

# **“Urban integration of informal settlements and influence on a process of legalisation illegal buildings in Prijedor”**

Pilot project\_Municipality of Prijedor

Sarajevo, april 2014

# Location and description of city

City of Prijedor is located in the north-western part of the Bosnia and Herzegovina with 100 000 inhabitants. It is the second largest city in the Republic of Srpska (entity of Bosnia and Herzegovina).

There were over 2 000 housing units providing shelter for the displaced people in Prijedor. Most housing units of the returnees have been rebuilt, but the houses of the displaced people have not been completed.

Most of these duties fall to the Municipality.

During the war in the nineties a lot of property was destroyed and small and big industry in the municipality of Prijedor stopped working.



## Brief description of Informal Settlements in the region.

There are informal settlements present in Bosnia and Herzegovina and in Prijedor for decades. This process started in the sixties, together with forced urbanization and the different socialist concept of housing in the cities, opposed to the housing in villages. However, their number escalated during and after the war. They now consist mainly of refugees.

After the 1990 various negative factors supported the development of informal settlements as

- Wars and political tension, which created refugee streams, which had to be accommodated within short time period
- Periods of political changes, in which the legal base for urban development control was weak or non-existent

City of Prijedor



'Refugee type' of informal settlements came as a consequence of forced migrations of the population in the war and postwar period in Bosnia and Herzegovina, when a dire need arises for the resolution of housing issues. Solution was found through transformation of agriculture to construction land, most often without plans or by disrupting the existing plans.

# Description of case study - Settlement Nova Orlovaca

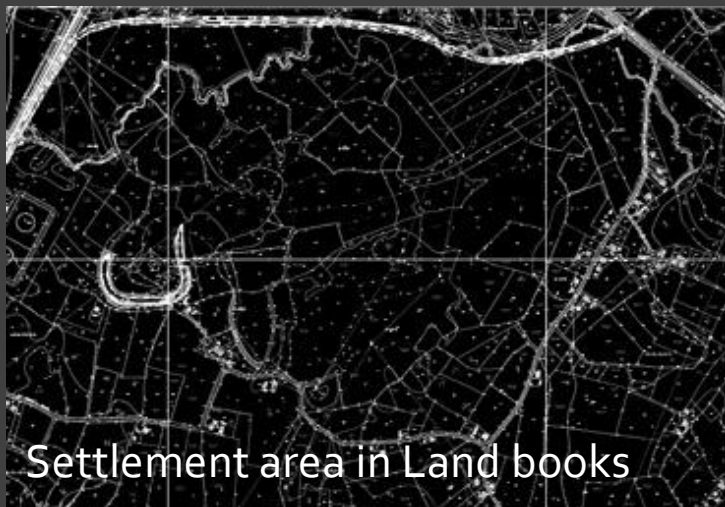
At very end of 1999. Municipal Assembly of city Prijedor has brought decision which adopted scheme of a Project "Prijedor 2000-home to all people". This project was created in order to solve housing problems of refugees, displaced persons and returnees in Municipality of Prijedor. The municipality provided land divided into parcels and distributed it to refugees. These dwelling units are the result of subdivision of agricultural land. Plotting was done on a basis of a sketch. Unfortunately, this is the lowest type of planning – no land assessment was done and no basic infrastructure was built. And neither one building has building permission.



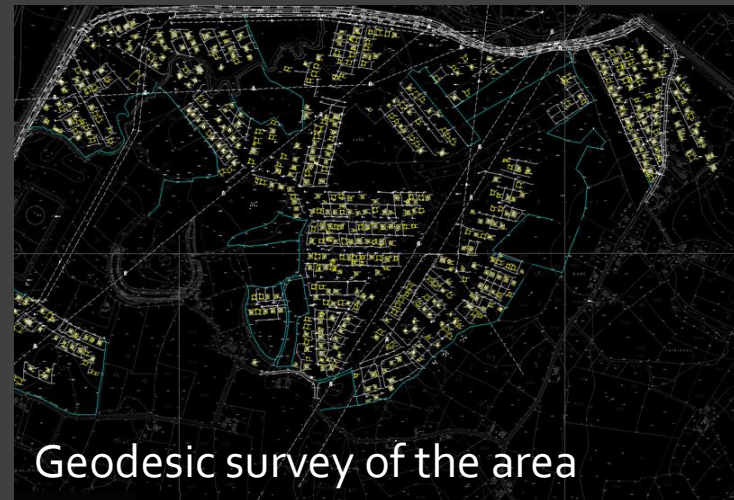


Location of Nova Orlovaca - 1200 meters from the city centre. Half of the settlement is built on the land of lowest quality that was never planned to be and is not used as construction land. This land was used for agriculture.

In 2005 was done Parceling plan for this area and according to that there were 386 buildings. At the end of 2008 Demographic research centre has done field survey in this area. According to their preliminary results there are 502 building. This shows that there is continuous building in this settlement.



Settlement area in Land books



Geodesic survey of the area



Most of inhabitants of Nova Orlovaca are refugees, but there also live domicile people in bordering areas and there are returnees too. Human relationships are really good and positive, and they all get along very well and are working together on improvement of the living conditions. Most inhabitants do not receive any income and are very interested to legalize in order to eventually begin small businesses and open shops.



Current infrastructure in the informal settlements in Prijedor is arbitrary, without proper planning.

- it is equipped with power supply system and in one part of settlement there is water supply system
- no asphalt roads
- no telephone, no safe water and no sewage system
- waste water is mainly sewed through individual sew-holes
- level of underground water is very high in entire area (1-2 meters under the surface)

At the north border of the settlement flows small river Milosevica and its watercourse is not regulated and well-assured. Part of the settlement has serious and frequent problems with floods.



# Politic and spatial approach to find a solution.

## Technique and tools

### Regularization via legalization

- There is no Law on legalization in Republic of Srpska. There was an Act 155 of Law on spatial planning that says every Municipality should enact Decision for legalization of illegally built structures.
- The Law on spatial planning enabled Prijedor to issue two decisions for legalization of informal settlements. Each decision provided incentives for legalization of both informal and illegal construction. The total time for legalization was approximately 2 years for the both decisions, but only **396 applications were received**.
- Serious obstacle for legalization of the informal settlement Nova Orlovaca is the ownership of the land, as many of the parcels are found on a land owned by a legal entity which is taking legal action against the municipality.

# Projects



## Infrastructure projects

Regarding the infrastructure situation in settlement Nova Orlovaca, Municipality of Prijedor has done some efforts for its improvement.

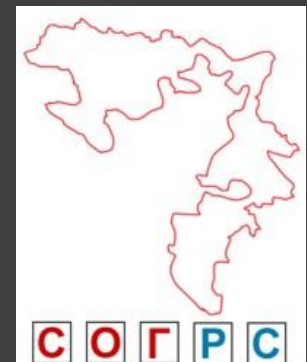
- There is an ongoing project for preparation of planning documentation for arranging and securing the banks of the small river “Miloshefica” and providing surface drainage for the affected areas. (This is needed because the structure of the land holds water) When the document is done then will remain the problem of its implementation because it is going to cost far more then Municipality and Government are able to provide.
- Planning document for sewage system for entire area is already done and they started to build it slowly and in phases, again because of the lack of funds.



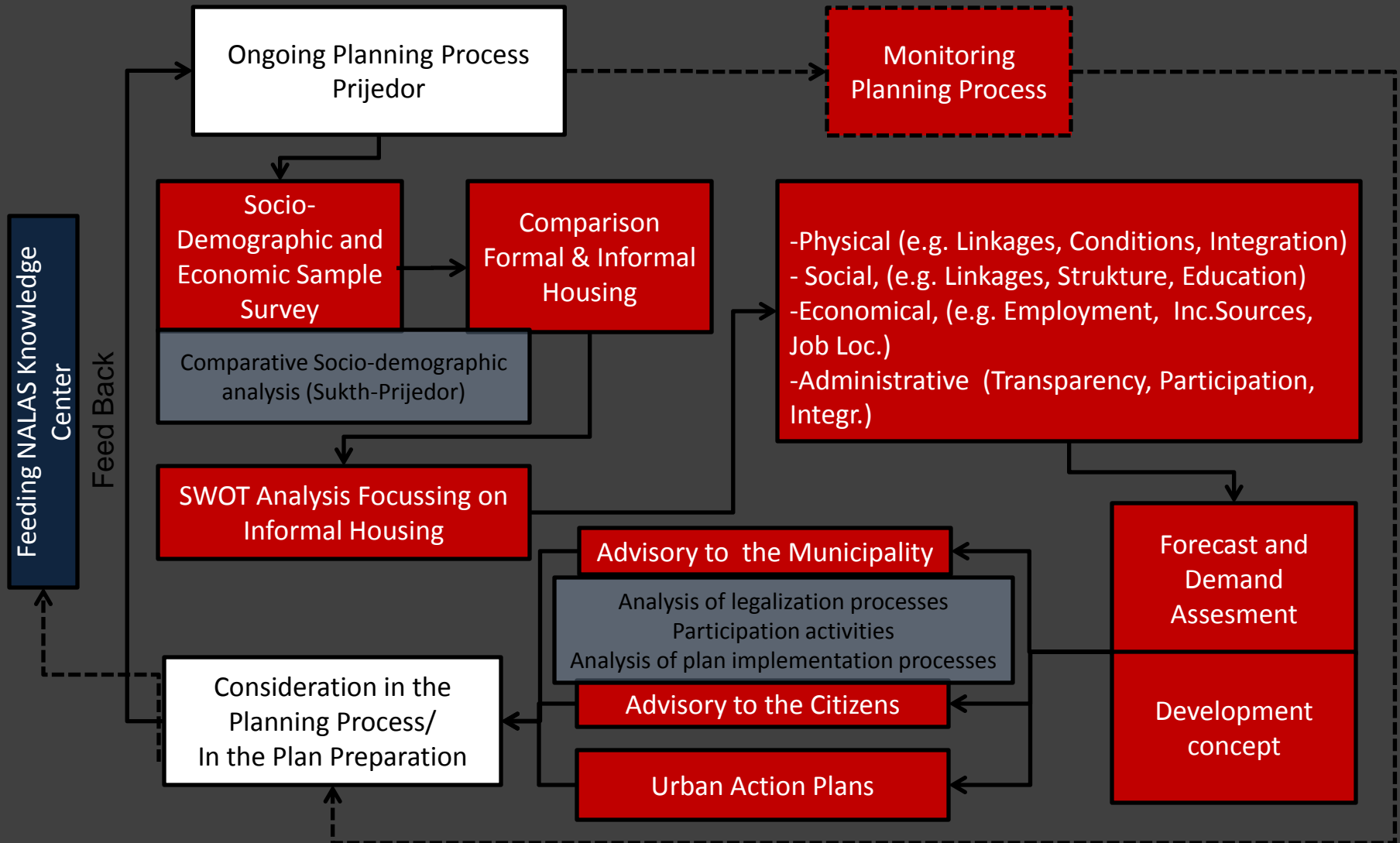
## Pilot project “Urban integration of informal settlements”

Association of Towns and Municipalities of Republic of Srpska, in collaboration with the Network of Associations of Local Authorities for South-East Europe and with the support of GTZ – German Agency for Economic Development, is responsible for the implementation of the pilot project on “Urban integration of informal settlement” in Municipality of Prijedor. Simultaneously another pilot project runs in Albania, Municipality of Sukth, in order to extract appropriate methods and methodologies or tools for the appropriate urban integration of informal settlements in comparable cases

The current project aims at assisting the Municipality of Prijedor to integrate a fairly high number of informal housing into the urban structure, to improve the urban planning process as well as compiling a strategic document for urban development and the Urban Plan.



# Methodology →



## Project activities →

- Land ownership survey
- Socio-demographic and economic survey



- SWOT analysis

▶ Handbook



- Analysis of legalization processes
- Participation activities

▶ Handbook

- Forecast and demand assesment



- Analysis of plan implementation processes

- Development concept



- Action plan(s)



- **Regulatory plan**

## Project activities →

- **Final publication**

methodology and resources for urban integration of informal settlements

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**Resume of all steps in proposed methodology based on conducted analysis of settlement Nova Orlovača**



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# BENEFITS OF PROJECT

- **Assembly of Prijedor adopted new Decision of legalization land ownership, as a first step to legalization of illegally built houses, but Regulatory plan is not created, because of financial problems.**
- **In 2013 is adopted new Law on spatial planning which is better than previously because Municipalities should not enact Decision for legalization of illegally built structures.**
- **Project “Milosheвица” is not finished yet, but small river Milosheвица is only thoroughly cleaned up, and flood problem is almost solved-**
- **Sewage system in the Nova Orlovачa is finished**
- **Important benefit of this project is awareness about citizen participation in decision making process**