	11 buildings	60,000.00	660,000.00
TOTAL:			1,445,400.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	6	15, 16, 17, 18	1,440,000.00
Reconstruction and adaptation	3	12, 14, 15, 16, 17, 18	1,440,000.00
Relocation	0	11, 13	0.00
TOTAL:			2,880,000.00

\* According to the prices provided by the directorates for urban planning and construction

\*\* Existing models of housing improvement for Roma – Social and affordable housing solutions for Roma and vulnerable population in Serbia.



A stylized map of the Municipality of Bojnik, featuring a network of white lines representing roads and boundaries on a light green background. The map shows a central area with a darker green tint, possibly representing a town or a specific district. The overall design is clean and modern.

# **MUNICIPALITY BOJNIK**

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## SETTLEMENT DRAGOVAČKO NASELJE

*Dragovačko naselje* is one of three locations where Roma families live in substandard settlements in the urban part of Bojnik city. The settlement was built in the 1930ies in the construction zone designated for housing and relocation has not been planned. It covers an area of 1.4 hectares populated by 60 families. Lots are not defined and they are irregularly distributed. The settlement was created haphazardly and has developed without a plan. The facilities in one part of the settlement have better structural stability and more storeys, while other facilities at the same location are more poorly built, ground-floor houses made of mud.

The development of the Plan of General Regulation for Bojnik is ongoing. The land on which the facilities have been built is privately-owned. Out of 60 families, 54 have solved the issue of ownership, while 6 families have not transferred the ownership title from the previous owners.

The substandard part of *Dragovačko naselje* has been created spontaneously. The streets were created spontaneously as the settlement expanded; the individual facilities were constructed without an approval for construction. The settlement has spread haphazardly as a result of demographic growth. In addition to unresolved property relations, another problem arose due to a fast demographic growth: the problem of basic utility infrastructure.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Rural
NUMBER OF HOUSES	60
AREA	1.4 ha
PERIOD OF CREATION	-
SPATIAL AND URBAN PLANNING DOCUMENTATION	A Plan of General Regulation is being developed
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	Partly exists
Transport network	Does not exist
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Good
Overcrowding	Does not exist
Legal status of buildings on land plots	Certain

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
Plan of Detailed Regulation	Settlement Dragovačko naselje	60	1.4 ha	208,166.70
TOTAL:				208,166.70

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of sewerage and atmospheric water drainage	3,000 m	1,200.00	3,600,000.00
For the construction of transport infrastructure	3,000 m	3,600.00	10,800,000.00
TOTAL:			14,400,000.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	10 buildings	23,800.00	238,000.00
Documentation for legalisation	60 buildings	47,600.00	2,856,000.00
Connecting to infrastructure	30 buildings	60,000.00	1,800,000.00
TOTAL:			4,894,000.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	30	15, 16, 17, 18	7,200,000.00
Reconstruction and adaptation	10	12, 14, 15, 16, 17, 18	4,800,000.00
Relocation	0	11, 13	0.00
TOTAL:			12,000,000.00

\* According to the prices provided by the directorates for urban planning and construction

## SETTLEMENT 17. FEBRUAR

The settlement *17. februar* is located in the central, urban part of Bojnik city . The area of the settlement 17. februar was populated by Roma in the 1930ies. The buildings are constructed of solid materials. The settlement was built on the right bank of the river Pusta reka, near the city market and football field. It consists of one street with 37 houses.

The settlement has infrastructure, but most facilities have been built without an approval for construction. One unpaved street, which at one point forks in two directions, leads to the facilities, reaching the far end of the settlement.

The settlement *17. februar* is covered by the Plan of General Regulation, which is currently being developed. The settlement is located in the construction zone. The final land use will be determined by the adoption of the Plan of General Regulation. According to the cadastral data, the land is privately owned, but the relations concerning ownership over property have not been solved. The facilities were built illegally.

As regards the aspect of urban planning, the settlement *17. februar* in Bojnik was created haphazardly, but its spatial capacity allows the regulation of built structures with all necessary elements of urban development. An urgent intervention is needed concerning the disposal of waste water use in the Pusta reka river.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	37
AREA	-
PERIOD OF CREATION	1930
SPATIAL AND URBAN PLANNING DOCUMENTATION	A Plan of General Regulation is being developed
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	Partly exists
Transport network	Does not exist
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Good
Overcrowding	Does not exist
Legal status of buildings on land plots	Certain

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
Plan of Detailed Regulation	17. Februar	37	1,0 ha	148.690,50
TOTAL:				148.690,50

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the legalisation of sewerage and waste water treatment	800 m	1,200.00	960,000.00
For the construction of transport infrastructure	800 m	3,600.00	2,880,000.00
TOTAL:			3,840,000.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	30 buildings	23,800.00	714,000.00
Documentation for legalisation	30 buildings	47,600.00	1,428,000.00
Connecting to infrastructure	30 buildings	60,000.00	1,800,000.00
TOTAL:			3,942,000.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	30	15, 16, 17, 18	7,200,000.00
Reconstruction and adaptation	7	12, 14, 15, 16, 17, 18	3,360,000.00
Relocation	0	11, 13	0.00
TOTAL:			10,560,000.00

\* According to the prices provided by the directorates for urban planning and construction

\*\* Existing models of housing improvement for Roma – Social and affordable housing solutions for Roma and vulnerable population in Serbia.

## SETTLEMENT IN THE VILLAGE GORNJI BRESTOVAC

The settlement *Gornji Brestovac* is a part of the village Gornji Brestovac, which has been identified as substandard settlement, due to the poor infrastructure and poor structural quality of houses. This part of the village Gornji Brestovac is a settlement with 30 housing facilities populated by Roma families. The settlement was formed in the 1930ies on the outskirts of the village, on the right river bank. The facilities can be accessed via the existing paved road.

The area of the settlement *Gornji Brestovac* is within the scope of Municipality Bojnik for which the Plan of General Regulation is being developed. The settlement is located in the construction zone. The final land use will be determined by the adoption of the Plan of General Regulation.

The settlement was created without an approval for construction, on the lots that are privately-owned, but without the solved status of property ownership.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Rural
NUMBER OF HOUSES	30
AREA	-
PERIOD OF CREATION	1930
SPATIAL AND URBAN PLANNING DOCUMENTATION	A Plan of General Regulation is being developed
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Does not exist
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	Does not exist
Transport network	Does not exist
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Usecure

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of water supply network	500 m	1,200.00	600,000.00
For the construction of transport infrastructure	500 m	3,600.00	1,800,000.00
TOTAL:			2,400,000.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	30 buildings	23,800.00	714,000.00
Documentation for legalisation	30 buildings	47,600.00	1,428,000.00
Connecting to infrastructure	30 buildings	60,000.00	1,800,000.00
TOTAL:			3,942,000.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	25	15, 16, 17, 18	6,000,000.00
Reconstruction and adaptation	5	12, 14, 15, 16, 17, 18	2,400,000.00
Relocation	0	11, 13	0.00
TOTAL:			8,400,000.00

\* According to the prices provided by the directorates for urban planning and construction

\*\* Existing models of housing improvement for Roma – Social and affordable housing solutions for Roma and vulnerable population in Serbia.

## SETTLEMENT ĐUKE DINIĆ

The settlement *Đuke Dinić* was built on the outskirts of the city, in the suburb on the road to Konjuhce. The settlement has been built recently and spontaneously, developing haphazardly in the past thirty years. It is populated by Roma families. The buildings are constructed of solid materials; they are well built, but unfinished. The settlement has 25 houses.

As regards the assessment of substandard characteristics, the settlement has partly built infrastructure. The facilities were built without an approval for construction. The houses can be accessed via a narrow unpaved dirt road (approximately 3 m wide). The area of the settlement *Đuke Dinić* is within the scope of Municipality Bojnik for which the Plan of General Regulation is being developed. The final land use will be determined by the adoption of the Plan of General Regulation.

According to the cadastral data, the land is privately owned with the solved status of property ownership. The facilities were built without an approval for construction. The housing facilities in the settlement *Đuke Dinić* have a good quality structure, but many of them are unfinished. Sanitary conditions are poor. Despite having access to the water supply system, only 9 out of 25 facilities have a bathroom, although not fully functional.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	25
AREA	-
PERIOD OF CREATION	1980
SPATIAL AND URBAN PLANNING DOCUMENTATION	A Plan of General Regulation is being developed
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Exists
Electrical grid	Does not exist
Public lighting	Does not exist
Transport network	Does not exist
Suitable terrain/location	Exists
Adequate access to public services	Does not exist
Structural quality of housing units	Good
Overcrowding	Does not exist
Legal status of buildings on land plots	Certain

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
Plan of Detailed Regulation	Đuke Dinić	25	0.7 ha	104,083.35
TOTAL:				104,083.35

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the upgrading of electrical grid and street lighting	250 m	1,200.00	300,000.00
For the construction of transport infrastructure	250 m	3,600.00	900,000.00
TOTAL:			1,200,000.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	25 buildings	23,800.00	595,000.00
Documentation for legalisation	25 buildings	47,600.00	1,190,000.00
Connecting to infrastructure	25 buildings	60,000.00	1,500,000.00
TOTAL:			3,285,000.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	20	15, 16, 17, 18	4,800,000.00
Reconstruction and adaptation	5	12, 14, 15, 16, 17, 18	2,400,000.00
Relocation	0	11, 13	0.00
TOTAL:			7,200,000.00

\* According to the prices provided by the directorates for urban planning and construction

\*\* Existing models of housing improvement for Roma – Social and affordable housing solutions for Roma and vulnerable population in Serbia.



A stylized map of the City of Leskovac. The map is composed of white lines representing streets and boundaries, set against a background of various shades of green. The lines form a complex network of polygons, some of which are filled with a darker shade of green, suggesting different land use zones or parks. The overall aesthetic is clean and modern.

# **CITY OF LESKOVAC**

## SETTLEMENT SLAVKO ZLATANOVIĆ

The settlement *Slavko Zlatanović* was illegally built, relatively recently (in the 1970s), in the construction zone designated for housing. A part of the settlement is in the scope of a wider zone of the sanitary protection of the exploitation wells of Leskovac south water source. It has not been planned to relocate the settlement. By its area, this is the largest Roma settlement in the territory of Leskovac city. About 500 families live in the settlement. The facilities in the western part of the settlement have a better quality of structure and more storeys than those deeper in the village, in the east side, where the houses are poorly built. Most facilities are solidly built. There is a small distance between the constructed facilities and there are numerous ancillary makeshift facilities built of sheet metal, cardboard, boards and the like.

The area of the settlement *Slavko Zlatanović* is in the zone of residential construction and it is covered by the General Urban Development Plan\* for Leskovac. The previous Plan of Detailed Regulation for the rehabilitation of the settlement Slavko Zlatanović was repealed because of deviation from the Plan during construction. A new plan is being developed. The settlement Slavko Zlatanović has spontaneously been converted into a substandard settlement – new individual facilities have been built without an approval for construction; new streets have been formed and the settlement has expanded contrary to the adopted Plan of Detailed Regulation. The unresolved property relations and a fast demographic growth created a new problem – lack of basic utility infrastructure.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	500
AREA	-
PERIOD OF CREATION	1970s
SPATIAL AND URBAN PLANNING DOCUMENTATION	There is a Plan of General Regulation
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	Exists
Transport network	Exists, but streets are not paved
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Usecure

\* Official Gazette of Municipality Leskovac, no. 3/1988.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
Plan of Detailed Regulation	Slavko Zlatanović	500	3.8 ha	565,023.90
TOTAL:				565,023.90

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of sewerage and atmospheric water drainage	800 m	1,200.00	960,000.00
For the construction of transport infrastructure	800 m	3,600.00	2,880,000.00
TOTAL:			3,840,000.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the legal status of property	500 buildings	23,800.00	11,900,000.00
Documentation for legalisation	500 buildings	47,600.00	23,800,000.00
Connecting to infrastructure	80 buildings	60,000.00	4,800,000.00
TOTAL:			40,500,000.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	220	15, 16, 17, 18	52,360,000.00
Reconstruction and adaptation	60	12, 14, 15, 16, 17, 18	28,560,000.00
Relocation	0	11, 13	0.00
TOTAL:			80,920,000.00

\* According to the prices provided by the directorates for urban planning and construction

## SETTLEMENT SAT MALA

The settlement *Sat mala* is an area on the slopes of Hisar in the urban part of Leskovac city. The area of Sat mala settlement was populated by Roma several centuries ago. The preserved settlement, with the facilities built of solid construction materials and still populated by Roma, is a testimony of their life in the city from its very beginnings.\*

The settlement has infrastructure, but most facilities have been built without an approval; it is very densely built. The space is insufficiently defined, incomplete, neglected. There is an illegal dump covering the green area in a part above the settlement.

The area of the settlement *Sat mala* is covered by the General Urban Development Plan for Leskovac, which is included in the existing Plan of General Regulation. As regards the aspect of urban planning, the settlement Sat mala was created haphazardly, without elements of urbanisation. It rendered more difficult the building of utility infrastructure and the establishment of other urban functions. Unplanned construction is still ongoing, which puts at risk the area of Hisar, but also the illegally built facilities. The sources of risks are unfavourable geological characteristics of the soil, the existence of active and inactive landslides.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	-
AREA	-
PERIOD OF CREATION	Several centuries
SPATIAL AND URBAN PLANNING DOCUMENTATION	There is a Plan of General Regulation
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Exists
Electrical grid	Exists
Public lighting	Exists
Transport network	Exists
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Variable
Overcrowding	Exists
Legal status of buildings on land plots	Usecure

\* Sociological research: Sociological aspect of urban form/east slope of Hisar in Leskovac, 2011

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	100	15, 16, 17, 18	23,800,000.00
Reconstruction and adaptation	95	12, 14, 15, 16, 17, 18	45,220,000.00
Relocation	0	11, 13	0.00
<b>TOTAL:</b>			<b>69,020,000.00</b>

\* Existing models of housing improvement for Roma – Social and affordable housing solutions for Roma and vulnerable population in Serbia.

## SETTLEMENT PODVORCE

This is an old city settlement populated by Roma. It was created on the right bank of the river Veternica, by the road Leskovac – Vučje, and still exists at the same location as part of old city. It is located on the edge of the city centre. In terms of conditions and type of housing, this ghettoised settlement has characteristics of a slum. Hygienic conditions are noticeably poor – the location is on a damp and damaged soil where garbage is disposed and where people live.

Overcrowding is one of the most important characteristics of the settlement Podvorce. Searching for a living space, the Roma from this settlement move to the new settlement Slavko Zlatanović, where they build houses of solid material and comfortable layout. The area of the settlement Podvorce is covered by the General Urban Development Plan for Leskovac, which is included in the existing Plan of General Regulation No. 4. The settlement is located in the residential zone. According to the cadastral data available at the official website of the Republic Geodetic Authority, the land on which the houses were built is socially-owned.

The facilities were built and upgraded without an approval for construction. Adaptation approvals were obtained for a small number of facilities. As regards the aspect of urban planning, Podvorce is an unsanitary settlement, densely built, overcrowded, closed and separated from the environment. For these reasons a number of residents want to be relocated. There is a high population density in the facilities of poor quality, mainly inadequate for housing.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	400
AREA	-
PERIOD OF CREATION	-
SPATIAL AND URBAN PLANNING DOCUMENTATION	There is a Plan of General Regulation
LAND USE	Residential
LAND OWNERSHIP	Social ownership

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Exists
Electrical grid	Exists
Public lighting	Exists
Transport network	Exists
Suitable terrain/location	Does not exist
Adequate access to public services	Does not exist
Structural quality of housing units	Poor
Overcrowding	Exists
Legal status of buildings on land plots	Usecure

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	400	15, 16, 17, 18	95,200,000.00
Reconstruction and adaptation	260	12, 14, 15, 16, 17, 18	123,760,000.00
Relocation	100	11, 13	238,000,000.00
<b>TOTAL:</b>			<b>456,960,000.00</b>

\* Existing models of housing improvement for Roma – Social and affordable housing solutions for Roma and vulnerable population in Serbia.

## OTHER SUBSTANDARD SETTLEMENTS SUGGESTED BY THE CITY ADMINISTRATION

Vinarce, Brestovac, Miroševce, Turekovac and Međa are substandard settlements, identified by the City Administration as inadequate for housing, with built infrastructure, included in the spatial planning documentation, which means that the location is permanently guaranteed. These settlements are designated for housing. The existing character of the zone is to be retained and plans for their improvement should be developed with the aim of rehabilitation, reconstruction and extension of individual facilities, while the improvement of housing standards is planned for the facilities of poor structure. All the activities of local authorities should be directed towards resolving the issues concerning the living standard of population in the substandard settlements.





A stylized map of the City of Vranje, featuring a network of white lines representing streets and boundaries on a green background. The map is centered around a dark green area, possibly representing a river or a specific urban zone.

# **CITY OF VRANJE**

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## SETTLEMENT CIGANSKI RID

The settlement *Ciganski Rid* in Vranje was created spontaneously on the municipal land, where people live in critical un-sanitary conditions. The settlement was illegally built on the outskirts of the city in the period from 1985 to 1990. After 1999, the families from Kosovo settled in this location. The settlement residents are 19 Roma families. The facilities have poor quality of structure, and the families create their own living space by building upper floors. The land is municipal. The area of the settlement *Ciganski Rid* is in the construction zone designated for housing and it is covered by the Plan of General Regulation for Zone 5<sup>1</sup> in Vranje. Only four families have a decision on allocated social housing at this location.

The access road was formed spontaneously because of the need to access the illegally built facilities, but it is very difficult to access them in vehicles due to the problematic terrain. In addition to unresolved property relations, another problem arose due to a fast demographic growth: the problem of basic utility infrastructure. Overall, housing in the settlement is critical, of temporary character and unsustainable.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	23
AREA	-
PERIOD OF CREATION	1985 – 1990
SPATIAL AND URBAN PLANNING DOCUMENTATION	There is a Plan of General Regulation
LAND USE	Residential
LAND OWNERSHIP	Municipal

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Does not exist
Disposal of waste water (sewage system or septic tank)	Does not exist
Electrical grid	Exists
Public lighting	Does not exist
Transport network	Does not exist
Suitable terrain/location	Does not exist
Adequate access to public services	Does not exist
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Usecure

\* Official Gazette of the City of Vranje, no. 7/2010.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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*It is not necessary to develop a spatial planning document for this settlement. All issues of regulation and construction in this area can be solved on the basis of the applicable plan.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of sewerage and atmospheric water drainage	500 m	1,200.00	600,000.00
For the construction of transport infrastructure	1000 m	3,600.00	3,600,000.00
TOTAL:			4,200,000.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	23 buildings	23,800.00	547,400.00
Documentation for legalisation	23 buildings	47,600.00	1,094,800.00
Connecting to infrastructure	23 buildings	60,000.00	1,380,000.00
TOTAL:			3,022,200.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	0	GROUP 1	0.00
Reconstruction and adaptation	0	GROUP 3	0.00
Relocation	23	GROUP 2 and GROUP 4	82,800,000.00
TOTAL:			82,800,000.00

\* According to the prices provided by the directorates for urban planning and construction

\*\* Vuksanović-Macura, Zlata and Vladimir Macura, Housing Models for Substandard Roma Settlements, Belgrade, September 2014

## SETTLEMENT GORNJA ČARŠIJA

The settlement *Gornja čaršija* was built in the urban part of the City of Vranje. The area of the settlement *Gornja čaršija* was populated by Roma as early as several centuries ago. The preserved settlement, with the facilities built of solid construction materials and presently populated by approximately 290 Roma families, is a testimony of their life in the city from its very beginnings.

The settlement has necessary infrastructure, but most facilities have been built without an approval for construction. The population density is high. The space is insufficiently defined, incomplete, neglected. New multi-storey facilities (many of them unfinished), built in the last 40 years, dominate over smaller, poorer built ones, leaving a visual impression of substandard settlement.

The area of the settlement *Gornja čaršija* is in the construction zone designated for housing and it is covered by the Plan of General Regulation for Zone 1\* in Vranje. As regards the aspect of urban planning, the settlement *Gornja čaršija* was created spontaneously, but with the elements of urbanisation. The facilities were upgraded without an approval or checking the stability of existing structures. Unplanned construction is still ongoing, which causes overcrowding and makes the space unsafe for living.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	290
AREA	-
PERIOD OF CREATION	Several centuries
SPATIAL AND URBAN PLANNING DOCUMENTATION	There is a Plan of General Regulation
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists (a small number of connections)
Disposal of waste water (sewage system or septic tank)	Exists
Electrical grid	Exists
Public lighting	Partly exists
Transport network	It mainly exists
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Exists
Legal status of buildings on land plots	Usecure

\* Official Gazette of the City of Vranje, no. 7/2010.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
Plan of Detailed Regulation	Gornja čaršija	290	6.5 ha	807,206.40
TOTAL:				807,206.40

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	100 buildings	23,800.00	2,380,000.00
Documentation for legalisation	100 buildings	47,600.00	4,760,000.00
Connecting to infrastructure	20 buildings	60,000.00	1,200,000.00
TOTAL:			8,340,000.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	50	GROUP 1	12,000,000.00
Reconstruction and adaptation	30	GROUP 3	14,400,000.00
Relocation	30	GROUP 2 and GROUP 4	100,800,000.00
TOTAL:			134,400,000.00

\* According to the prices provided by the directorates for urban planning and construction

\*\* Vuksanović-Macura, Zlata and Vladimir Macura, Housing Models for Substandard Roma Settlements, Belgrade, September 2014

## SETTLEMENT GORNJA ČARŠIJA 2

The settlement *Gornja Čaršija 2* was built in the 1970s. The buildings are new, fully furnished and suitable for housing. A settlement populated by Roma families existed at the location of this new settlement even at the time of Ottoman rule. It is located in the urban zone of the city centre.

The configuration of the terrain prevents adequate access to the facilities and lots. The street corridors are clearly defined, but there is no landscaping or utility infrastructure. Nineteen (19) Roma families live in this mixed settlement.

The area of the settlement *Gornja Čaršija 2* is in the construction zone designated for housing and it is covered by the Plan of General Regulation for Zone 5\* in Vranje.

According to the cadastral data, the land is privately owned, but the relations concerning property ownership have not been solved in most cases. These are private lots that fulfil the preconditions for the legalisation of facilities. The housing facilities in the settlement Panadurište have been well built and have a good-quality structure. These are mainly modern buildings, fully furnished and finished, providing good housing conditions.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	19
AREA	-
PERIOD OF CREATION	1970
SPATIAL AND URBAN PLANNING DOCUMENTATION	There is a Plan of General Regulation
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Exists (a part is not connected)
Electrical grid	Exists
Public lighting	Partly
Transport network	Does not exist
Suitable terrain/location	Does not exist
Adequate access to public services	Exists
Structural quality of housing units	Good
Overcrowding	Does not exist
Legal status of buildings on land plots	Certain

\* Official Gazette of the City of Vranje, no. 7/2010.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of sewerage and atmospheric water drainage	500 m	1,200.00	600,000.00
For the upgrading of water supply network	500 m	1,200.00	600,000.00
For the construction of transport infrastructure	800 m	3,600.00	2,880,000.00
TOTAL:			4,080,000.00

## SETTLEMENT SARAINA

The settlement *Saraina* was built in the central urban part of the City of Vranje. The settlement is populated by 48 Roma families. The area was populated by Roma as early as several centuries ago. The settlement has necessary infrastructure, but most facilities have been built without an approval for construction. The new, multi-storey facilities have been built since 1970ies, but there are also some houses older than 100 years.

The area of the settlement *Saraina* is in the construction zone designated for housing and it is covered by the Plan of General Regulation for Zone 1\* in Vranje.

According to the cadastral data, the land is privately owned, but the relations concerning property ownership have not been solved in most cases. These are private lots that fulfil the preconditions for the legalisation of facilities. Most facilities have been built with an approval for construction. A large number of housing facilities in the settlement Saraina are well- built. Multi-storey facilities have been built next to some small ground-floor houses older than 100 years, but still used for housing purposes.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	48
AREA	-
PERIOD OF CREATION	Several centuries
SPATIAL AND URBAN PLANNING DOCUMENTATION	There is a Plan of General Regulation
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists (6 are not connected)
Disposal of waste water (sewage system or septic tank)	Exists
Electrical grid	Exists
Public lighting	Exists
Transport network	Exists
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Exists
Legal status of buildings on land plots	Certain

\* Official Gazette of the City of Vranje, no. 7/2010.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	10 buildings	23,800.00	238,000.00
Documentation for legalisation	10 buildings	47,600.00	476,000.00
Connecting to infrastructure	10 buildings	60,000.00	600,000.00
<b>TOTAL:</b>			<b>1,314,000.00</b>

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	10	GROUP 1	2,400,000.00
Reconstruction and adaptation	10	GROUP 3	4,800,000.00
Relocation	0	GROUP 2 and GROUP 4	0.00
<b>TOTAL:</b>			<b>7,200,000.00</b>

\* According to the prices provided by the directorates for urban planning and construction

\*\* Vuksanović-Macura Zlata and Macura Vladimir, Housing Models for Substandard Roma Settlements, Belgrade, September 2014

## OTHER SUBSTANDARD SETTLEMENTS RECOMMENDED BY THE CITY

The City Administration of Vranje submitted the questionnaires for the following settlements: Ćoška and Raška in Vranje, and for the villages Pavlovac, Golemo and Gornje Trebešinje. For the city Municipality Vranjska Banja, the questionnaires were submitted for the following settlements: Saglamci, Burdinci, Gramađe and Ogoš.

These substandard settlements in Vranje and city Municipality Vranjska Banja were identified as suitable for housing on the basis of completed questionnaires. They have necessary infrastructure and they are covered by spatial planning documentation, which means that the families are guaranteed permanent housing. These settlements are designated for housing. The existing character of the zone is to be retained and plans for their improvement should be developed with the aim of rehabilitation, reconstruction and extension of individual facilities, while the improvement of housing standards is planned for the facilities of poor structure. All the activities of local authorities should be directed towards resolving the issues concerning the living standard of population in the substandard settlements.





A stylized map of the Municipality of Bujanovac, rendered in white lines on a light green background. The map shows a network of roads and property boundaries, with a central area shaded in a darker green. The text 'MUNICIPALITY BUJANOVAC' is overlaid on the right side of the map.

# **MUNICIPALITY BUJANOVAC**

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## SETTLEMENT NOVO NASELJE

The settlement *Novo naselje* was built in the urban part of Bujanovac. It was built in the period from 1946 to 1990. It has been preserved and buildings are constructed of solid materials. Today, it is populated by approximately 250 Roma families. The settlement has necessary infrastructure, but most facilities have been built without an approval for construction. New multi-storey facilities (many of them unfinished), built in the last 40 years, dominate in the settlement. A pool, to which waste water is drained, has been formed in a depression on the outer edge of the village. The area of the settlement Novo naselje is in the construction zone designated for housing and it is covered by the Plan of General Regulation for Bujanovac\*.

According to the cadastral data, the land is privately owned. Approximately 100 families have not registered the change of ownership, but these are the lots registered as private ownership. Only 30 families have building permits, all other facilities have been built illegally. Most families work abroad and manage to maintain a solid furnishing level of the family houses in this settlement.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	250
AREA	-
PERIOD OF CREATION	1946 – 1990
SPATIAL AND URBAN PLANNING DOCUMENTATION	There is a Plan of General Regulation
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists (70% are connected)
Disposal of waste water (sewage system or septic tank)	Exists, but it is not adequate
Electrical grid	Exists
Public lighting	-
Transport network	Does not exist
Suitable terrain/location	Does not exist
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Mainly illegal (30 with construction permits)

\* Official Gazette of the City of Leskovac, no. 26/2011.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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*It is not necessary to develop a spatial planning document for this settlement. All issues of regulation and construction in this area can be solved on the basis of the applicable plan.*

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of sewerage and atmospheric water drainage	1000 m	1,200.00	1,200,000.00
For the construction of transport infrastructure	1000 m	3,600.00	3,600,000.00
TOTAL:			4,800,000.00

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	100 buildings	23,800.00	2,380,000.00
Documentation for legalisation	100 buildings	47,600.00	4,760,000.00
Connecting to infrastructure	100 buildings	60,000.00	6,000,000.00
TOTAL:			13,140,000.00

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	100	GROUP 1	24,000,000.00
Reconstruction and adaptation	20	GROUP 3	9,600,000.00
Relocation	0	GROUP 2 and GROUP 4	0.00
TOTAL:			33,600,000.00

\* According to the prices provided by the directorates for urban planning and construction

\*\* Vuksanović-Macura, Zlata and Vladimir Macura, Housing Models for Substandard Roma Settlements, Belgrade, September 2014

## SETTLEMENT MORAVSKA – GNJILANSKI PUT

The area of the settlement *Moravska – Gnjilanski put* is in the construction zone designated for housing and it is covered by the Plan of General Regulation for Bujanovac\*. According to the cadastral data, the land is owned by the municipality. A smaller number of lots are privately owned. The facilities were built illegally. The right to housing for 80% of the families is regulated by a decision on allocated social housing. The families who live on their private lots possess the required ownership documentation.

The substandard settlement *Moravska – Gnjilanski put* in Bujanovac was created spontaneously on the municipal land. The access road and streets in the settlement were formed spontaneously because of the need to access the illegally built facilities. Although illegally built, this settlement has all basic infrastructure. The settlement is in the system of municipal waste removal. Despite that, an illegal dump exists and grows uncontrollably at the entrance to the settlement.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	120
AREA	-
PERIOD OF CREATION	-
SPATIAL AND URBAN PLANNING DOCUMENTATION	There is a Plan of General Regulation
LAND USE	Residential
LAND OWNERSHIP	85% municipal, 15% private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists
Disposal of waste water (sewage system or septic tank)	Exists
Electrical grid	Exists
Public lighting	Partly exists
Transport network	Does not exist
Suitable terrain/location	Does not exist
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Usecure

\* Official Gazette of the City of Leskovac, no. 26/2011.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### SPATIAL AND URBAN PLANNING DOCUMENTATION REQUIRED FOR FUTURE INTERVENTIONS

SPATIAL AND URBAN PLANNING DOCUMENT	SETTLEMENT	NUMBER OF RESIDENTIAL BUILDINGS	AREA	ESTIMATE OF REQUIRED FUNDS (RSD)
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*It is not necessary to develop a spatial planning document for this settlement. All issues of regulation and construction in this area can be solved on the basis of the applicable plan.*

### PROPERTY RELATIONS, LEGALISATION, LEGAL CONNECTIONS TO INFRASTRUCTURE

INTERVENTION – RESIDENTIAL BUILDINGS	SCOPE OF INTERVENTION	AVERAGE VALUE PER BUILDING (RSD)*	ESTIMATE OF REQUIRED FUNDS (RSD)
Solving the issues concerning the legal status of property	100 buildings	23,800.00	2,380,000.00
Documentation for legalisation	100 buildings	47,600.00	4,760,000.00
Connecting to infrastructure	0 buildings	60,000.00	0.00
<b>TOTAL:</b>			<b>7,140,000.00</b>

### INTERVENTIONS TARGETING INDIVIDUAL BUILDINGS – HOUSING MODELS\*\*

INTERVENTION TARGETING RESIDENTIAL BUILDINGS	ESTIMATED NUMBER OF BUILDINGS	POSSIBLE HOUSING MODELS	ESTIMATED VALUE OF INVESTMENT (RSD)
Improved housing conditions	100	GROUP 1	24,000,000.00
Reconstruction and adaptation	20	GROUP 3	9,600,000.00
Relocation	0	GROUP 2 and GROUP 4	0.00
<b>TOTAL:</b>			<b>33,600,000.00</b>

\* According to the prices provided by the directorates for urban planning and construction

\*\* Vuksanović-Macura, Zlata and Vladimir Macura, Housing Models for Substandard Roma Settlements, Belgrade, September 2014

## SETTLEMENT MORAVA 76

The settlement *Morava 76* was built after the floods that occurred in 1976. The buildings are new, fully furnished and suitable for housing. About 340 Roma families live in the settlement. It is located in the urban zone of the city centre. The configuration of the terrain prevents adequate access to the facilities and lots. The street corridors are clearly defined, but there is no landscaping or complete utility infrastructure. The area of the settlement *Morava 76* is in the construction zone designated for housing and it is covered by the Plan of General Regulation for Bujanovac\*. According to the cadastral data, the land is privately owned, but the relations concerning property ownership have not been solved in most cases. These are private lots that fulfil the preconditions for the legalisation of facilities. Approximately 15 of all families have built their housing facilities on the municipal land.

The housing facilities in the settlement *Morava 76* are well-built and have a good-quality structure. These are mainly modern buildings, fully furnished and finished, providing good housing conditions. Sanitary conditions in the settlement are at the satisfactory level. Not all buildings have bathrooms, but they have at least one room designed for the maintenance of hygiene. In addition, one half of all the facilities have an outhouse toilet in their curtilage.



### GENERAL INFORMATION ABOUT THE SETTLEMENT

TYPE OF SETTLEMENT	Urban
NUMBER OF HOUSES	340
AREA	-
PERIOD OF CREATION	After 1976
SPATIAL AND URBAN PLANNING DOCUMENTATION	There is a Plan of General Regulation
LAND USE	Residential
LAND OWNERSHIP	Private

### CHARACTERISTICS OF SETTLEMENT

Water supply system	Exists, half of houses are not connected
Disposal of waste water (sewage system or septic tank)	Exists for one half of the settlement
Electrical grid	Exists
Public lighting	Exists
Transport network	Does not exist
Suitable terrain/location	Exists
Adequate access to public services	Exists
Structural quality of housing units	Poor
Overcrowding	Does not exist
Legal status of buildings on land plots	Secure

\* Official Gazette of the City of Leskovac, no. 26/2011.

## PROPOSED PROJECTS AND MEASURES OF INTERVENTION INCLUDING A FINANCIAL ESTIMATE

### TECHNICAL DESIGN DOCUMENTATION REQUIRED FOR THE CONSTRUCTION OF INFRASTRUCTURE

PREPARATION OF TECHNICAL AND OTHER DOCUMENTATION	PARAMETERS FOR ESTIMATION (p)	AVERAGE UNIT PRICE (RSD)	ESTIMATE OF REQUIRED FUNDS (RSD)
For the construction of sewerage and atmospheric water drainage	1000 m	1.200,00	1.200.000,00
For the upgrading of water supply network	200 m	1.200,00	240.000,00
For the construction of transport infrastructure	1000 m	3.600,00	3.600.000,00
TOTAL:			5.040.000,00

