



# MUNICIPAL HOUSING PROFILE

MUNICIPAL SPATIAL PLANNING SUPPORT PROGRAMME IN KOSOVO



The Case of Municipality of Gjilan/Gnjilane

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October 2014

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## **i. ABBREVIATIONS AND ACRONYMS**

HBS	Household Budget Survey
HSCA	Housing Stock Condition Assessment
IFS	Informal Settlements
KAS	Kosovo Agency of Statistics
LAS	Land Administration System
MCO	Municipal Cadastral Office
MDP	Municipal Development Plan
MEF	Ministry of Economy and Finance
MESP	Ministry of Environment and Spatial Planning
MHP	Municipal Housing Profile
MOCR	Municipal Office for Communities and Return
MuSPP	Municipal Spatial Planning Support Programme
NGO	Non-governmental Organization
SCI	Self-governing Community of Interests, also known as BVI
SH	Social Housing programmes
SPK	Spatial Plan of Kosovo
UDP	Urban Development Plan
UN-Habitat	United Nations Human Settlements Programme
URP	Urban Regulatory Plan

## ii. GLOSSARY OF TERMS

<b>Affordability</b>	A measure of whether households can access and sustain the costs of private sector housing to purchase or to rent .Households are assumed to not reasonably be expected to spend more than 30 % of their income on housing depending on their current income level.
<b>Apartment building or block of flats</b>	Apartment building containing three or more dwellings without a separate access to the outside.
<b>Central heating from a public heating centre</b>	Central heating provided from a community heating centre.
<b>Central heating from an installation in the building</b>	Independent central heating boiler within the dwelling or within the building.
<b>Cooking facilities provided in another type of room</b>	For example, places where people cook on a wooden stove placed in a living-room.
<b>Detached house</b>	Individual house not attached to any other building.
<b>Family status</b>	The position of a person in an existing family, depending on its partner or hierarchical relationship: ex. Husband; Wife; Child; Lone parent; etc. Married partner the male or female partner of a legalized union in the family.
<b>Fireplace</b>	The part of a chimney that opens into a room and in which fuel is burned or any open structure, usually of masonry, for keeping a fire.
<b>Fixed bath or shower</b>	Access to at least one fixed bath or shower available in the dwelling.
<b>Flush toilet outside the building</b>	Access to a flush toilet is available only outside the building.
<b>Flush toilet outside the dwelling but in the building</b>	A flush toilet is available within the building but outside the housing unit. Access to the toilet might also be shared with other dwellings within the building.
<b>Head of household</b>	The person who was declared as the reference person in the household.
<b>Household member</b>	Any person usually resident in the household.

<b>Housing unit also called Dwelling</b>	A conventional dwelling or a non-conventional place of usual residence where people are found residing at the time of the census.
<b>Kitchen</b>	A kitchen of at least 4 m <sup>2</sup> is available in the dwelling.
<b>Kitchenette</b>	A kitchen smaller than 4 m <sup>2</sup> is available in the dwelling.
<b>Lone father family</b>	A family where the parent is a male, without partner but with at least one child.
<b>Lone mother family</b>	A family where the parent is a female, without partner but with at least one child.
<b>Lone parent</b>	A father or a mother with at least one child, but living without his/her partner.
<b>Main type of energy used for heating</b>	In case more than one sources of energy is used, the most commonly used is reported.
<b>Multi-persons household</b>	A group of two or more persons who may or may not be related to each other and who combine to occupy the whole or part of a housing unit and to provide themselves with food and possibly other essentials for living. Members of the group may pool their incomes to a greater or lesser extent. A household can consist of one or more families.
<b>No cooking facilities</b>	There is no cooking facility at all in the dwelling.
<b>No fixed bath or shower</b>	There is no bath or shower available in the dwelling.
<b>No flush toilet available</b>	There is no flush toilet available (especially in rural areas) and dry toilets (so-called 'latrines') might be used.
<b>No heating at all</b>	There is no heating system available in the dwelling.
<b>No piped water available</b>	There is no piped water available at all (neither in the housing unit nor outside the building).
<b>Non-family household</b>	A dwelling where a person lives alone or shares it exclusively with unrelated people or people not belonging to a family according to census definition, for example, roommates or unmarried partners, brothers, etc.
<b>Occupied units</b>	Inhabited dwelling (also called Occupied dwelling): The dwelling is inhabited by persons belonging to the census

	population (housing unit where one or more persons are usually living), regardless of whether or not they were temporarily absent on census day
<b>One-person household</b>	A person who lives alone in a separate housing unit or who occupies, as a lodger, a separate room (or rooms) of a housing unit but does not join with any of the other occupants of the housing unit to form part of a multi-person household.
<b>Piped water from a public service</b>	The water is piped (comes from taps) and distributed by a community provider (example the municipal water supply system).
<b>Piped water from non-public sources</b>	The water is piped (comes from taps) but is not distributed by a community scheme. This is the case where water is pumped into the house through a pipe from a well (especially in rural areas) or from a natural waterfall (especially in mountain areas)
<b>Piped water outside the building</b>	Access to the water is available only outside the building.
<b>Piped water within the building but outside the dwelling</b>	Access to the water is outside the housing unit and might also be shared with other dwellings within the building.
<b>Portable electric heater</b>	A portable apparatus that furnishes heat for warmth and uses electricity as a source of power.
<b>Residential Building:</b>	Any independent structure containing one or more dwellings, rooms or other spaces, covered by a roof and enclosed within external walls or dividing walls which extend from the foundations to the roof, whether designed for residential or for agricultural, commercial, industrial or cultural purposes or for the provision of services
<b>Rooms</b>	Rooms of a dwelling intended for living
<b>Row or terraced house</b>	Construction of three or more attached houses in a row, each with separate access to the outside.
<b>Semi-detached house</b>	Two attached houses.
<b>Stove</b>	A portable or fixed apparatus that furnishes heat for warmth, cooking, etc., commonly using coal, oil, gas, or wood as a source of power.

<b>Vacant dwelling/ housing unit</b>	If it has no usual residents at the time of the census but is available to become the usual residence of at least one person (for example dwellings vacant for rent or for sale, and dwellings of households working abroad, if nobody lives in them)
<b>Year of construction of a building</b>	The year when the building was completed or, if any, the year when major constructional changes were finalized
<b>Social Housing</b>	Housing of an adequate standard which is provided to rent at below market cost for households in need by Local Authorities
<b>Affordable housing</b>	Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.
<b>Average</b>	The term 'average' when used in this report is taken to be a mean value unless otherwise stated.
<b>Housing need</b>	The situation in which households lack their own housing or are living in housing which is inadequate or unsuitable and who are unlikely to be able to meet their needs in the housing market without some assistance.
<b>Housing Register</b>	A database of all individuals or households, who have applied to a Municipality for housing assistance. Housing Registers, often called Waiting Lists, may include not only people with general needs but people with special needs or requiring access because of special circumstances, including homelessness.

-definitions are taken from the KAS reports 2011 (Building and Dwellings and Main Data reports)

# I. INTRODUCTION

The Municipal Housing Profile is conducted with a clear focus on providing a comprehensive data analysis which outlines the housing characteristics needs and affordability of Gjilan/Gnjilane Municipality in comparison to Kosovo. It identifies key trends facing the Municipality in the present and those that are likely to continue in the future. In addition, the housing profile incorporates a range of research activities including statistical data analysis, and a review of relevant literature and reports. The profile provides data for current housing needs for the municipality of Gjilan/Gnjilane, with the aim of providing strategic elements linking the profile with the legally required preparation of 3-year housing programme and a step towards development of Municipal Housing policy and Strategy. The housing profile is a pilot project and is anticipated that can be replicated in other municipalities in Kosovo

The profile starts with a summary of the existing housing stock, and then reviews housing activity over the past decade. Next, the numbers and characteristics of households are presented, followed by data on household income, the assessment of the housing needs, the evaluation of housing costs and the affordability assessment.

Specifically, the housing profile document aims to:

- Assess the current housing situation and the housing needs and affordability;
- Provide a document on housing that provides the key elements needed for policy making.

Housing is an important part of spatial planning, considering that housing occupies land and so there is a spatial dimension component to it. The way in which housing is developed in terms of type and size and in what location, influences other things such as education, health, infrastructure, employment and social wellbeing in general.

In the last two decades Kosovo has seen a number of significant developments shaping urban dynamics and housing in different ways. The transportation and technology advances make life easier and enhance economic growth on one hand, while on the other hand they create the possibility of living farther from the working place or even working from home.

Particularly, after the conflict of 1999, when Kosovo has become a place of rapid development for immediate economic return, many cities have changed their appearance through real estate investments, with an increasing number of owner occupied dwellings. In absence of housing policy and strong planning control measures the changing rate of population growth together with the changing living trend have led to the development of informal/illegal/unplanned housing units.

The key players in housing development have so far been the private developers, with vast majority of housing supply being provided by private developers as housing for sale; and by individual persons for their own use.

The importance of housing is now being acknowledged and links between housing market and wider economy is being seen as of great importance. Furthermore, it is also acknowledged that housing can replicate wealth but also it can generate equality, therefore, bringing housing domain into spatial planning is seen as a way forward. Within these changes and dynamics, we need to look at the sustainability housing issues, from both technological and political perspectives, complementing the efficiency, equity, and ecology, which nowadays have become a necessity. Set against this background, through the development of the Legal Framework for the Housing Sector at the central level, namely the Law No.03-L-164 on Financing Special Housing Programmes, first efforts towards a planned housing development have been made. Consequently, all municipalities in Kosovo have been required to prepare 3-year Social Housing programmes.

In order to support the municipality in the preparation of Social Housing programmes, it is useful to firstly prepare the Municipal Housing Profile. The process of profiling would act as a catalyst for planned housing development which would help the decision and policy making in economic, social and spatial planning; and it would also contribute to the preparations of Social Housing Programmes at the local level.

Therefore, UN-Habitat/ MuSPP is supporting the Municipality of Gjilan/Gnjilane in drafting Municipal Housing Profile as a pilot project, focusing mainly on the assessment of the current housing situation, assessment of housing needs and affordability, and in gathering and analysing the necessary information required to support the development of the Municipal Housing Strategy.



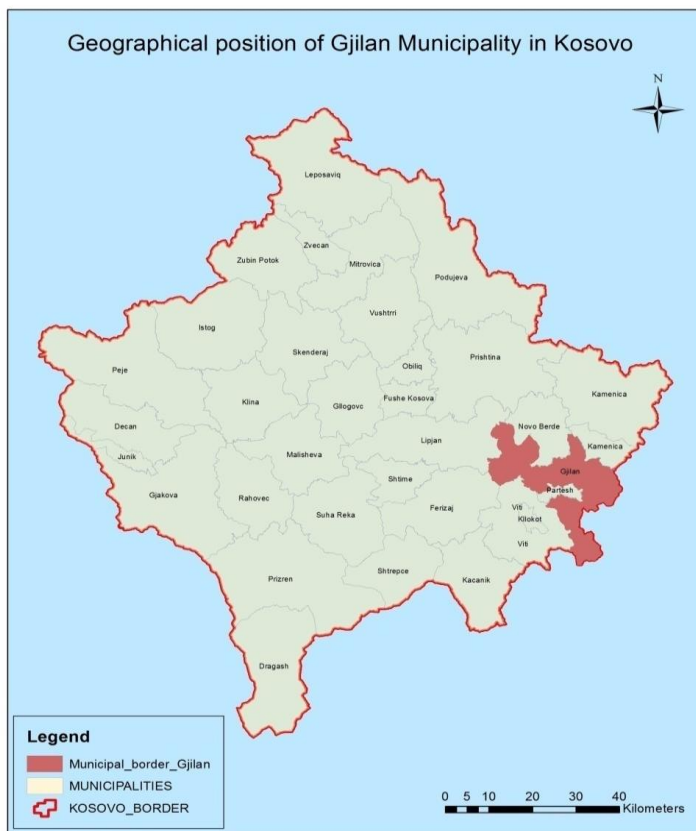
## II. CONTEXT OF MUNICIPALITY OF GJILAN/GNJILANE

This section seeks to establish key themes relating to socio-economic and demographic state in Gjilan/Gnjilane Municipality.

The Municipality of Gjilan/Gnjilane is located in the southeast part of Kosovo, the Anamorava region with a surface of 392 km<sup>2</sup>; it has 42 cadastral zones with Gjilan/Gnjilane being a civic centre. The good geographic position enables good connection with other centres of Kosovo and the region, at the same time enables it to be classed as an important centre on the triangle Gjilan/Gnjilane-Preshevë-Kumanovë.

The most recent figures indicate a population of approximately 90,170<sup>1</sup> in 17,115 households, with a population density of 230 people per km<sup>2</sup>, higher than average country level (163 people per km<sup>2</sup>). The Municipality has 23,319 dwellings with the average habitable space of 13.8 m<sup>2</sup> per capita, similar to average country level (13.3 m<sup>2</sup> per capita). More than half of the population, namely 60 % of residents live in the urban area, whereas 40 % in rural area. Gjilan/Gnjilane Municipality is predominately residential in character, but also has significant areas of industrial land around the Gjilan/Gnjilane Town Centre. Map 1 shows the location of Municipality of Gjilan/Gnjilane within Kosovo.

**Map 1. Geographical position**



<sup>1</sup> Census 2011, KAS

With regards to its socio–demographics background, the Municipality has a predominately Albanian population which consists 97.3% of total municipality population (Census 2011). The population is mainly young, approximately 44.6% of the population is under 25 years old and only 7.2% of the total population is age 65 and over.

The work force represent 67% of population (60,160 people aged 15-64); from this, only 48% are economically active. The Municipality of Gjilan/Gnjilane has a high unemployment rate of 46%, especially amongst the youth and women (only 26 % of females are in employment). Employment within the public service accounts for a quarter of total local employment within the region.

Income from employment is very low with only 21%. There is a high dependency on income from other persons with over 55% of residents as dependants, on the other hand income dependency on remittances and social assistance affects respectively 6 % and 5% of residents. There is an estimated 18 % of the population living in poverty whereas 3.6% of population live in extreme poverty (Kosovo overall poverty 34.5%- extreme poverty 12.1%)<sup>2</sup>.

In terms of education and skills within municipality, there is a high proportion of the population aged 15-64 with no qualifications (49.2%) higher than national average of (45.2%)<sup>3</sup>. The percentage of municipality residents with a degree level (bachelor) qualification is 5.8 %, which is slightly higher compared to national average (5.3%), and only 0.5 % of residents with master's degree. There is a strong link between educational/skills levels and earning potential and the numbers of households in poverty. Gjilan/Gnjilane Municipality faces low level of earnings with average monthly income of €275 per person (income data is for Gjilan/Gnjilane region); however this is higher than national average income of €225 per month.

In terms of the economy, Gjilan/Gnjilane Municipality has long been associated with the manufacturing industry, especially textile, tobacco, batteries, radiators and equipment for heating, electrical tools and apparatus. The presence of these factories has provided a strong industrial legacy and provided employment for vast majority of local work force. However, as a consequence of the de-industrialisation process of the Kosovar economy during the 1990s, and also destruction caused by the 1999 conflict, most if not all of the factories have stopped operating or in some cases ceased to exist.<sup>4</sup> Furthermore, the insufficient use and administration of these capacities during last 15 years, and the rather complex privatisation process, meant that most of these factories are working with limited capacity or have stopped their production.

Currently, the economy of the Municipality is based primarily on services, construction, trade, small production companies and transport of goods and people. In addition, the banking sector is developing quickly in the past years. The building construction industry is an integral part of the local economy and it is a major generator of local jobs.

The recovery of industrial production is vital to local economic growth in Gjilan/Gnjilane Municipality; this includes the continuous local economic development through privatization process, development of small and medium size enterprises (SMEs) with focus on production and creating favourable environment for attracting more foreign direct investment.<sup>5</sup>

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<sup>2</sup> Poverty in consumption in Republic of Kosovo in 2009 (May 2013, KAS)

<sup>3</sup> Population Census, Household and Housing, KAS 2011 (pg 158)

<sup>4</sup> Regional Development Strategy for the Economic Region East, 2010-2013

<sup>5</sup> Municipal Development Plan of Gjilan/Gnjilane, 2006-2015+

## III. METHODOLOGY

### 3.1. DATA COLLECTION AND ANALYSIS

The housing profile draws from several data source to provide a better knowledge and understanding of the condition of housing sector with a special focus on the assessment of needs and affordability in the Municipality of Gjilan/Gnjilane. As a starting point, a desk based research of all pertinent statistical data, legislation and other housing related documents was conducted with the aim of understanding the housing condition in Kosovo, legal environment and the availability of data related to housing sector.

The profile is predominantly based on existing, published data from the Kosovo census 2011 and other housing data resources available at the municipality. Having identified gaps in the secondary data robustness and credibility, primary data had to be obtained through focus groups, semi structured discussions and meetings with relevant stakeholders within the housing sector. The qualitative data gathered if not proving aids the establishment of different knowledge which triangulated with the quantitative data and analyses from the census provide a more comprehensive picture of the housing sector.

Information from 2011 census was used to establish quotas in respect of socio-demographics, employment status and level of income, housing numbers and characteristics, household numbers and characteristics. For getting reliable information different data were compared.

In considering planning for future housing needs the attempt was to observe the interaction between the anticipated demand, and how the demand can be met by increased supply. Nevertheless, the intention was not to undertake a full housing needs and housing market assessment.

The information on the profile is a compilation of both primary and secondary data. The secondary data derive from these data sources:

- Census 2011
- Poverty in consumption in Republic of Kosovo data report, 2013
- Poverty index, Kosovo 2011
- Disabled Living Allowance data
- Municipality of Gjilan/Gnjilane, Social assistance Claimants data
- Municipal Office for Communities and Return (MOCR) database
- Building permits database (Municipality of Gjilan/Gnjilane)

The primary data input derives from the following sources:

- Stakeholder Focus Group meeting with the range of interested organisations, including Municipality's departments and partner organisations, Housing Developers, Banking Sector, Estate Agents and NGO's
- Face to face interviews with municipal officials

This profile is a participatory exercise. The data information for each section has been collected by municipal staff with MuSPP's support. They were provided with series of presentation on how to conduct housing profile so that, together, the research and compilation will represent a capacity-building process within the Gjilan/Gnjilane Municipality staff members.

### 3.2. STAKEHOLDERS ANALYSIS

Housing is a basic human need and very personal issue; each and every one has different needs and many face challenges to access adequate housing. As a result, the housing profile cannot be easily reduced to fact and figures. Therefore, the stakeholders contribution is necessary to gather knowledge from different perspectives about challenges and opportunities related to housing in Gjilan/Gnjilane. The key stakeholders involve all levels of governance - they are many and work in complex interrelations on housing sector and have a significant interest in the improvement of the housing sector.

The central and local authorities are responsible for policy making through which they play a key role in driving the overall national effort towards a better housing provision.

**The Department of Spatial Planning, Construction and Housing in MESP** is the central body responsible to draft laws and deliver housing implementation policies. Through monitoring and analysing the areas within its responsibilities the department prepares and proposes the necessary national, housing strategies, programmes and measures for improving the situation in the field of housing and construction and ensures the application of measures and budgetary funds for relevant programmes.

The **Ministry of Finance** manages the economic development dimensions, as well as financial aspects related to housing sector, including the approval of funds for social housing programmes.

The **Ministry of Communities and Return** promotes and creates conditions for returnees based on rights to return; also assures the central and municipal policy include dispositions for protection of communities rights, including housing support and property rights. They also provide funds for housing construction for returnees.

The **Cadastre Agency** is the main base for Land Administration System (LAS) that provides integrated geospatial data; it provides the unique identification of each land parcel (location, shape and boundaries); the central body responsible for cadastre is the Kosovo Cadastre Agency. **The municipal cadastre offices** carry on cadastral registration of property under transaction contracts, court decisions etc. at the request of parties, enable the subdivision of plots, mortgages, immovable properties, using cadastral survey and maps, provide registration of properties, property taxes, right of use - lease for 99 years, and other services delegated by the legal framework.

**Local Authorities** maintain records and a database of housing sector, profiling and needs assessment upon which in accordance to national policy they are responsible to devise their own planning documents for housing development, housing strategies, local housing policies and general housing guidance; through which they communicate and provide information to residents locally and provide prioritised housing assistance for those most destitute. In Gjilan/Gnjilane, within the Public Services Department there is an established housing team consisting of two officials. The housing team is responsible for performing day-to-day activities in relation to the management and maintenance of the shared amenity space of the condominiums constructed during the socialist system of ex Yugoslavia and maintenance and management of

existing social housing units including rent collection, service charge and tenancy management. They also undertake risk assessments of hazardous housing units when needed and respond to disaster and emergency situations.

Currently housing development is being dictated by supply and demand in the private sector with the developers being the main driving force and beneficiaries. Hence, public and **private housing builders and or developers** can provide information on trends and challenges in the housing market. In general, the private sector has the task to meet the housing sector needs in an efficient manner as it manifests itself in the market. This means good quality at the lowest possible price. However, if the price for housing for certain groups in society is too high then the price can only drop through contributions from the government.

**Housing related financial service providers (Banks)** provide funding for housing developers, mortgages to the potential home buyers, and loans for home improvements, including energy efficiency. Given the current economic situation and uncertainties there is a special responsibility on the part of the financial sector in terms of creativity with regard to how these uncertainties can be met.

The most obvious, yet most complex group of housing stakeholders is comprised of **tenants and property owners**; they are the end receivers of the housing product but in many cases they do build housing units for their own needs (both formal and informal housing).

**Estate agents** are engaged in the marketing of the housing accommodations available. They arrange the selling, renting or management of the available housing accommodation; thus can provide data and figures on the current housing market dynamics, which help to establish the costs of housing in the local area.

**Non-Government Organisations (NGOs) - in Gjilan/Gnjilane** there is one charitable organisation which provides alternative temporary accommodation for women and children victims of violence. The NGO mediates between the clients and municipality to the extent that some clients in urgent need may be referred to social housing.

### 3.3. METHODOLOGY LIMITATIONS

One of the main limitations relevant to this study is the lack of existing comparative analysis of housing condition/standard, needs and affordability across socio-economic groups and housing tenure groups. When it comes to household characteristics, the Census has limited data for e.g. on multigenerational household. Moreover, the report on population projection does not provide estimates for municipalities. And other limitations linked to lack of set standards for decent housing. Finally, the MHP shall be also enriched by further information and analysis about the land availability, the free land for residential and mixed use (according to the MDP and actual trends), the land owned by the Municipality that could be used for social or other housing development.

## IV. HOUSING LEGISLATION AND POLICY FRAMEWORK

This section provides an overview of key legislation and policy developments which lay the ground for the development of the Municipal Housing Profile (MHP). The MHP is being drafted at the time when the set of legislation is being introduced at the central level that will affect how housing policy is developed, primarily the Law No.03/L-164 on Financing Special Housing Programmes and upcoming secondary legislation, particularly for drafting, implementation and monitoring of spatial planning documents.

### 4.1. THE NATIONAL LEGAL AND POLICY FRAMEWORK

Though, the Law on Spatial Planning aims at creating conditions for balanced economic social and spatial development and promoting improvement of living conditions quality as well as sustainable housing growth, a dedicated housing legislation and policy are yet to be introduced.

The Spatial Plan of Kosova (SPK) 2010-2020+ - is the key document of spatial planning consisting of multi-sector policies and strategies with spatial relevance where housing plays a crucial role. Based on the assessment provided by this plan, there are 18.65 m<sup>2</sup> of housing area per capita while the average family size is 6.5 members per family. The Plan reports that 93.7% of the existing housing area is occupied by individual housing and 6.23% by collective housing. Provision of sufficient housing areas is one of the main challenges identified by SPK.

The basis for Public-Private Partnerships for the provision of public services and/or public infrastructure in all economic and social sectors including housing developments is established by the Law on Public-Private Partnerships; though, there is no significant evidence of such partnership in housing sector. With a very passive public housing stock expansion - the housing stock, as reported in SPK, is being expanded mainly by the private sector; and often is characterized by the irregularity and lack of criteria. The Plan also goes into identifying problems and potentials in housing sector.

Main problems:

- Lack of laws and regulations in the housing sector
- Lack of Country and national housing policies and strategy
- Lack of harmonization of housing needs in relation to demand
- Poor management and maintenance of collective housing buildings
- Lack of housing sectors in municipalities
- Provision of adequate housing for low-income families and other families ( social and affordable)
- Lack of National Housing Fund
- Informal settlements, within and beyond urban areas.
- Housing growth along roadways; irrational use of space; relation between individual and collective housing in urban areas

Potentials:

- Drafting the Law on Housing
- Housing and urban development policies
- Housing growth to meet the demand
- Private sector interest to invest

In the last decade, efforts on setting off a legal base for the housing sector have been made through the Law on Financing Special Housing Programme (Law No.03/L-164) and regulations subordinate to the Law. The Law N.03/L-164 foresees possibilities for creating sustainable housing for the families or individuals for which free market housing is not affordable, by using ways of financing the development of specific housing programmes as well as determining of beneficiaries.

It defines explicitly public rental housing schemes in three general options - programmes: newly built, in municipal ownership; privately owned existing apartments, rented under market conditions with subject subsidies for the households (“housing bonus”); renovation or adaptation of other dwellings owned by the municipality. It further establishes the Central Housing Council<sup>6</sup>, to steer the social housing policy at national level and places duty on MESP a) to develop a 3-year social housing strategy based on municipal programmes, b) to plan the annual budgets and c) establish a database relevant to housing, focused on needs, capacities and costs. Whereby, the municipalities are required to identify needs, set out the said 3-year social housing programmes, ensure urban plans and serviced land, implement housing projects and manage and maintain the newly built housing stock.

In addition to these documents, the Law No.04/L-134 on Condominium sets out rights, obligations and responsibilities of the owners of building unit related to the use, management, maintenance of joint parts, amenities and equipments of the building. The condition and manner of sale of public and socially owned apartments in which there is a tenure right or the rent right for undetermined time, along with common parts and building equipments and ways of determining the selling price of the apartment and termination of tenure rights are regulated through the Law on Sale of Apartments. While the procedures of allocation of municipal immovable property for use; and the possibility of allocation of those for special cases are set out in the Law on Allocation for Use and Exchange of Immovable Property of the Municipalities.

Furthermore, the Law on Construction and Law for Treatment of Constructions without Permits – respectively set out the procedures for obtaining terms of construction and construction permit as well as compliance with building standards upon which the occupancy certificate shall be issued and/or the programme for the treatment of constructions without permit as identified in the digital orto-photo map based on aerial photogrammetric assessment of 30<sup>th</sup> August 2013.

Land regulation and registration is done through Land Administration System (LAS) as part of the Cadastre Agency, it provides integrated geospatial data and unique identification of each land parcel (location, shape and boundaries). The Immovable property rights register is mechanism to implement and validate immovable property rights (ownership, mortgages, servitudes and the rights of use of socially owned property and state owned property).

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<sup>6</sup> Still to be set up by MESP

## 4.2. LOCAL POLICY FRAMEWORK

The municipalities are given powers to self-governance through the Law No.03/L-040 on Local Self-Government, which defines the legal status of municipalities, their competencies and responsibilities for providing basic services to citizens including housing provision for the most vulnerable.

Once planning for municipal housing provision, two main documents are to be considered while assessing the future population, employment, economic, and infrastructure trends the Municipality will experience over the next 10 years are: The Municipal Development Plan (MDP) and the Urban Development Plan (UDP) 2006-2015+. Both offer information on the household growth and envisaged number of dwellings needed to accommodate the anticipated growth as under the MDP chapter on housing “Assessment of Future Housing Demand”<sup>7</sup>.

Whereby the:

- Need for 6.000 new dwellings in the town of Gjilan/Gnjilane and for some 8.500 dwellings in the municipality as a whole by 2020.
- Rate of replacement of dwellings of about 0, 5% of the stock annually or about 8 to 10 % of the present housing stock over fifteen years.
- Average floor space per capita would increase from 11 square meters to some 15 square meters at the end of the forecast period.

While, total demand for housing land in Gjilan/Gnjilane Municipality by 2020 has been predict to be:

- 350 ha relating to an average of 100 migrating persons out of the Municipality Gjilan/Gnjilane per year, or
- 328 ha relating to an average of 250 migrating persons out of the Municipality of Gjilan/Gnjilane per year.<sup>8</sup>

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<sup>7</sup> Assessment of Future Housing Demand- Gjilan/Gnjilane MDP ( pg 57-59)

<sup>8</sup> **Note:** The validity of the assessment for anticipated level of growth with regards to housing and households (provided by the MDP and the UDP) need to be taken with some level of caution. This is due in part to data received primarily from the surveys at the time when the MDP/UDP was being drafted do not correspond with the official data provided by the KAS and in the time period when the MDP was being drafted, the municipality's territory was larger both in terms of territory and number of population. In 2010 as part of decentralisation process, municipality of Gjilan/Gnjilane lost territory, namely 123 km<sup>2</sup>, for purpose of creating new municipalities (Novoberdo, Partesh). Having taken this into consideration, the MDP proposals (housing elements) have to be taken with some caution.



## V. CURRENT HOUSING IN GJILAN/GNJILANE MUNICIPALITY

This chapter examines the housing characteristics and conditions, existing trends, quantity and types of housing based on the available data from the last census 2011. This information is useful for analysing the current housing situation and determining future housing needs for the Municipality of Gjilan/Gnjilane. The entire set of data is given for Gjilan/Gnjilane in sections, along and in comparison to the national average.

*Note:* KAS have been using different figures (numbers) for different housing characteristics analysis; therefore there is no harmony between the tables data presented throughout the report.

**Definition of Housing unit also called Dwelling:** A conventional dwelling or a non-conventional place of usual residence where people are found residing at the time of the census.

**Definition of Building:** Any independent structure containing one or more dwellings, rooms or other spaces, covered by a roof and enclosed within external walls or dividing walls which extend from the foundations to the roof, whether designed for residential or for agricultural, commercial, industrial or cultural purposes or for the provision of services

**Definition of occupied units:** Inhabited dwelling (also called Occupied dwelling): The dwelling is inhabited by persons belonging to the census population (housing unit where one or more persons are usually living), regardless of whether or not they were temporarily absent on census day

**Definition of a dwelling is described vacant** if it has no usual residents at the time of the census but is available to become the usual residence of at least one person (for example dwellings vacant for rent or for sale, and dwellings of households working abroad, if nobody lives in them).<sup>9</sup>

### 5.1. CURRENT HOUSING STOCK

Housing stock analysis looks at existing trends in terms of quantity and location of housing. According to census 2011, there were 23,319 housing units in Gjilan/Gnjilane consisting 5.7 % of the total housing units of Kosovo. Of these, 62 % of the housing stock was situated in urban centres (this figure is higher than the national average for Kosovo 42.6%) and 38 % was in rural areas. **Of the total housing stock only 16,973 units are occupied and are thus alone taken in account for further analysis of housing characteristics.**<sup>10</sup>

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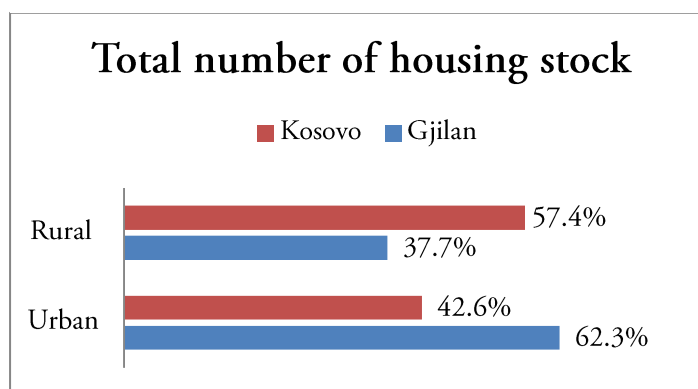
<sup>9</sup> Kosovo Population and Housing Census 2011, Main Data Report

<sup>10</sup> The 2011 Census provides information on housing characteristics only for the occupied housing stock, in this case for 16973 units.

**Table 1.Number of housing stock**

Total number of housing stock		
Gjilan/Gnjilane	no.	%
Urban	14,533	62.3
Rural	8,786	37.7
<b>Total</b>	<b>23,319</b>	<b>100.0</b>
Kosovo		
	no.	%
Urban	175,942	42.6
Rural	236,942	57.4
<b>Total</b>	<b>412,884</b>	<b>100.0</b>

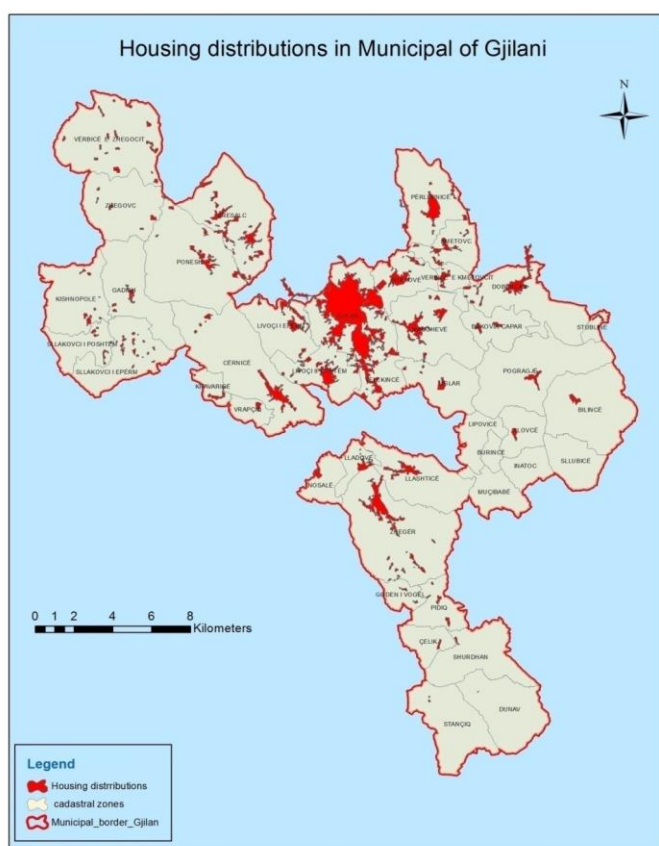
**Figure 1.Number of housing stock**



**Source: Dwellings and Buildings by Municipalities, 2013, KAS**

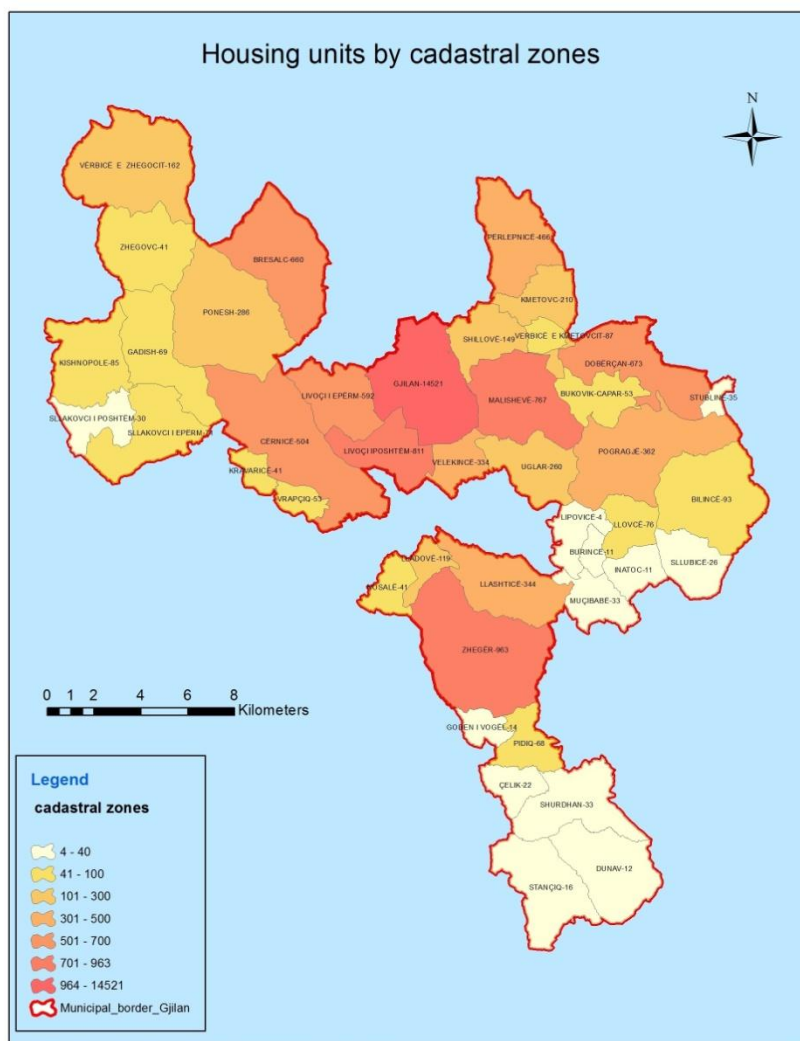
The majority of housing units were situated in central areas of the municipality; with the highest concentration in the town of Gjilan/Gnjilane followed by the surrounding settlements with a lower degree of housing units situated within the eastern part of the municipality. Lowest concentration of housing units was found to be in the western part of the municipality. The map below gives an overview of the housing distribution within the municipality.

**Map 2.Housing distribution**



The settlement with the highest number of housing units is Gjilan/Gnjilane with 14,533 of them, followed by Zhegra with 963 housing units, Livoq i ulet with 811, Malisheva with 767, Doberqan 673 and Bresals with 660 housing units. The cadastral zones with the lowest number of housing units are: Lipovica with only 4 housing units, Inatoc with 11 and Dunav with 12 housing units. The map below shows the spatial aspect of housing numbers per cadastral zones. The number of housing units for each cadastral zone is shown in Annex 1.

**Map 3.Housing units by cadastral zones**



**Housing Typology:** The table below shows current housing typology within the Municipality of Gjilan/Gnjilane and Country level. The mix of housing types in the municipality is relatively similar to country level. The most common being the family detached housing (P+2 houses) with semi-detached and terraced housing being the least favoured housing type. There are relatively few terraced houses and block of flats. Most of the detached housing type is situated in the rural area, fewer in sub-urban zone, mainly in the outskirts of the Town centre, whereas collective housing (block of flats) is

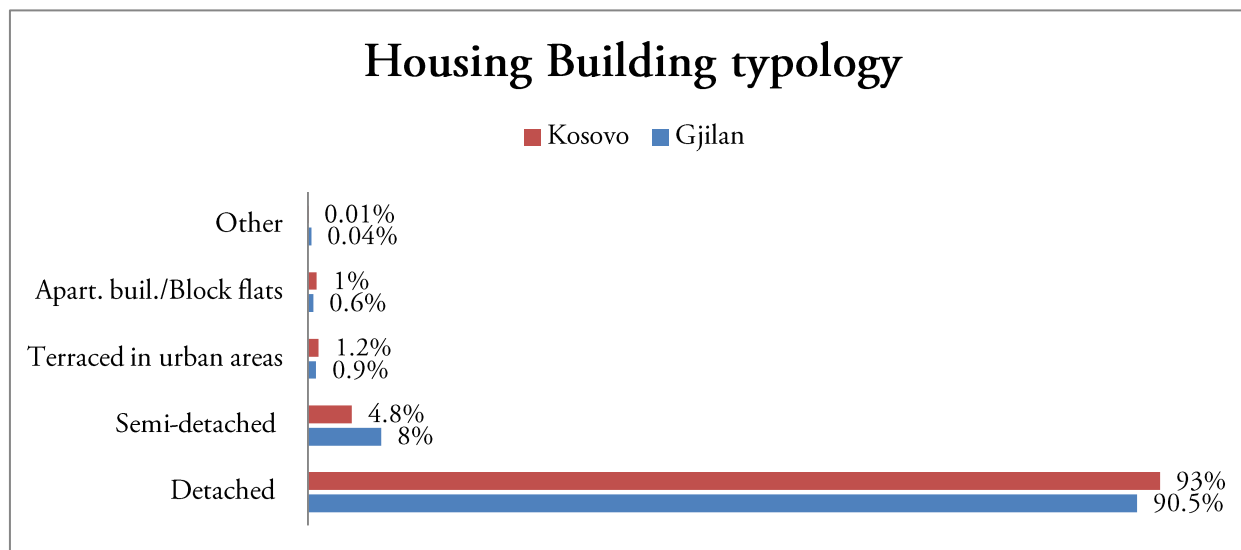
restricted mainly to the Town Centre of Gjilan/Gnjilane. The municipality is characterised predominantly as a family detached community.

**Table 2. Housing Building typology**

Housing Building typology											
	total	detached		semi-detached		terraced		apartment building /block of flats		other	
		no.	%	no.	%	no.	%	no.	%	no.	%
<b>Gjilan/ Gnjilane</b>	<b>14647</b>	<b>13254</b>	<b>90.5</b>	<b>1169</b>	<b>8.0</b>	<b>133</b>	<b>0.9</b>	<b>85</b>	<b>0.6</b>	<b>6</b>	<b>0.04</b>
Urban	8555	7312	49.9	1035	7.1	123	0.8	82	0.6	3	0.02
Rural	6092	5942	40.6	134	0.9	10	0.1	3	0.0	3	0.02
		no.	%	no.	%	no.	%	no.	%	no.	%
<b>Kosovo</b>	<b>247680</b>	<b>230303</b>	<b>93</b>	<b>11717</b>	<b>4.8</b>	<b>2851</b>	<b>1.2</b>	<b>2520</b>	<b>1.0</b>	<b>289</b>	<b>0.1</b>
Urban	88165	76642	30.9	7084	2.9	2040	0.8	2245	0.9	154	0.06
Rural	159515	153661	62.0	4633	1.9	811	0.3	275	0.1	135	0.05

**Source: Dwellings and Buildings by Municipalities, 2013, KAS**

**Figure 2. Housing Building typology**



**Source: Population Census, Household and Housing, KAS 2011**

The numbers provided in the table above, present the number of housing buildings by typology. Depending in typology, they might include more than 1 unit. For example; apartment building /block of flats are counted as buildings not as housing units (2,400 units in 85 apartment buildings) or other multi unit houses; overall it is estimated that there are an average of 1.25 housing units per building.

The detached housing typology is very common throughout Kosovo; this reflects the culture of living and the aspirations of local people to live in large detached houses with considerable amount of land. There is an ongoing trend of building detached type houses, mainly by private individuals for their own needs with some degree of high rise/blocks of flats type of housing which is mostly contained within the Town Centre of Gjilan/Gnjilane.

After the conflict, housing production rate was at the highest level with the total of 5,294 new housing units between 2000–2009 representing 31 % of total stock. The production rate then dropped drastically in 2010 with only 2.1% and 0.2 % in 2011. Considering that census provide data only up to 2011, it is difficult to envisage the production rate for last 2 years due to illegal housing construction activity; however, counting only those with building permits issued by the Municipality, the legal production rate was approximately 1.5 % in 2012 and 2.7 % in 2013.

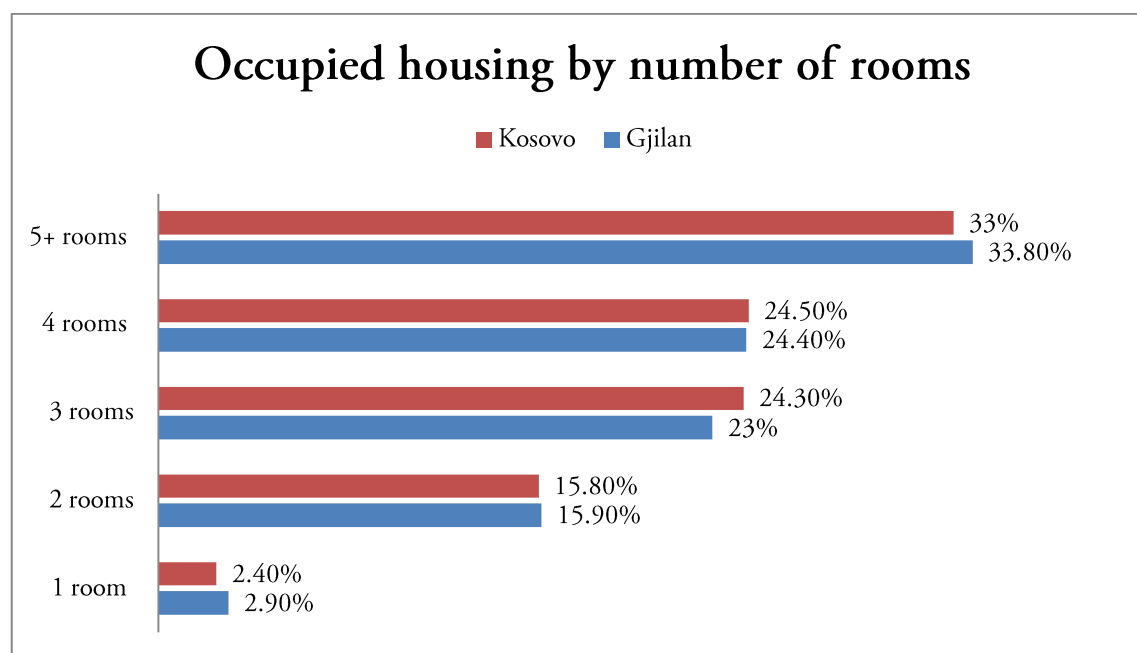
**Property size:** Key feature of the municipality's dwelling size is the higher proportions of large dwellings, with more than half of the dwelling types being 4 and 5 + rooms, similar to national figures; and a small number of 1 room dwellings, only 2.9 % of the occupied housing stock.

**Table 3. Housing size by number of rooms**

Occupied housing by number of rooms				
	Gjilan/Gnjilane	%	Kosovo	%
Total dwellings	16973		293078	
1 room	499	2.9	7019	2.4
2 rooms	2704	15.9	46271	15.8
3 rooms	3897	23.0	71313	24.3
4 rooms	4141	24.4	71713	24.5
5+ rooms	5732	33.8	96762	33.0

**Source:** Population Census, Household and Housing, KAS 2011

**Figure 3. Occupied housing by number of rooms**



## 5.2. HOUSING OWNERSHIP TENURE AND OCCUPANCY

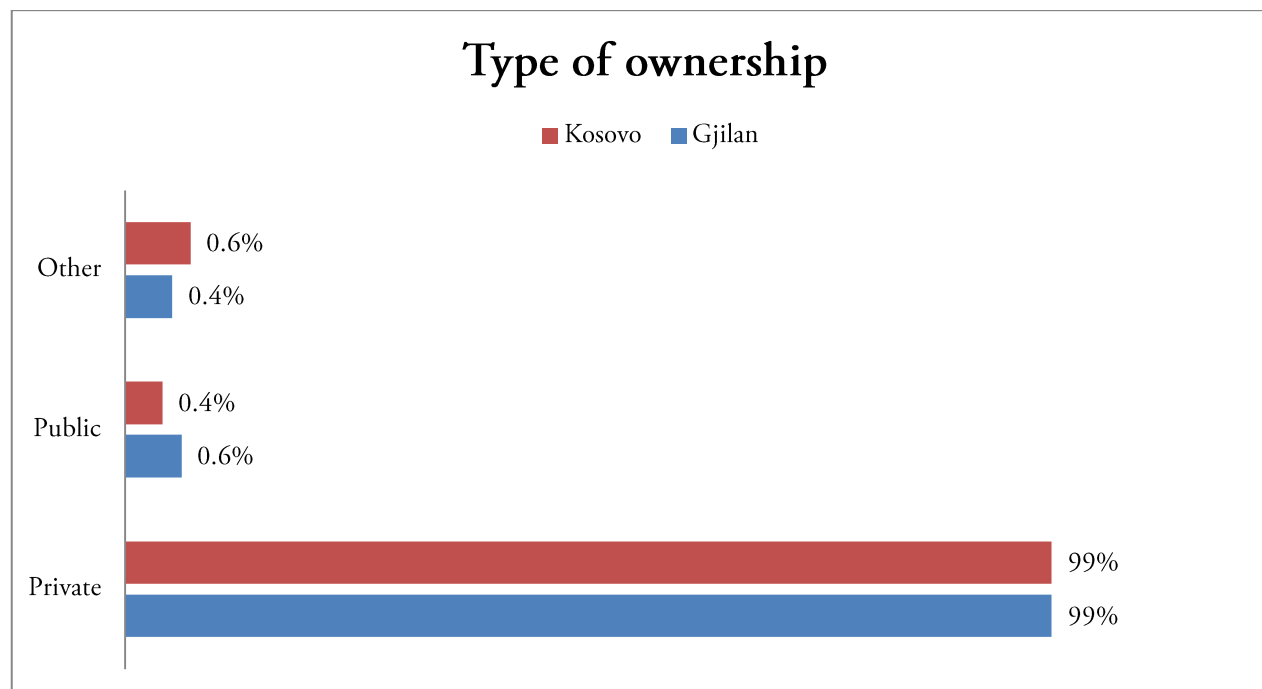
**Ownership:** The housing ownership in Gjilan/Gnjilane municipality does not differ much from the national average. In Gjilan/Gnjilane 99% of residential properties are privately owned this is on par with the national average (2011 Census). However there is a lower level of public ownership housing in Gjilan/Gnjilane, but figure is slightly higher than found nationally (0.6 % compared to 0.4 %).

**Table 4. Housing ownership**

Location		Housing with one or more people residing	Type of ownership		
			Private ownership	Public ownership	Other types of ownership
Gjilan/Gnjilane	No.	16973	16899	101	95
	%		99	0.6	0.4
Kosovo	No.	295935	293188	1246	2101
	%		99	0.4	0.6

Source: Population Census, Household and Housing, KAS 2011

**Figure 4. Type of ownership**



Source: Population Census, Household and Housing, KAS 2011

The private sector housing as the main contributor to the growth of the housing stock in Gjilan/Gnjilane, is often characterized by irregularities and unplanned, reason being is; lack of policy, strategy and lack of quality control mechanisms. Primarily most of the stock in private ownership has been built by private developers (housing for sale) and by private individuals (housing for their own needs) while the public/ social housing sector has been very passive in expanding their stock, due to lack of available funds.

**Tenure:** A high proportion of the Municipality residents are owner occupiers 94%. There is no data available with regards to level of properties owned outright or with mortgage. There are 855 households (5%) living in rented housing, which is higher than the national average of 3% households in rental tenure.

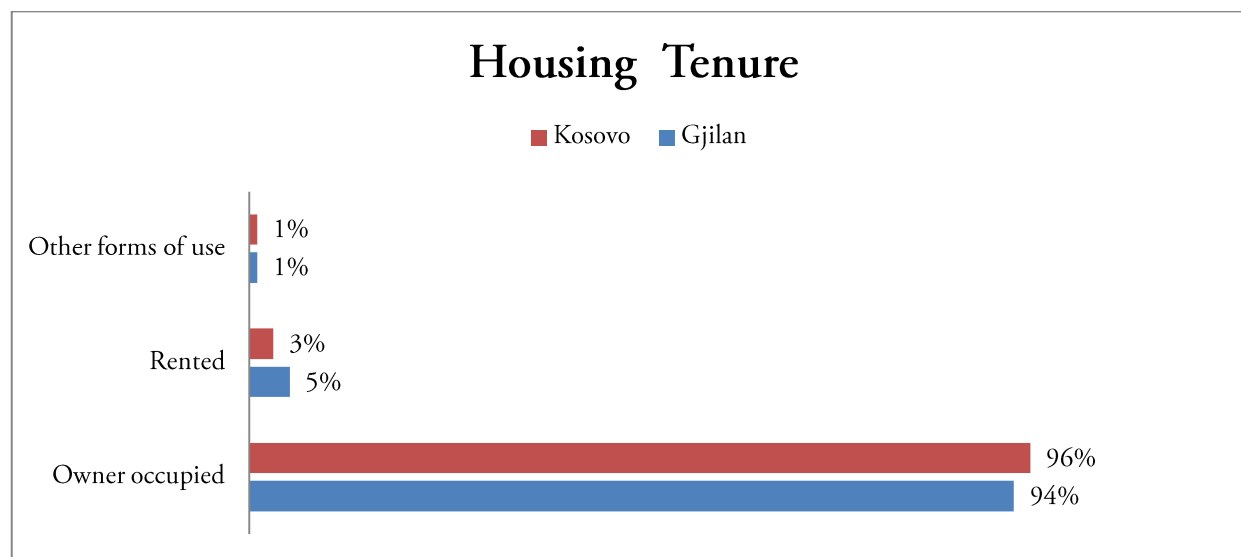
**Table 5. Housing tenure**

Housing tenure	Gjilan/Gnjilane		Kosovo	
	Number households	%	Number households	%
Owner occupied	16060	94	283789	96
Rented	855	5	8335	3
Other forms of use	180	1	4411	1

**Source: Population Census, Household and Housing, KAS 2011**

*Table note: The figure of rented tenure is unclear if it includes those renting from the municipality (social housing) or only from the private market or both*

**Figure 5. Housing tenure**



**Source: Population Census, Household and Housing, KAS 2011**

**Occupancy:** The 2011 census estimated that 16973 (73 %) of housing units are occupied (slightly higher than national average of 71%). The overall proportion of vacant properties (available for rent/sale) represents 21.4% of the Municipality's total housing stock, a figure fractionally lower than the national average (24.2%). There is a high proportion of properties reserved for seasonal use 1249 units (5.4 %); this figure is slightly above the national average for Kosovo (4.5%)

**Table 6. Housing occupancy**

Housing Occupancy											
	No. units	Occupied		Occupied by residents not to be enumerated		Reserved for seasonal use		Vacant (available for rent/sale)		Other housing units	
<b>Gjilan/Gnjilane</b>			%		%		%		%		
urban	14533	10678	46	22	0.1	557	2.4	3264	14.0	12	0.05
Rural	8786	6295	27	70	0.3	692	3.0	1723	7.4	6	0.03
<b>Total</b>	<b>23319</b>	<b>16973</b>	<b>73</b>	<b>92</b>	<b>0.4</b>	<b>1249</b>	<b>5.4</b>	<b>4987</b>	<b>21.4</b>	<b>18</b>	<b>0.08</b>
<b>Kosovo</b>			%		%		%		%		%
Urban	175942	126056	31	811	0.2	6584	1.6	4234	1.0	151	0.04
Rural	236942	176022	43	272	0.1	11966	2.9	57468	13.9	214	0.05
<b>Total</b>	<b>412884</b>	<b>293078</b>	<b>71</b>	<b>1083</b>	<b>0.3</b>	<b>18550</b>	<b>4.5</b>	<b>99808</b>	<b>24.2</b>	<b>365</b>	<b>0.09</b>

**Source: Dwellings and Buildings by Municipalities, 2013, KAS**

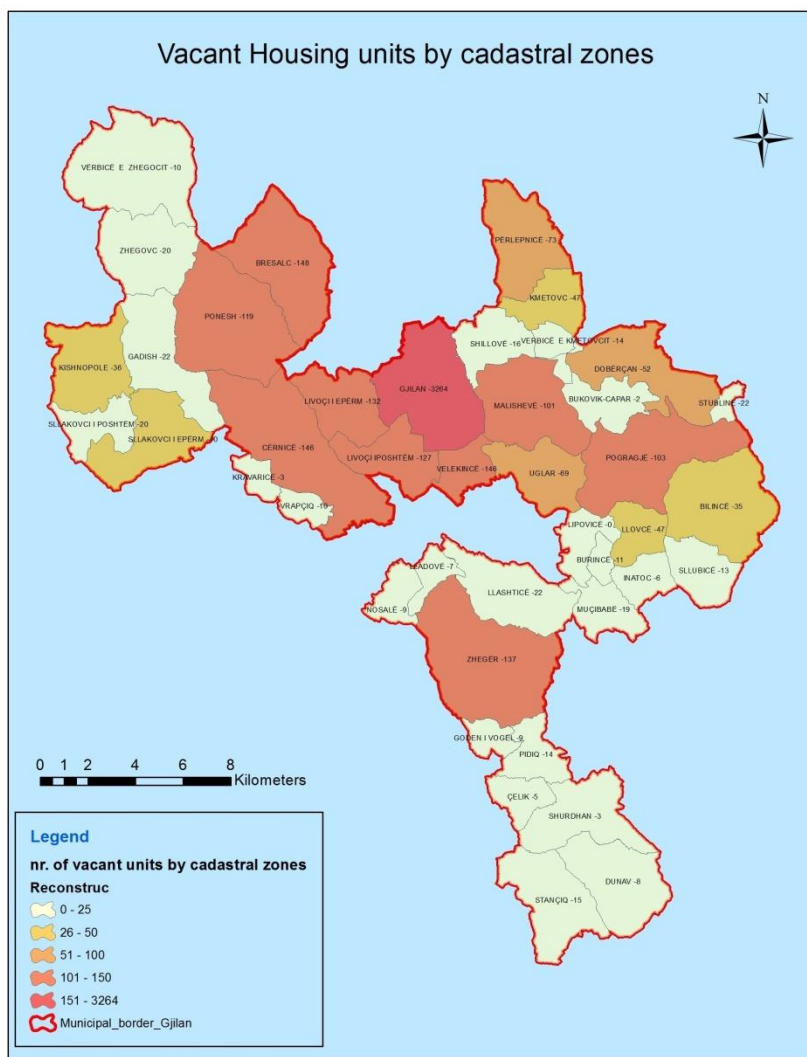
There will always be vacant dwellings at any given time as a natural result of operation of housing ownership (housing owned by Diaspora) and for rental markets (buy-to-let). In most cases some of the vacant units will be a short term situation. Of more concern are the long term vacant housing units which are defined as having been empty for six months or more. A suggestion from the focus group is that a certain number of the declared vacant units are not to be considered as such, as those belong to people from Diaspora and are used twice a year (summer and winter vacation). Therefore, it is worthwhile to collect further sources of evidence for the vacant housing and assess whether these housing units are long term or short term vacant.

Vacancy rates differ in each location, the highest level of vacant dwellings is within the town of Gjilan/Gnjilane where 3264 of dwellings are vacant. Other settlements that face a high proportion of vacant properties are Bresalce with 148, Livoq i poshtem with 139 and Zhegera with 137 vacant/empty dwellings. More details for the level of empty dwellings for each settlement are shown in Annex 2.

The map below gives spatial aspect of where are the most of vacant dwellings located in the Municipality.



## Map 4. Vacant Housing units



**The quality of housing as per the buildings materials used:** The focus area of this section is on the quality of dwellings in the Municipality and the country level in terms of material used for construction of external wall. The analysis includes comparing the condition of the municipality against the national average, figures. Similarly, an assessment of the use of predominant materials for construction of external walls helps understand the economic status of the households.

Comparative analysis of the predominant material used for external wall construction in the Municipality as per 2011 data shows that brick (80 %) is used in highest proportion of dwellings, higher than Kosovo average of (67%) followed by dwellings constructed with mixed materials of bricks and stones (9 %) lower than Kosovo average of (19%) for the same category.

As shown in the table below the dwellings in Gjilan/Gnjilane are mostly built with good quality materials and the percentage shows three predominant materials used in the maximum proportion for external wall construction are; bricks,

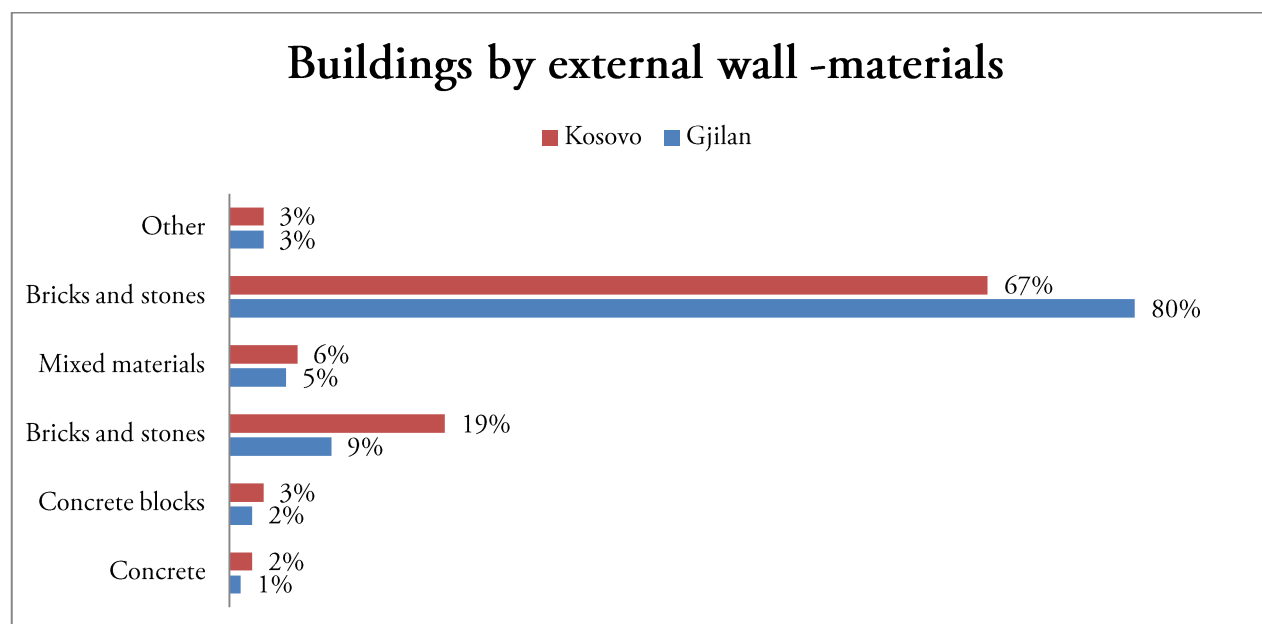
mixture of bricks and stone and concrete. However, a high proportion of dwellings remain partially completed (lacking proper insulations and render etc) and do not enjoy good thermal comfort.

**Table 7. Building materials**

Buildings by external wall -materials				
	Gjilan/Gnjilane		Kosovo	
	Number	%	Number	%
Concrete	166	1	4965	2
Concrete blocks	320	2	8055	3
Bricks and stones	1316	9	47938	19
Mixed materials	790	5	14046	6
Bricks	11699	80	166381	67
Other	369	3	6564	3
<b>Total</b>	<b>14660</b>	<b>100</b>	<b>247949</b>	<b>100</b>

Source: Dwellings and Buildings by Municipalities, 2013, KAS

**Figure 6. Buildings by external wall**



Source: Population Census, Household and Housing, KAS 2011

### 5.3. HOUSING BY THE PERIOD OF CONSTRUCTION

Table (8) shows the age of housing in Gjilan/Gnjilane Municipality and Kosovo. The level of residential development in the Gjilan/Gnjilane Municipality has been fairly consistent since the 1970's and 1980's - the decades where housing construction in the Gjilan/Gnjilane peaked - with over 35% of the existing housing stock being built during 1970's-1980's. This is comparable with the national, which had similar levels of housing construction for the same period. The majority of the existing Gjilan/Gnjilane housing stock was constructed later. The housing stock reflects the more recent development patterns (after the conflict) found in the Municipality and countrywide at-large. After the conflict the

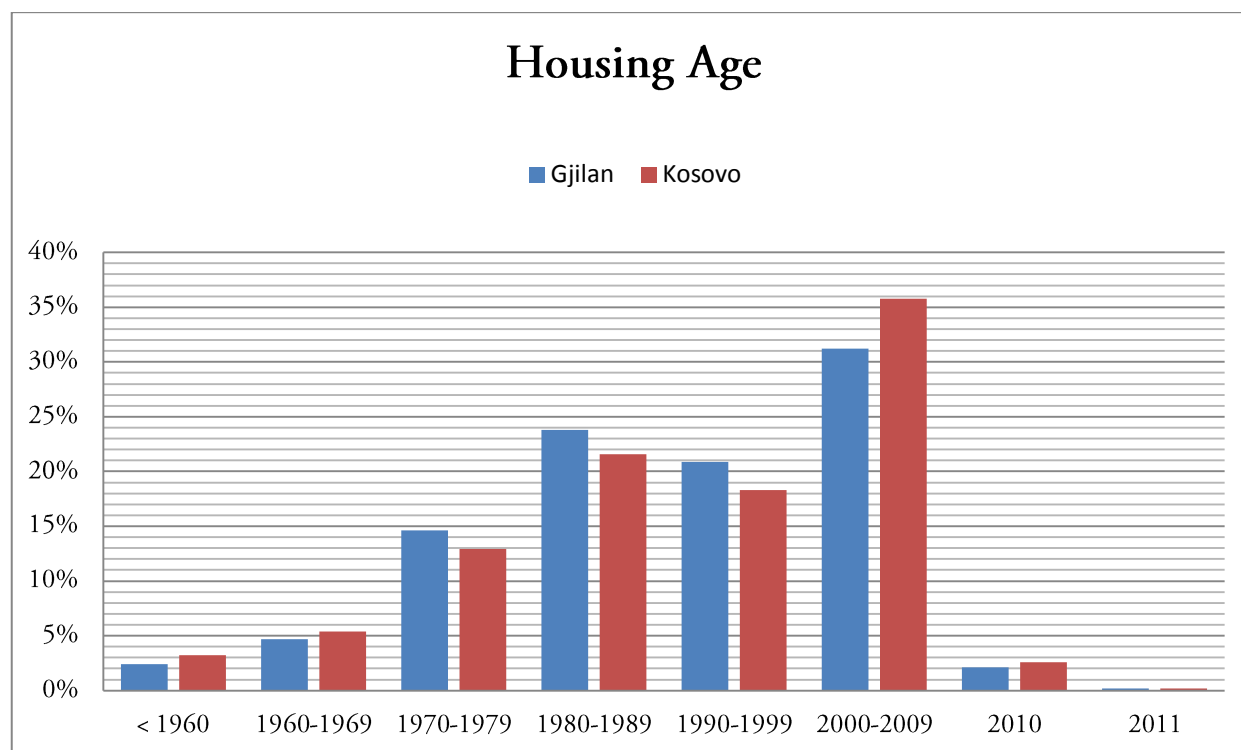
construction industry was the main impetus in the reconstruction of the Municipality by delivering 5,294 new housing buildings between 2000– 2009 (31 % of total stock).

**Table 8.Occupied Housing building by period of construction**

	<1960	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010	2011	Total
Gjilan/Gnjilane	414	796	2484	4038	3551	5294	364	32	16973
%	2.4	4.7	14.6	23.8	20.9	31.2	2.1	0.2	
Kosovo	9253	15782	37765	63278	53709	105023	7743	525	293078
%	3.2	5.4	12.9	21.6	18.3	35.8	2.6	0.2	

Source: Population Census, Household and Housing, KAS 2011

**Figure 7.Housing Age**



Source: Population Census, Household and Housing, KAS 2011

#### 5.4. CONDOMINIUM MANAGING AND MAINTENANCE

Based on the information from the municipal officials, there are 45 condominium buildings ranging from G+F+4 to G+F+12, consisting of 1500 units/ apartment flats. These condominiums have been built during the socialist period, and were in public ownership; however, the ownership of these units has changed as part of the privatisation process since the 1990's. When the privatization of these units accrued, it did not concern the entire building, or the land but just the housing unit; therefore, issues related to maintenance of common parts of the buildings including building structure, staircases, elevators and roofs have not been shared between the parties.

The ownership status of the shared space associated with the management and maintenance responsibilities remains an issue though it is regulated by the Law No.04/L-134 on Condominium. In case of Gjilan/Gnjilane, there is no maintenance programme in place for these buildings. Based on the information by municipal officials, it is estimated that most of these building are in bad state of repair; these repairs are mainly related to roof, facade, insulation, door entrances etc. In some case, repairs are undertaken by the residents themselves who gather funds for carrying out such repairs, however, they are not organised in a form of owners association as set by the Law, but rather in ad-hoc bases in particular when major repairs are needed. Local administration role in management and maintenance of condominiums has been very little or none, this is partly due to the budget limitation, and limited resources both in numbers but also the experience. Before the conflict of 1999, the maintenance and management of the condominiums rested with SCI (Self-governing Community of Interests, known by the acronym BVI).

The construction activity in Gjilan/Gnjilane after the conflict has seen a degree of construction of the condominium buildings, by private entities (housing developers, house builders), it is estimated there are around 40 condominium buildings in private ownership, ranging from G+F+4 to G+F+8, consisting of 950 units/ apartment flats. The management and maintenance of the condominiums in private ownership is more structured, yet not organised as set by the Law. Currently, in most of condominiums the residents have set up the associations, however, these have been set up on voluntary bases and are not registered. The residents associations in these cases are responsible for collecting maintenance charge normally ranging between €15 – 20 per month and, when necessary, contract individuals or companies to carry out repairs. Chiefly, the funds are used for servicing the elevator, paying electricity bills for communal areas including cleaning the communal shared spaces. The functionality of these associations is reasonably good, however, reportedly they seem to be working well for first couple of years after the building is finished, basically until all the properties are sold. Nevertheless, after this period, it is left to the residents to continue functioning.

## 5.5. INFORMAL SETTLEMENTS AND HOUSING WITHOUT BUILDING PERMIT

**Informal settlements:** Informal settlements in Kosovo are not new, but these areas have largely been recognized by different names such as wild neighbourhood, illegal, unplanned neighbourhood etc. According to Law No. 03/L-106 for amending the Law on Spatial Planning nr.2003/14, article 2 Informal settlements are defined as “Human settlements that do not allow residents to enjoy their rights to an adequate standard of living, in particular adequate housing.”

Such informal settlements have the following features:

- Informal possession of the property,
- Inadequate access or deprivation of basic services,
- Inadequate participation or non-participation in governance, and
- High risk from natural disasters

Informal settlements in Gjilan/Gnjilane Municipality, besides the property issues are also characterised by inadequate public services (utilities) provision or they have partial access to such services (water connection, sewerage connection, or access to public services).

Kosovo Informal Settlements Status Report 2010 produced by MESP, identifies 174 settlements throughout all municipalities in Kosovo as being Informal Settlements based on the criteria's set above. According to this report, and the

Gjilan/Gnjilane Municipal Development Plan<sup>11</sup>, Gjilan/Gnjilane Municipality has 18 Informal Settlements (IFS), with 6 of them located in the urban zone and 12 in rural areas, covering a total of 4,993 hectare, 8,139 housing units with 35,810 residents. One of the informal settlements close to the bus station has around 115 Roma families residing.

Municipality of Gjilan/Gnjilane has already drafted regulatory plans for 12 IFS; however, none of these regulatory plans have been implemented as yet. (URP documents treating IFS are available and can be accessed at the urbanism department). Detailed information for each IFS can be found in Annex 3.

**Housing without building permits:** Illegal and informal settlements are a persistent feature of the development in rural and urban areas of Gjilan/Gnjilane Municipality. Although the Municipality has a policy and regulatory framework for the urban zone at least, public services are unable to maintain pace with the demands put on them as the plans are not being respected. Currently, there is no definite number of housing units constructed completely without a building permit and/or beyond the specifications of the permit. However, around 8,139 housing units within the informal settlement areas are identified as built without permit, which represents 35 % of total housing stock; based on the interviews with municipal staff, this figure is estimated at 60% for urban areas and most of the new housing units in rural areas.

The Municipality is preparing to start the process of legalisation of construction without permits based on the criteria set by the Law for Treatment of Constructions without Permit. Part of this process is the identification of all buildings without permit including those for residential use.

## 5.6. HOUSING STOCK CONDITION

The Housing Stock Condition Assessment (HSCA) is the basis for asset management strategy, and it is used to predict future investment and maintenance requirements. It is the most comprehensive source of information about the asset. However, in this section all findings on the quality of housing are based on information gathered by the Kosovo Agency for Statistics KAS for a range of basic amenities within housing units. The aim was to ascertain the condition of the entire municipal housing stock and predicting future investment in the provision of the necessary infrastructure offering basic services, with respect to following indicators:

- Water supply connection within the housing unit
- Sewage disposal system within the housing within unit
- Possession of toilet and bathing facilities within the housing unit
- Possession of kitchen/ cooking facilities
- Heating

The estimates presented in this section are limited to the level of basic amenities provision, and do not present the overall condition of the housing stock, identify the level of units in poor condition (non-decent) or the level of intervention required; as there are many other physical infrastructure factors and socio-economic and demographic factors which influence housing conditions and standard of housing with different types of tenure. When aiming to set out a municipal housing strategy, it is advisable that a full HSCA is done.

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<sup>11</sup> Gjilan/Gnjilane Municipal Development Plan 2008, pg 116

The basis for assessing the quality of housing accommodation is the definition of what is considered to be the standard of 'decent' or 'reasonableness' in relation to housing accommodation.

In the absence of national standards for defining decent/habitable homes, applicable standards for decent homes of EU member states can be used. With the view that decent home should:

1. Be of reasonable safe physical structure
2. Be in reasonable state of repair
3. Have reasonably modern facilities and services ( basic amenities)
4. Provide a reasonable degree of thermal comfort

#### 5.6.1. BASIC INFRASTRUCTURE PROVISION AND LIVING CONDITIONS

The last census in 2011 provided data information regarding the basic infrastructure provision for all occupied dwellings from which an overview of the current situation with regards to living conditions at Municipal level when comparing them with the National Average. Unfortunately, the census doesn't provide data information for each tenure type but, only for occupied dwellings in general.

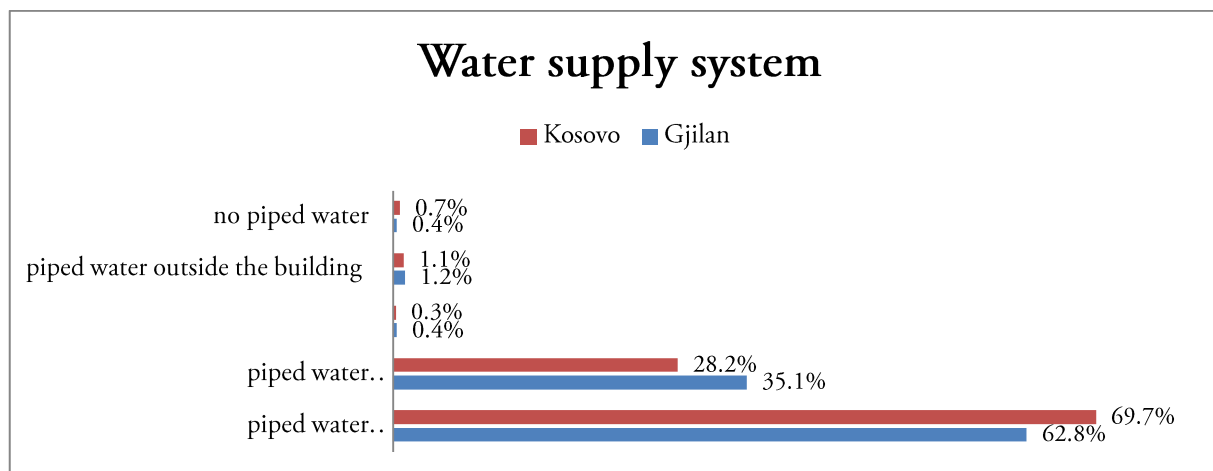
**Water supply:** At Municipal level, 62.8 % of housing buildings are connected to the water system network from public services, this figure is slightly lower when compared with the National Average. Approximately 35 % of housing buildings have piped water connection inside the building but from other sources, while 1.6% does not have any piped water connection within the building.

**Table 9. Water supply system in housing unit**

Water supply system in housing unit- conventional dwellings						
	Piped water from public service	Piped water from other source	Piped water within the building but outside the housing unit	Piped water outside the building	No piped water	Total
<b>Gjilan/Gnjilane</b>	10664	5964	62	207	76	16973
<b>%</b>	<b>62.8</b>	<b>35.1</b>	<b>0.4</b>	<b>1.2</b>	<b>0.4</b>	
<b>Kosovo</b>	204153	82541	894	3363	2127	293078
<b>%</b>	<b>69.7</b>	<b>28.2</b>	<b>0.3</b>	<b>1.1</b>	<b>0.7</b>	

**Source: Population Census, Household and Housing, KAS 2011**

## 8. Water Supply system



Source: Population Census, Household and Housing, KAS 2011

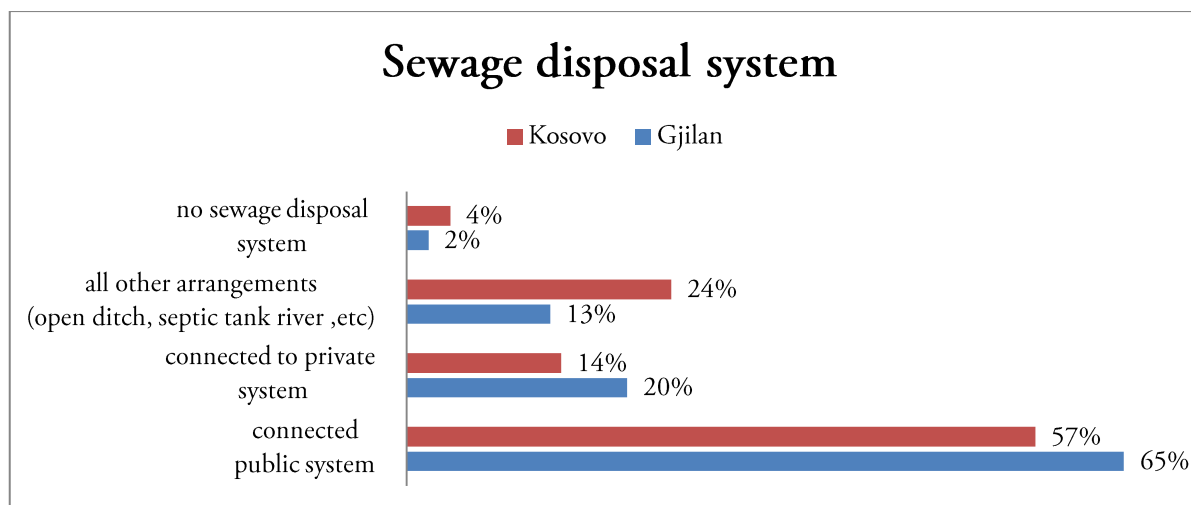
**Sewage system:** More than half of the housing buildings 65% are connected to the public sewage system network, higher than National Average (census 2011), with 20 % of the connected properties being connected to the private disposal plant, and 13% use other means, such as open ditch discharged into the river etc.

**Table 10. Sewage system in housing buildings**

Sewage Disposal system					
	Connected public system	Connected to private system	All other arrangements (open ditch, septic tank river ,etc)	No sewage disposal system	Total
Gjilan/Gnjilane	11065	3355	2269	284	16973
%	65	20	13	2	
Kosovo	168293	41866	70233	12686	293078
%	57	14	24	4	

Source: Population Census, Household and Housing, KAS 2011

**Figure 9. Sewage disposal system**



Source: Population Census, Household and Housing, KAS 2011

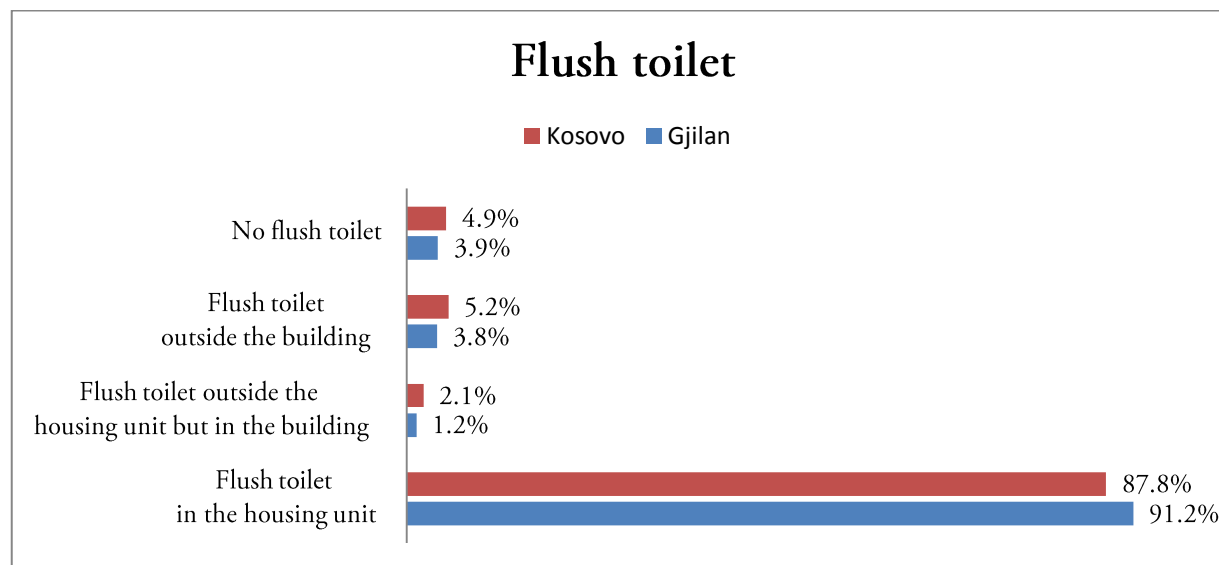
**Possession of internal toilet and bathing facilities:** Possession of sanitary facilities (toilets) at municipal level show that 91 % of housing buildings have toilets inside; this figure is higher when compared to the National Average of 87.8%; with 3.8 % of buildings having toilets outside the building and 3.9 % of the housing buildings without a flushing toilet, even though these figure are below the national level it is still an issue that needs to be addressed.

**Table 11. Possession of sanitary equipment- toilets**

Flush toilet in the building					
	Flush toilet in the housing unit	Flush toilet outside the housing unit but in the building	Flush toilet outside the building	No flush toilet	Total
Gjilan/Gnjilane	15478	197	638	660	16973
%	91.2	1.2	3.8	3.9	
Kosovo	257274	6289	15096	14419	293078
%	87.8	2.1	5.2	4.9	

Source: Population Census, Household and Housing, KAS 2011

**Figure 10. Flush toilet**



Source: Population Census, Household and Housing, KAS 2011

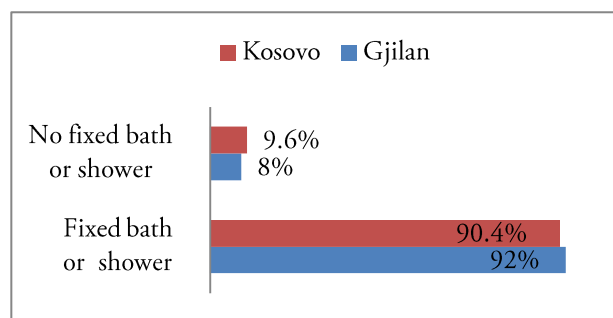
When comparing the number of households with sanitary facilities (bathroom/ shower), the Municipality has a slightly higher proportion than the National Average of fixed bath/ shower, (92% compared to 90.4%)



**Table 12. Possession of bath/shower in the housing building**

Bathing facilities in the housing building			
	Fixed bath or shower	No fixed bath or shower	Total
Gjilan/Gnjilane	15613	1360	16973
%	92	8	
Kosovo	265008	28070	293078
%	90.4	9.6	

**Figure 11. Bath/ shower in the housing building**



Source: Dwellings and Buildings by Municipalities, 2013, KAS

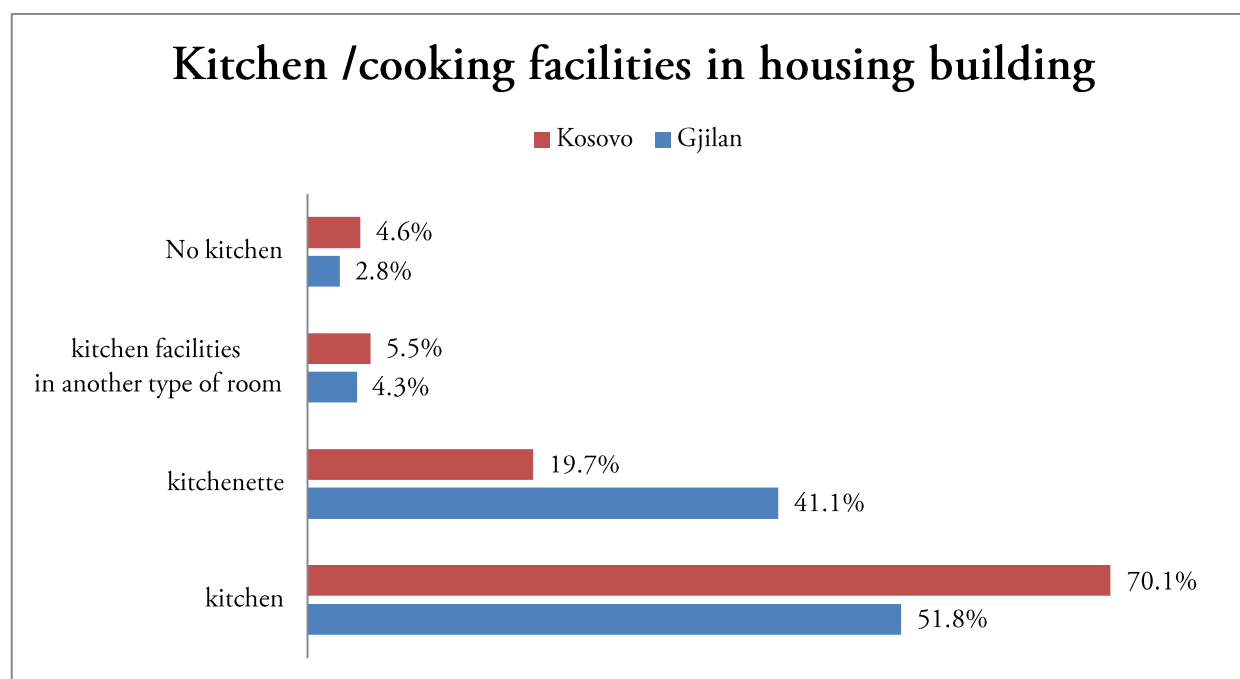
**Cooking facilities:** The data shows that the Municipality is currently below the National Average; approximately 52% of housing buildings within the Municipality has a kitchen with cooking equipment, while the National Average is 70 %.

**Table 13. Level of possession of Kitchen in housing buildings**

Kitchen /cooking facilities in the building- conventional dwellings					
	Kitchen	Kitchenette	Kitchen facilities in another type of room	No kitchen	Total
Gjilan/Gnjilane	8785	6983	728	477	16973
%	51.8	41.1	4.3	2.8	
Kosovo	205585	57877	16019	13597	293078
%	70.1	19.7	5.5	4.6	

Source: Dwellings and Buildings by Municipalities, 2013, KAS

**Figure 12. Cooking facilities**



Source: Dwellings and Buildings by Municipalities, 2013, KAS

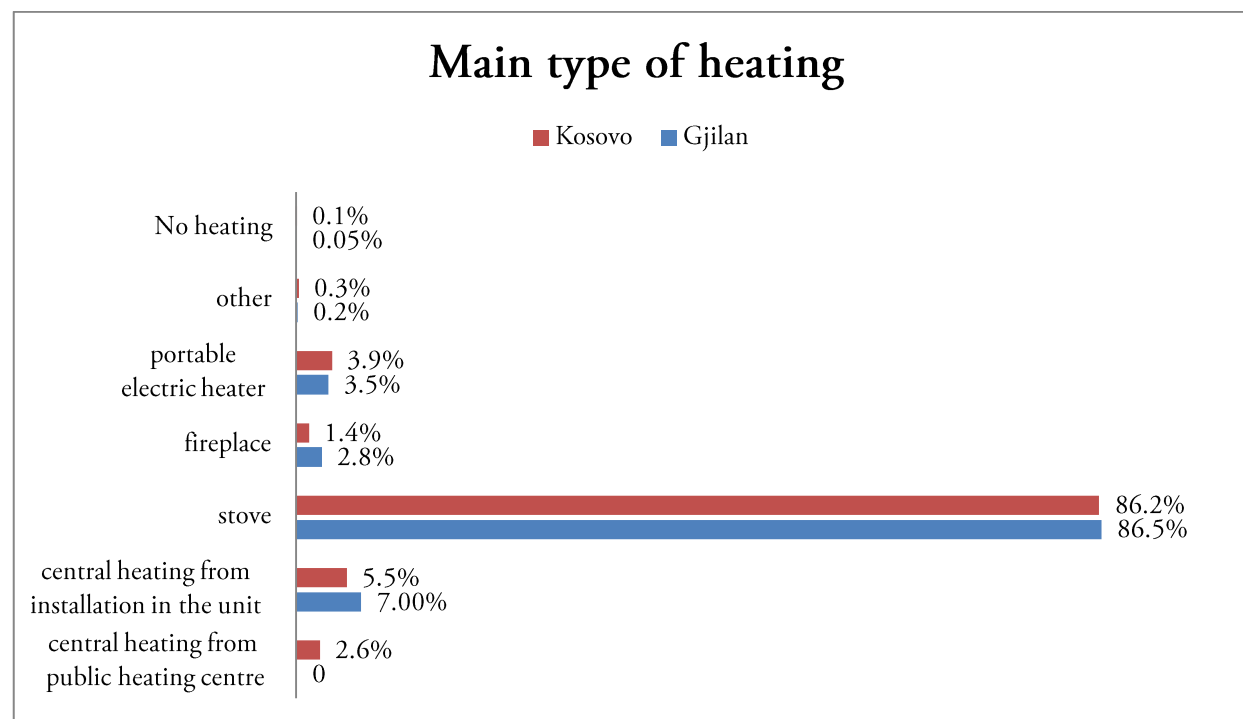
**Heating:** Most of the housing buildings 86.5 % use a stove as the main source of heating, which is in line with the National figures, with only 7% of properties using central heating as the main source of heating. It should be noted that like most Municipalities in Kosovo, Gjilan/Gnjilane has no central heating system available; therefore, the main source for heating is wood, coal and electricity.

**Table 14. Main source of heating**

Main type of heating								
	Central heating from public heating centre	Central heating from installation in the unit	Stove	Fireplace	Portable electric heater	Other	No heating	Total
Gjilan/Gnjilane		1196	14685	472	586	26	8	16973
%	0	7.0	86.5	2.8	3.5	0.2	0.05	
Kosovo	7710	16210	252538	4179	11360	881	200	293078
%	2.6	5.5	86.2	1.4	3.9	0.3	0.1	

Source: Dwellings and Buildings by Municipalities, 2013, KAS

**Figure 13. Type of heating**



Source: Dwellings and Buildings by Municipalities, 2013, KAS

## 5.7. HOUSEHOLD NUMBERS AND CHARACTERISTICS

Special features of demographic and social development are: number of households, average household size and household composition which can be influenced by overall social, demographic and economic factors. This information helps in determining how many housing units are needed to serve existing population.

### 5.7.1. HOUSEHOLD NUMBERS AND SIZE

According to the latest population census Gjilan/Gnjilane municipality has 17,115 households with average household size 5.5 persons compared to National Average 5.9 persons per household.

**Table 15.Number of households**

	Gjilan/Gnjilane	Kosovo
Households	17,115	297,090
Persons	90,178	1,739,825

Source: Dwellings and Buildings by Municipalities, 2013, KAS

**Table 16.Number of households in years**

Year	1948	1953	1961	1971	1981	1991	2011
Number of Household - Gjilan/Gnjilane	2,552	9,189	10,618	12,444	15,341	18,428	*17,115
Number of households Kosovo	115,293	127,012	152,606	188,116	228,884	289,246	297,090

Source: Dwellings and Buildings by Municipalities, 2013, KAS

*Table note: Household numbers in 2011 is smaller than in 1991, municipality's lost territory as part of decentralisation process in 2010*

**Household size** indicates the average number of persons per household. The Municipality is characterised as region with mid-size family households, with over 74 % of households with 2-6 members (compared to Kosovo 66%). Larger households with 7+ family members make up 23% of overall households; this figure is lower than the average for Kosovo of 30.9% for the same household size category. The following table presents the composition of households by size (number of family members) for Gjilan/Gnjilane Municipality when compared to Kosovo National Average.

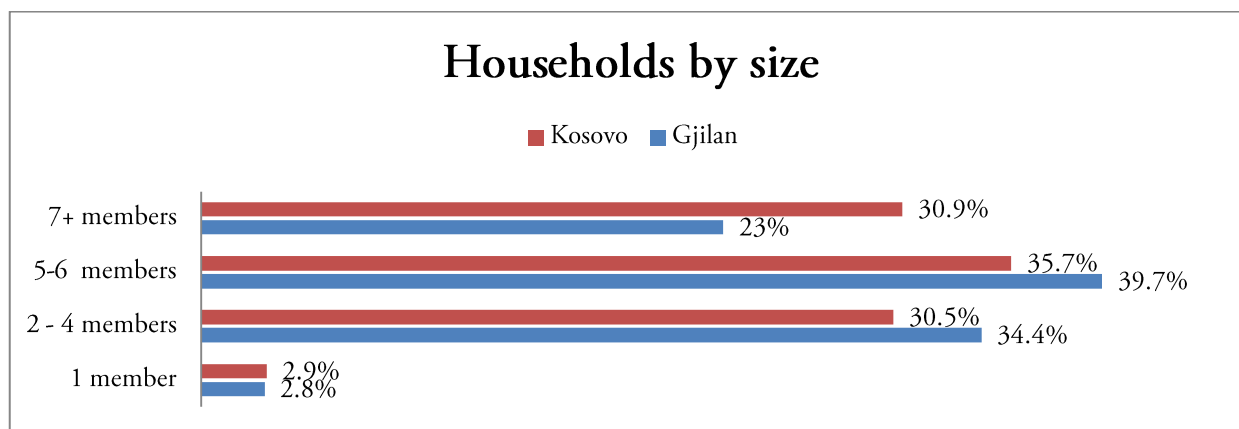
**Table 17.Household size**

Households by size				
Number of members	Gjilan/Gnjilane		Kosovo	
1 member	476	2.8%	8556	2.9%
2 - 4 members	5886	34.4%	90531	30.5%
5-6 members	6787	39.7%	106243	35.7%
7+ members	3966	23.%	91760	30.9%
Total	17115	100%	297090	100%

Source: Dwellings and Buildings by Municipalities, 2013, KAS

The existing size trend of 7+ members hints to multigenerational household composition, brought about by tradition but also by socio-economic condition.

**Figure 14. Household size**



**Source: Dwellings and Buildings by Municipalities, 2013, KAS**

#### 5.7.2. HOUSEHOLD COMPOSITION

The 2011 Census provides detailed information on the type and composition of households. Majority of households within the Municipality 82.2% consist of families with children. The percentage of households without children is similar to National Average. One person households form 2.2% of all households. Lone parent households (families) comprise of just over 8% of all households (slightly lower than National Average of 8.8%), with the majority being lone mothers.

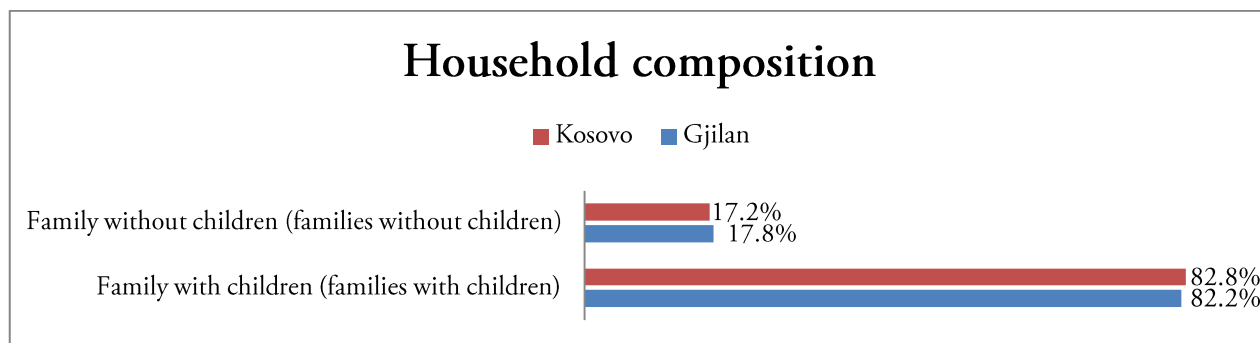
**Table 18. Household composition**

Household composition				
	Gjilan/Gnjilane		Kosovo	
Family with children (families with children)	17,957	82.2%	343,819	82.8%
Family without children (families without children)	3,868	17.8%	71,271	17.2%
Total	21,825		415,090	

**Source: Dwellings and Buildings by Municipalities, 2013, KAS**

*Table note: the census provides information for family composition not for household composition*

## 15. Household composition



Source: Dwellings and Buildings by Municipalities, 2013, KAS

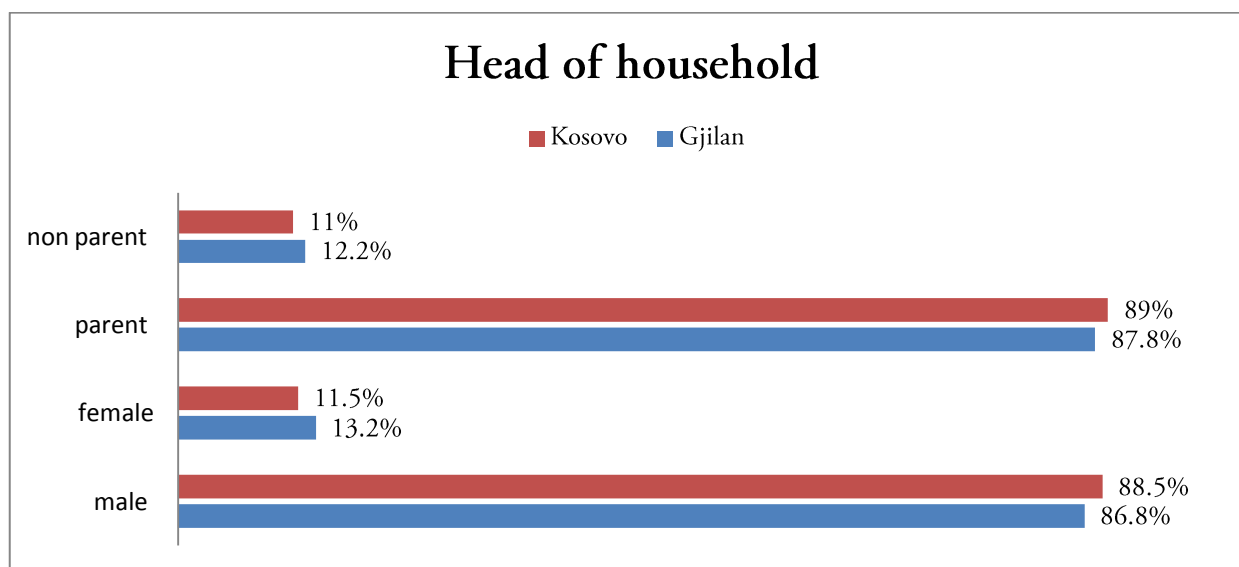
The Municipality has a high proportion of male head households, which account for 86.8 % of all households. This figure is however, slightly lower than the National Average of (88.5%). Female head households account for only 12% of total municipal households. The vast majority of households are headed by the parent, which is similar to the National Average

**Table 19. Head of household by gender and status**

Head of household	Gjilan/Gnjilane		Kosovo	
	number	%	number	%
male	14857	86.8	262953	88.5
female	2258	13.2	34136	11.5
parent	15028	87.8	264,614	89
non parent	2087	12.2	32476	11

Source: Dwellings and Buildings by Municipalities, 2013, KAS

**Figure 16. Head of household**



Source: Dwellings and Buildings by Municipalities, 2013, KAS

**Demographic trends:** The dynamics of households are changing, the trend of living is shifting towards smaller households, the trend of household mix of non-traditional family and non family forms might be inevitable. Based on the MDP analysis the number of persons per household will decrease by 2020, indicating a faster increase of households than the population. Having considered the ongoing trend of decreasing number of persons per household and other demographic characteristics related to population growth, the MDP foresees 2 % increase of households per year by 2020, indicating 2,052 new additional households by 2020. However, this will largely depend on the overall local economic development, associated with job opportunities.

## 5.8. CONCLUSION

Gjilan/Gnjilane Municipality is characterised by detached housing type, developed at low densities throughout the municipal territory. Most of housing stock in the municipality is relatively new and it is constructed using reasonably good quality materials (70% with bricks). However, lack of proper insulation and low levels of energy efficiency performance is an issue.

Municipality has far more housing units than households (23,319 housing Units - 17,115 Households) with a high proportion of these properties being vacant/empty consisting in 21% of the total housing stock. While the town of Gjilan/Gnjilane has the highest proportion of the empty/vacant units (65 % of total empty homes), still the demand for housing is considered to be the highest. However, this does not necessary indicate a housing surplus; considering that the number of occupied housing stock is smaller compared to number of household (16,973 occupied units resided by 17,115 households), it more likely indicates the level of adequacy, location, availability and affordability.

A fact to be noted is that 94 % of all households in the Municipality own their homes, with the remaining households renting from the authorities or private landlords.

The uneven splits among tenure categories are basic to the understanding of the Kosovo housing system with minimum state intervention in housing development and control which is also reflected locally; and one of the key dimensions to this is the extent to which the socio-economic status is reflected in housing tenure. The specific point here is the discrepancy between the number of housing units and the number of households, the issue of high proportion of empty houses, and the uneven ownership and housing tenure split are clear indicators that the current housing features do not correspond with the current socio-economical status of the population of Gjilan/Gnjilane Municipality.

Municipality has seen rapid housing growth, developed without proper planning, mostly driven by the needs for housing reconstruction but also migration to urban areas. Such developments have not always been accompanied with the necessary infrastructure and adequate services, such as water supply, sewage system. As a result the overall current state of basic amenities provision cannot be regarded as fully satisfactory. As of 2011 only 63 % of housing buildings in the Municipality are connected to the Public Water Supply System, the rest uses other alternatives, such as (private water wells or other water sources). The situation is similar with sewage system connection, with only 65% of housing units connected to the public system.

The level of sanitation provision is rather better, with over 90% of households having access to exclusive inside bathroom/ shower, and toilet facilities. Similar case is with regards to the possession of kitchen cooking facilities, with

around 97 % of housing units with fitted kitchen units. The main source of heating remains wood and coal with around 86.5 % use a stove as their main heating appliance.

In general, provision of the basic infrastructure to informal developments costs more, is more difficult and takes more time. Hence, there is a need for increased public spending and policy interventions to bring the basic infrastructure provision at satisfactory level.

The Municipality has 21, 825 families living in 17,115 households and is characterised by mid-size family households with average household size of 5.5 persons. However, there is a considerable number of large family households with 7+ members. The average household size corresponds to the average house size of 4 rooms. Majority of households consist of families with children, with a small proportion of households classified as non family households (single person household) and an 8% of single parent families.

The existing size and mix of household types in Gjilan/Gnjilane reflects the national trend of multigenerational households, brought about by tradition and sometimes other factors such as lack of employment opportunity and low levels of income. It is estimated that there are great deal of cases of multi-family households living in apartment blocks within the urban zone, for many, the size of the unit is not sufficient to accommodate them and therefore can be classified as overcrowded households or hidden housing demand that needs to be met.

However, this trend could be changed over the time through both, economic and socio-demographic shift. This will largely depend on the overall local economic development, associated with job opportunities and increased income, which would provide financial means for people to meet housing expenditure.

## VI. HOUSING NEEDS

This chapter of the document analyses the current number and type of households who have no shelter (accommodation), live in unsuitable housing conditions and/or cannot afford to meet their needs in the open private housing market. The needs assessment for the category of households that need assistance because they face affordability issues has been based on the Housing Register List from the Directorate of Healthcare and Social Welfare dating from the January 2011 to October 2014. For the purpose of the study 289 households were considered included in the analysis. The estimates and analysis presented in this section are limited to the level of needs for those most destitute households.

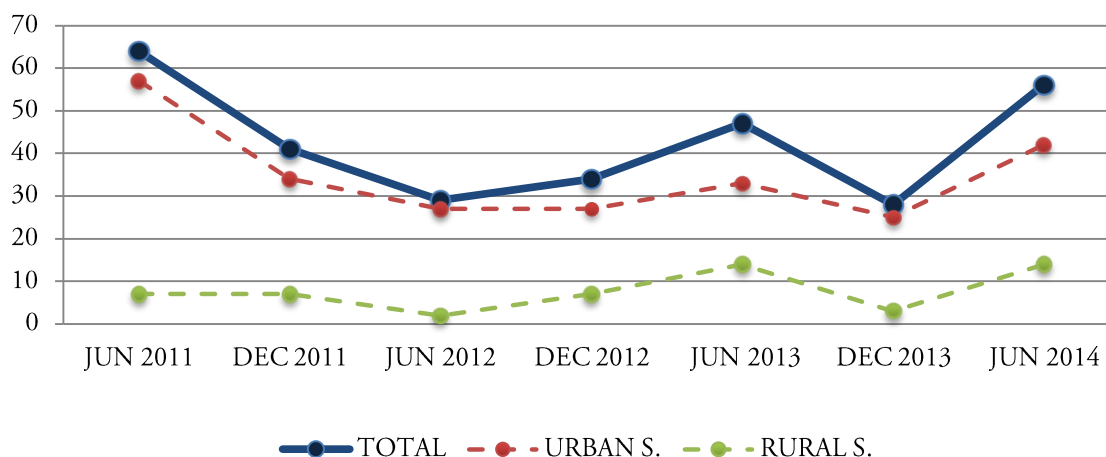
Nevertheless, the number of households that may face difficulties in accessing housing on the current housing market most certainly is much wider and it can include young couples in large multi-generation urban households, divorced couples and young professionals and other possible hidden needs.

### 6.1. APPLICANTS ON THE HOUSING REGISTER

Based on the figures provided for 2011-2014, there is an estimated total of 289 households in need for housing provision/solution. This represents 1.7 % of all households in Gjilan/Gnjilane Municipality.

The figure .17 shows the changes in the number of households on the Municipal Housing Register biannual since 2011. These are series of ‘snap shots’ of the position as of June and December for each year.

**Figure 17. Number of requests for housing assistance**



**Source: Directorate of Healthcare and Social Welfare, Oct 2014**



Data analysis shows a steep decline in the number of households on the register from 105 requests in June 2011 to 63 requests in June 2012, with a slight increase of cases for municipal support for housing assistance in the past two years. There has been a sudden decline in the number of cases between June and December 2013, a period corresponding with the period of the Local Elections.

Most of requests for housing assistance come from households living in the urban area, constituting 80 % of the overall requests. On the other hand, though smaller in number, the requests for housing assistance by households in rural areas have been steadily increasing from 7 cases in 2011 to 14 cases in 2014.

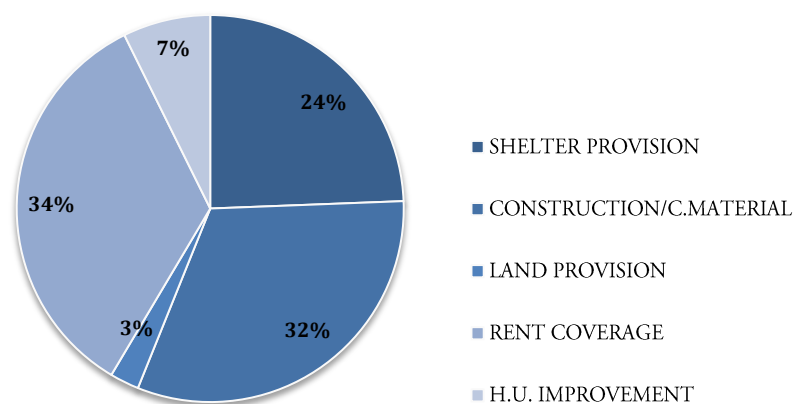
The data of the overall requests for housing assistance has been analysed based on five categories types of request:

- Request for shelter provision 70 Households
- House construction / construction material 91 Households
- Land provision 7 Households
- Rent coverage and 98 Households
- Improvement of the existing units 21 Households

There is limited data on the characteristics of the typical families who have approached the Municipality for housing support, lack of information on employment status, level of income, family size, age of members, nationality, etc, despite these data are vital to determine the level of support to be provided.

By far the most frequent reason for households being classified as in housing need or living in unsuitable housing in Gjilan/Gnjilane Municipality is affordability factor for over (34%) of cases who are unable to meet the private market rent. This is not an unusual finding for a municipality where, 60% of population lives in urban area, but still a cause for concern. In addition to this, issues related to the housing construction costs are the reason for request of 32% of all cases. Cases requesting improvement of housing accommodation in bad state of repair (improvement of existing units) together with land provision request (for those who might be able to afford the construction but do not own the land) are less significant, as shown in the chart below.

**Figure 18. Five categories of requests for housing assistance**

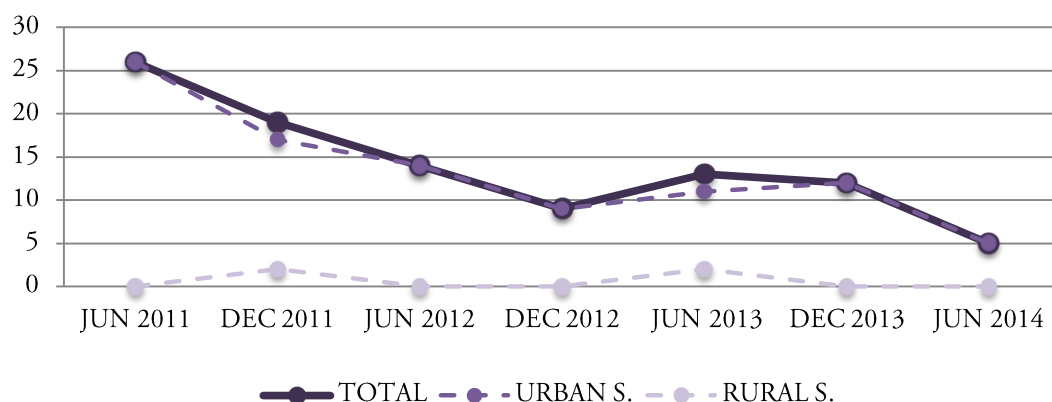


**Source: Directorate of Healthcare and Social Welfare, October 2014**

Overall, support is mainly required for the rent coverage, with a 90% of all requests concentrated in the city of Gjilan/Gnjilane. Whereas, most of requests seeking assistance for house construction or construction material comes from households in rural areas.

Figure .19 shows that there has been a decline in the number of requests for rental payment, of those who cannot afford to pay the rent in the private market, from 26 requests in June 2011 to 14 cases in June 2012, with a slightly increase level of requests between June and December 2013. However, the number of cases has drastically dropped in 2014.

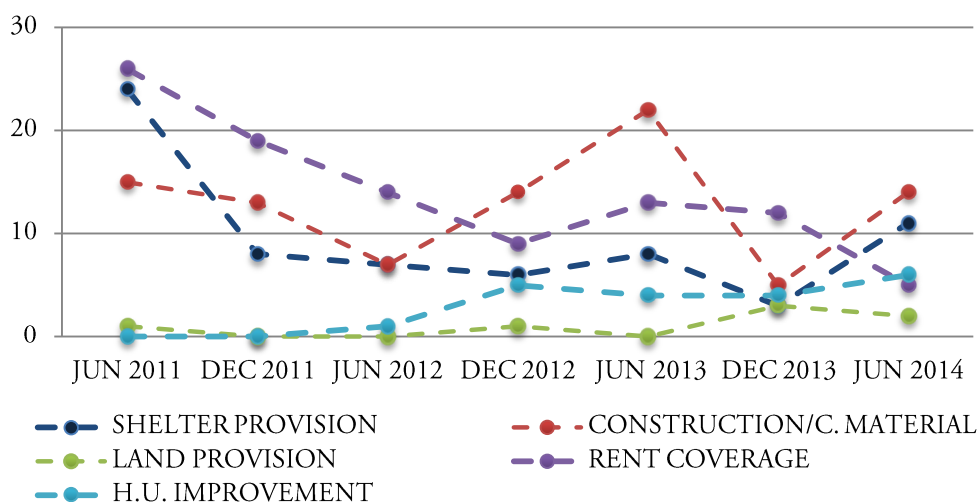
**Figure 19.Trend-requests for municipal support on rent coverage**



Source: Directorate of Healthcare and Social Welfare, October 2014

While, rental payments request have dropped, requests for shelter provision and construction materials have increased, which implies strong desire for home ownership (see figure 20).

**Figure 20.Trend-requests for municipal support**



Source: Directorate of Healthcare and Social Welfare, October 2014

Data analysis shows that there are an estimated total of 289 households in housing need, counting only those households who are most vulnerable and have approached the municipality for support. Out of all requests, only 21 requests have been approved, respectively just over 7% of all requests, with the remaining request either awaiting eligibility assessment or decision. However, even though the number of households who are in housing need is relatively small, there is lack of capacities in municipality, both in terms of finances and resources available to assist these households.

These households are in housing need due to affordability factor, some unable to meet the private market rent, some living in unsuitable housing and some needing support towards construction costs. Nevertheless, these households includes only those households in housing register, as such, does not provide necessary information about the level of current needs locally. It is envisaged that hidden housing need is greater than the above figures suggest. However, data gathering and analysis for households living in unsuitable housing, overcrowding and identification of needs for specific groups such as young couples in large multi-generation households, divorced couples, young professionals, and older people are currently lacking. Having this data is crucial to define the type and size of needed housing.

## 6.2. REPATRIATED PERSONS

The process of re-integration of the repatriated persons in Kosovo has started in 2010. The Government has designed special schemes and taken extra measures to make sure that this process runs smoothly. In its Governmental programme 2011-2014, the Government of Kosovo has identified this as a priority for fully functionalizing all mechanisms for the sustainable reintegration of repatriated persons and guaranteeing the integration of citizens who return to Kosovo.<sup>12</sup>

As a part of this supporting mechanism, housing assistance is available (market rental housing bonus) for repatriated persons who have no accommodation secured or have no income or resources immediately available for housing expenses; and further meet the criteria set by the Regulation no.20/2013 on Reintegration of Repatriated Persons and Management of the Reintegration Programme foreseen

Since the start of the readmission process the number of repatriated persons has been raising, reaching the total of 13,790 persons being readmitted in Kosovo only during 2011-2013. Out of this 1,314 persons were received by Gjilan/Gnjilane Municipality alone.

**Table 20. Number of repatriated persons**

Number of repatriated persons 2011-2013				
Area	2011	2012	2013	Total
Gjilan/Gnjilane	382	386	546	1314
Kosovo	4488	4187	5115	13790

**Source: Department for Integration of Repatriated Persons, 2014**

<sup>12</sup> National Strategy for Reintegration of Repatriated Persons in Kosovo, October 2013

Note: **Repatriated person means:** a Kosovar who due to the lack of the legal base to stay abroad has been readmitted to Kosovo

Based on the information received from the Municipal Office for Communities and Return (MOCR), so far 136 households have approached this office for assistance. Out of this, based on the criteria set by the regulation 20/2013, only 12 families (approximately 70 persons) were eligible for housing assistance and benefited from the scheme; mainly receiving rental assistance for a period 6+6 months and, in some cases, when deemed absolutely necessary with additional 6 months' rental payment. After this period, if the person or family still needs rental assistance, than they will fall under the responsibility of municipality as a part of other available schemes. However, the municipality is already struggling to provide housing assistance, with a limited number of social housing stock which are already occupied and no new social housing supply coming up to aid this situation in the short term.

Another category that has benefited from the programme is the category of those families who own land but need financial assistance to build their shelter. Of all submitted applications only six families have been certified as eligible and have benefited from this programme.

According to existing data on repatriated persons, until now evidently emergency/temporary housing and provision of rented housing (housing bonus) has been required from the Fund for Reintegration. However, the level of support provided through Reintegration Fund is not sufficient, due to high criteria and the short period for which the rental/housing assistance will be available. After the programme comes to an end, in compliance with the Law on local self-government and the Law on financing the special housing programmes, respective municipalities are required to provide sustainable housing to repatriated person. Providing sustainable housing solution for this category, either through housing programmes or other means, remains a challenge for the municipality due to under-resourced and fragmented administrative infrastructure related to housing sector.

### 6.3. CONCLUSION

Assessment of the housing needs based only on the municipal waiting lists as a measure of the housing need, provides partially the picture of the level of housing needs in the Municipality. Nevertheless, it does indicate that there are 289 households in great need for housing solution. This alone, cannot give a full picture because any such consideration does not give account of those potential households in need who do not have the finance required to satisfy their needs. Therefore, it is necessary to draw together information from number of sources at a later stage to arrive to a more realistic figure of housing need and demand.

As the readmission process of repatriated persons is progressing, with 163 households readmitted in the last three years and a limited number of them eligible for assistance from the Fund for Reintegration, the number of households falling into housing need are rising.

Bringing the evidence together from the components contributing to the backlog need element, in total it is estimated that 452 existing households are in housing need.

In addition to the backlog of existing needs for most vulnerable households discussed above, there will be newly arising households that might potentially fall into the housing need. The newly arising households have been calculated based on the population and households forecast provided by the MDP. The MDP estimates that the number of persons per household will decrease by 2020, it also envisages a 2% increase of households per year by 2020, indicating 2,052 new additional households by 2020. In order to meet the demand the housing stock must grow for some 1,231, dwellings in

the town of Gjilan/Gnjilane and for some 820 dwellings in rural areas by 2020. Nevertheless, to what degree this new demand can be satisfied depends on the economic development associated with the ability of the households to pay for their preferred accommodation.

Furthermore, as the dynamics of household characteristics change, different type of properties are needed, also as the households' progress through time, their individual housing needs changes. These changes may accrue as a result of children moving out and retirement of old generation; and different lifestyle.

## VII. HOUSING PRICES AND AFFORDABILITY

This chapter sets out the results of an analysis of income levels and housing market prices and rents in Gjilan/Gnjilane Municipality. Information was collected from three sources:

- Property tax office/ cadastral office
- Interview with local estate and letting agents
- Stakeholders focus group

The analysis provides a context for the property price situation in Gjilan/Gnjilane Municipality and then a sequence of analysis based on information collected from estate/letting agents. This leads to figures that show the minimum price/rent of housing for a range of dwelling sizes.

### 7.1. HOUSE/FLAT PRICES

According to the information provided by the Cadastre and Property Tax office during the 2<sup>nd</sup> quarter of 2014 the average House/ flat prices in Gjilan/Gnjilane Municipality is €31,980 (€533 per square metre). However, the data are limited for Gjilan/Gnjilane only, therefore, it is not possible to compare with the national average house/flat prices.

The table below shows average property prices for the municipality for each dwelling type (Property Tax and Cadastre data)

**Table 21. Property Tax- Prices for each dwelling type (bedroom size)**

Property tax average prices (2 <sup>nd</sup> quarter 2014)		
Dwelling type	Dwelling size in m <sup>2</sup>	Average price
1 bedroom	50	€ 26,650
2 bedrooms	65	€ 34,640
3 bedrooms	90	€ 47,970
4 bedrooms	120	€ 63,960

**Source: Office of Cadastre and Property Tax Office (Oct 2014)**

**Focus Group outcomes:** In October 2014, a stakeholders focus group was organised with Local Housing Developers, Banking sector, Local Estate Agents, Women NGO's, municipal officials and representatives from central institutions MESP (Department of Housing) in order to obtain detailed information about the local housing market across the Municipality. Currently, there are only two estate agencies operating in the town of Gjilan/Gnjilane, who can provide data and figures on the current housing market dynamics, which help to establish the costs of housing. However, they do not possess data about the current number of sales or for previous years.

Average and minimum property prices were collected for a range of property sizes in private market. Comments were also collected from the agents and housing developers to describe the main features of the current market in Gjilan/Gnjilane Municipality and appropriate comments are presented below.

The general consensus amongst agents and housing developers was that sale prices differ, depending on the location and the quality of the property and that the number of sales transactions is dropping slowly. Primarily the people who purchase are those living abroad (Diaspora), with only a small proportion of local people being able to raise funds for purchasing a property. This is also linked to the high mortgage rates and strict lending criteria. As a result, fewer people currently look to buy and those who already bought properties (people from Diaspora) are looking to sell. The low level of demand might have an impact on the housing price.

Local real estate agents were further contacted after the focus group meeting in order to obtain more detailed information about the average level prices for each dwelling size, the property prices are as presented in the table below. The table below shows that estimated entry-level prices ranged from € 27,500 for a one bedroom property up to € 66,300 for four bedrooms.

**Table 22. Estate Agents- Prices for each dwelling type**

Estate Agents average prices (2 <sup>nd</sup> quarter 2014)		
Dwelling type	size in m <sup>2</sup>	Average price
1 bedroom	50	€ 27,500
2 bedrooms	65	€ 37,600
3 bedrooms	90	€ 49,150
4 bedrooms	120	€ 66,300

**Source: Estate Agents sales (Oct 2014)**

## 7.2. RENTAL SECTOR

Though, it is known that the proportion of the dwellings in rental tenure is as small as 5 %, still there is lack of robust secondary data at the municipal level on the rental sector and relationship between property type, rents and property size. However, the office for Cadastre and Property Tax has provided useful information for the average rent cost per different property size which would be bases of the rental sector analysis. The table 21 provides an overview of the rental cost by property size.

**Table 23. Private Rented Sector Average Prices: Property Tax, Oct 2014**

Property size	Size in m <sup>2</sup>	Minimum rent (monthly)	Average rent (monthly)
1 bedroom	50	€ 100.00	€150.00
2 bedrooms	65	€ 120.00	€180.00
3 bedrooms	90	€ 150.00	€200.00
4 bedrooms	120	€ 200.00	€ 250.00

**Source: Office of Cadastre and Property Tax Office (Oct 2014)**

**Table 24.Private Rented Average Prices: Estate Agents, Oct 2014**

Estate Agents -Minimum and average private rents in Gjilan/Gnjilane Municipality			
Property size	Size in m <sup>2</sup>	Minimum rent (monthly)	Average rent (monthly)
1 bedroom	50	€100.00	€150.00
2 bedrooms	65	€130.00	€185.00
3 bedrooms	90	€170.00	€210.00
4 bedrooms	120	€210.00	€260.00

**Source: Estate Agents data information, Oct 2014**

The average rent for apartment/ flats sized 65-70 m<sup>2</sup> in October 2014 was just over € 140 per month, this according to Cadastre and Property Tax office. Similar to prices declared by this office were also declared by local Estate Agents in Gjilan/Gnjilane. The comparison of data by average rent for each property size resulted in minimal differences between the two data sources, with neither being exclusively more expensive or cheaper than the other. The average monthly rents varied from € 150 (one bedroom) to €260.00 (four bedrooms). Based on the information received by local estate agents, the typical renters are new families with employed members who are unable to get a mortgage to buy their own property.

### 7.3. HOUSEHOLD INCOME

According to Household Budget Survey (HBS) 2013 data the average annual income per person in Gjilan/Gnjilane Municipality in 2013 is €2,420 which is lower than national average (€ 2,817). As presented on the table below, there is a decline on the level of average earnings in Gjilan/Gnjilane region compared to earnings in previous years.

**Table 25.Average individual Income 2011-2013**

Average individual income 2011-2013 as per HBS, in €				
Year	Kosovo		Gjilan/Gnjilane region	
	Average annual income	Average monthly income	Average annual income	Average monthly income
2011	2,702 €	225 €	3,303 €	275 €
2012	2,441 €	203 €	2,354 €	196 €
2013	2,817 €	235 €	2,420 €	202 €

**Source: Household Budget Survey (HBS) 2013**

There are a declared 40 % of households without any member in employment; the remaining 60% have 1 or more members in employment, with some employees living in single income households and some in households with more than one income.

The average annual income per person in 2011 for Gjilan/Gnjilane region was € 3,306 in relation to the number of employed members per household gives an estimated average household income (crucial for the assessment of affordability) has been estimated to be € 4,975 per annum (excluding the 40% of those households with no employed members). The average household income has been calculated as illustrated below;



1 employed member	(person average income 3,303 €) x1	= €3,303
2 employed members	(person average income 3,303 €) x2	= €6,606
3 employed members	(person average income 3,303 €) x3	= €9,909

**Table 26. Households with employed member 2011 and average Household income**

Number of households with employed members 2011			
	Number households	%	Average earnings per annum as per HBS, in €
1 employed members	6205	60	€3,303
2 employed members	2925	28	€6,606
3 employed members	1135	11	€9,909
Total	10265		

**Source: cross-tabulation, Census 2011, Household Budget Survey (HBS) 2013**

In order to get a true picture of the levels of income it would be desirable to look at income levels by household type in terms of size, in practice the income levels can vary depending on the household size. However, due to data limitation it is difficult to envisage the true links between the household sizes and the income levels. For instance, for those households with one employed member it is not known what the size of household is. Nevertheless, in general households with more members in employment are more likely to be large households.

#### 7.4. APPROPRIATE PRICE LEVELS AND AFFORDABILITY TEST

In order to determine affordability it is essential to compare the market conditions in ownership and rental sector and the average income. Based on standards from European countries, 30% is the maximum amount of household income that should be dedicated to housing costs (whether purchasing or renting). Households paying more than 30% of their income towards housing costs (excluding services, utility bills) are considered 'cost-burdened' by their housing.

The assessment of affordability is carried out using a basic test which is primarily based on the cost of housing (current average prices) and the financial ability of households (based on income levels) to afford housing in the private sector housing market.

The affordability test presented in this section is a basic assessment, and does not present the overall affordability condition which can be influenced by many factors, such as different types of tenure, prices, location etc. The affordability test involves comparing estimated gross incomes of households against 'average level' house prices.

Table.27 sets out market gross income requirements by property size in private market.

Market level average price is based on the data available from Cadastre and Property Tax office. The gross income required is based on the analysis of the mortgage requirements revealed during telephone interviews with two leading banks operating locally. The analysis takes into account deposit requirements of 25% of the entire price and mortgage would be available at 4 time gross income for households.

**Table 27. Market Gross Income Required by Property( bedroom) Size**

	1 bed- 50 m <sup>2</sup>	2 bed-65 m <sup>2</sup>	3 bed-90 m <sup>2</sup>	4 bed- 120 m <sup>2</sup>
Market level average price	€ 27,500	€ 37,600	€ 49,150	€ 66,300
25 % deposit	€6,875	€9,400	€12,287	€16,575
Amount to be funded by the bank	€20,625	€28,200	€36,362	€49,725
Annual household income required	€4,800	€ 7,050	€9,090	€12,431

Source: cross-tabulation, Estate Agents sales, Banks, 2014

During the focus group meeting, bank agents reported that there is high demand for mortgages, though the rate of refusal is at 80 % due to failure to fulfil the lending criteria. Depending on public services availability the banks have a financing policy of 25/75 and 40/60 for locations with no access to those with a fix interest rate of 6, 8 %.

In order to get a mortgage loan for 1 bedroom house costing € 27,500 for 15 years, the bank would finance 75% of the purchase cost (€20,625) the down payment calculated to be an average of € 180 per month, which requires a minimum household income of € 400 per month (€ 4,800 annual income). The calculated down payment of € 180 per month is 45% of average household monthly income. The reason behind the high interests in this case is that Kosovo is classified as a high risk environment for investors.

Therefore, only households earning more than €8,000 can afford a typical mortgage for a medium size property, while the average annual household income is approx. € 4,900. Yet, the even the households that can get the mortgage are 'cost-burdened' by their housing expenditure as they pay 45%-50% of their income towards housing. The average house costs 9 times the household's average income.

However, according to Household Budget Survey (HBS) 2013, housing constitutes the second largest part of budget of households with € 2.279 or 30 % of the household budget in 2013. Based on localities, increase of about 3 % is present in urban areas but in rural areas decrease of 7 % compared by 2012. The biggest part of housing cost is "estimated rent". Considering that only 5% of households rent the housing accommodation, the validity of the data findings is limited and not fully representative.

The assessment of affordability for private rental sector is presented in table 28. The assessment was carried out using a basic test which is primarily based on the cost of housing rent (current minimum rent levels ) and the financial ability of households (based on average income levels) to afford the rental payments. In this case, the annual income required is based on the percentage (30 percent) of household average income to be spent on housing cost (rental payment)

**Table 28. Market Entry Monthly Private Rent Levels by Property Size**

	1 bed- 50 m <sup>2</sup>	2 bed- 65 m <sup>2</sup>	3 bed- 90 m <sup>2</sup>	4 bed- 120 m <sup>2</sup>
Market level average monthly rental	€ 100	€ 130	€ 170	€ 210
Monthly gross income required	€ 333	€ 435	€ 570	€ 700
Annual gross income required	€3,996	€ 5,220	€6,840	€8,400

Source: cross-tabulation, Estate Agents sales, Household Budget Survey (HBS) 2013

Data analysis from the assessment of affordability indicates that, in order to rent a 50 m<sup>2</sup> dwelling the amount to be paid towards the rent is estimated to be € 100, in order for the rental payment not to exceed the 30% of the average household income, the households would have to earn no less than €3,996 annually. Considering the average annual household income is € 4,900, renting small sized flat in private market is deemed affordable.

Nevertheless, the situation changes for bigger size dwellings. Only households earning more than € 6,114 can afford to rent a larger size property in private market, meaning they will be paying around 30% of their average income, whereas the average annual household income is € 4,900. However, assuming that most of the households entering into the private rental market sector would most probably require a bed size property corresponding with the available mid size (~65 m<sup>2</sup>-70 m<sup>2</sup>) properties for rent, with annual rent payment costing around € 1,680 and the annual household income calculated to be € 4,900, would mean that this category would be paying ~35% of their income towards housing, excluding utility bills, which is deemed to be affordable compared to purchasing a property.

## 7.5. CONCLUSION

The current state of economy and social context of Gjilan/Gnjilane Municipality has an impact on the housing market. The economic difficulties associated with high level of unemployment have a direct impact on the spending power of the local people, while the building construction industry has continued to build new units regardless. The average property prices are too high compared to average household earnings, meaning that households are 'cost-burdened' by their housing expenditure, with average house costing nine times the household's average income.

The rental sector remains underdeveloped and unfavourable, both, due to lack of renting culture but also because of tenancy insecurity. Even though, renting is deemed to be more affordable compared to buying, with the calculated housing expenditure in rental market of around 35%, nevertheless, the issue of deposit requirements (normally 2 months' rent + rent in advance) from the landlord as a way of safety net, and low levels of income especially for single earner households, means that households face financial hardship to rent in private market.

## VIII. HOUSING SUPPLY

### 8.1. HOUSING DEVELOPMENT

Gjilan/Gnjilane Municipality's Planning Department issues planning permits for construction of housing units, both for individual houses and construction of apartment blocks, only within the urban zone. The number of permits issued for period 2011-2013 is presented below. However, the planning permits have been issued mainly for the development sites within the town centre.

As from January 2013, construction permits were issued for a total of 947 units, out of this 320 individual houses of typology B+G.F.+2/3 and 18 apartment blocks ranging from G.F+3 to G.F+8, with overall 627 units/apartment flats within these blocks. Out of this, only 3 apartment blocks (consisting of 136 units) are completed, the remaining housing blocks are outstanding, either under construction or awaiting completion certificate.

**Table 29. Housing Supply- with planning permits 2011-2013**

Housing supply - with planning permission 2011-2013			
year	individual houses	Apartment /flats	Total number of units
2011	103	120	223
2012	104	152	256
2013	113	355	468
total	320	627	947

**Source: Municipal Planning Department data, August 2014**

627 units were in the main Strategic Sites (Fidanishte, Montith, Qendra 2- rr. Mulla Idrizi) and located in the Growth Area proposed by the Urban Development Plan, whereas the individual housing dwellings are scattered throughout the Town of Gjilan/Gnjilane.

### 8.2. AFFORDABLE HOUSING

Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.<sup>13</sup>

The current turnaround of existing housing supply does not include affordable housing element. The housing supply predominantly is for private market sale. Though, price and affordability remain central to housing sector there is lack of planning policy for affordable housing. The government has a limited housing subsidy – consisting only of social housing schemes, a sector that remains undeveloped; locally with only 52 units (social housing) which can be classified as affordable. Other than that housing is distributed through the market mechanism, consequently the amount, quality and location of housing which households can obtain depends upon their ability to pay. Considering the current housing prices and level of income, the affordability of housing for local residents is a real challenge with the average property costing over nine times the average household income for the municipality.

<sup>13</sup> UK National Planning Policy Framework

An important aspect related to ensuring adequate housing supply is the level of land availability for housing development and the availability of serviced land; and the available land in municipal ownership that can be used for social housing and affordable housing. The municipality has already allocated serviced land for social housing, in total of 1.5 hectare in 4 sites. Of these, 3 sites in rural areas for individual social housing units with of ~0.7 hectare and 1 site (0.8 hectare) in the town of Gjilan/Gnjilane (Arberia neighbourhood) for social housing block of flats. However, the Municipality is yet to develop social housing programmes for these sites.

Furthermore, The Municipality has allocated municipal owned land (2 sites of 0.5 hectares together) for Public-Private housing projects (PPP), in the town of Gjilan/Gnjilane; one of these sites is still under construction while the other has been completed. Nonetheless, the units belonging to Municipality on the first site are yet to be occupied.

The Municipality has also initiated further PPP project schemes, for the 9 condominium buildings (those typologies G+F+4) built on municipal land, previously in public ownership, which have been privatised. The intention is to increase the capacity (maximise density) by adding 3-4 more storeys. However, it is unknown at this stage, what is the expected supply in terms of number, size and tenure

### 8.3. SOCIAL HOUSING

Although in recent years the need for provision of social housing has been acknowledged as a solution for most vulnerable households in housing need, social housing as a sector has developed at a very slow rate, both locally and nationally. Since the conflict in 1999, there has only been 2 blocks of flats built for social housing in Gjilan/Gnjilane Municipality, and these were constructed from donations from Central Government.

In 2008 the first social housing block of flats was built in Kodra e Thatë in Gjilan/Gnjilane. The construction cost was financed by the Ministry of Environment and Spatial Planning (MESP) and second social housing block was built in 2012 and this was financed by the Ministry of Labour and Social Welfare (MLSW). For both of these social housing projects the land was allocated by the Municipality of Gjilan/Gnjilane.

The social housing blocks comprise of 53 units (flats) which are occupied by 53 families a total of 266 residents. Based on the information by Department of the Social Welfare most of the residents living in social housing are in receipt of social assistance.

#### **Block 1- built in 2008**

Number of units	28
Number of families	28
Number of residents	126
Total liveable space in m <sup>2</sup>	1288.15

#### **Block 2 built in 2012**

Number of units	25
Number of families	25
Number of residents	140
Total liveable space in m <sup>2</sup>	1100.3

Based on the Law No.03-L-164 on Financing Special Housing Programmes of 2010, following the decentralization trend to transfer responsibility for implementing social housing programmes from a national level to a local level, all municipalities were requested to produce the 3-year programme. Municipality of Gjilan/Gnjilane has not started the process of drafting the 3-year programme as yet.

The housing units built through the implementation of social housing schemes contrast the trend of differently owned housing stock, which is mainly characterised by detached type of houses, and marks an evident segregation between types of houses and social groups.

Hitherto the supply of social housing has been funded directly by the Government; therefore, it may no longer be feasible in the changing economic climate. Instead, introducing rental housing schemes should be considered as a more practical and feasible way of sustainable housing provision, especially for those most vulnerable.

When a social housing unit is provided to a family in need (tenant), the municipality as the owner and tenant as a user enter in contract agreement as set by the law, associated with terms and conditions, such as agreed rent payments and maintenance responsibility. However, rents have not been collected so far. This is partly due to the fact that all the tenants placed in social housing units are in receipt of social assistance and are unable to pay even for the minimal rents applicable; also due to lack of enforcement mechanisms for rent collections. As communicated by the municipal officials, currently there is no maintenance programme in place for social housing units; however, the Public Infrastructure Department does intervene in the cases where major repairs are required.

## IX. SWOT ANALYSIS

SWOT ANALYSIS	
<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>- Established housing team at municipal level</li> <li>- Strong commitment by the administration to resolve housing issues</li> <li>- Law on Social Housing Programmes</li> <li>- Initiatives for PPP housing investment</li> <li>- Significant fund for housing units made available by the private sector</li> <li>- Housing stock relatively new and constructed using reasonably good quality materials</li> <li>- Average household size corresponds to the average property size of 4 rooms</li> <li>- Strong desire for home ownership, almost 95% owner occupied</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>- Under-resourced administrative infrastructure related to housing sector</li> <li>- Lack of housing policy and strategy</li> <li>- No direct initiatives for low-income housing development (affordable housing)</li> <li>- Low level of funds for social housing</li> <li>- Social housing stock very small, compared to the needs; and related lack of social housing programmes</li> <li>- Lack of available land for Social Housing</li> <li>- Poor co-ordination among the stakeholders both public and private</li> <li>- High ratio of illegal buildings</li> <li>- Uneven tenure split</li> <li>- High proportion of vacant housing units</li> <li>- Low level of property registration</li> <li>- Lack of proper insulation and low levels of energy efficiency</li> <li>- High level of unemployment</li> <li>- Households are cost burden by their housing expenditure, high mortgage rates that make them unaffordable for the vast majority of population</li> <li>- Underdeveloped Rental Housing Sector</li> <li>- Small number of social housing stock</li> <li>- Condominium buildings in bad state of repair</li> <li>- Lack of management and maintenance of condominiums</li> <li>- Lack of Owners Associations established for condominiums</li> </ul>

<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>- MDP with a section on housing that can be further elaborated and updated</li> <li>- Municipal willingness to strengthen housing team both in capacity and resources and start drafting housing policy and strategy</li> <li>- High proportion of vacant housing units vs need for affordable housing units</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>- Tendency to build housing without proper planning and building permits</li> <li>- High vacancy rates</li> <li>- Rising housing demand, including growing number of repatriated persons and of multi-family households who are splitting</li> <li>- Large deposit requirements and high interest rates for housing-related loans</li> <li>- 80 % of the mortgage requests refused due to lack of documentation</li> <li>- Not real estimation of the property value by bank</li> <li>- Affordability issue -the average dwelling costs 9 times the household's average income</li> <li>- Condominium owners not inclined in proper management of their condominium, incl. in spending sufficiently in maintenance</li> <li>- Housing at low densities throughout the municipal territory, including the town of Gjilan/Gnjilane impacting vs land pressure and infrastructure networks</li> </ul>
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## X. CONCLUSIONS AND RECOMMENDATIONS

In recent years the demand for housing in Gjilan/Gnjilane Municipality has been growing rapidly, partly because more people are moving to the city of Gjilan/Gnjilane to live and work, and partly because of changing demographics and household characteristics, which in turn effect the nature of demand for housing.

Currently, the administrative infrastructure related to housing sector is under-resourced and fragmented. *Therefore, it is recommended that initially the housing team is strengthened both in capacity and resources with the aim of setting up a specialised Housing Directorate; who would be responsible to devise their own housing policy and strategies including housing management and maintenance.*

The Municipality is characterised by detached housing type, developed at low densities throughout the municipal territory. The housing stock is relatively new and it is constructed using reasonably good quality materials, yet a high proportion lacks proper insulations and render and are not energy efficient. Even though, there are funds available from donors for energy efficiency improvement, *Municipality needs to develop a meaningful programme for energy efficiency improvements in order to be able to access such funds.*

Most of housing is distributed through the market mechanism, constructed by housing developers and households who own or acquire the land, build the housing units and respectively sell or occupy them at the end of the process. Housing construction activity not always takes place on a legally owned property (land), and often building without building permission. Consequently, the amount, quality and location of housing which consumers can obtain depend upon their ability to pay.

Moreover, such developments without proper planning have not always been accompanied with the necessary infrastructure and adequate services, such as water supply, sewage system. Provision of the basic infrastructure to informal developments is more difficult and costly.

There is a visible difference between the levels of provision of the public infrastructure, which is a responsibility of local authorities, and basic amenities possession, being provided by the respective owners/users of the housing accommodation; the latter being in a much better condition than the former. *Therefore, it is recommended to increase the public spending to bring the basic infrastructure provision at satisfactory level for the developments lacking such services.*

There is a significant mismatch between the existing characteristics of the population and the existing tenure split. The desire for home ownership is strong, 94 % of all households own their homes; the numbers of housing units is bigger than the number of households, and of the overall housing stock 21% are vacant. This however does not always indicate a housing surplus; it more likely indicates the level of adequacy, location, availability and affordability.

The strong desire for home ownership contributes to the high house price while the inadequate supply of housing stock, indicated by the high proportion of vacant houses even in high demand areas, such as in town of Gjilan/Gnjilane, this should subsequently increase demand on the private and social rented sector which, yet remains under-developed.

*The Municipality should strive to become an enabler, finding ways of introducing affordable housing element (affordable housing policy) whilst encouraging new developments that meets the needs and find ways to mediate between the home owners and potential tenants by encouraging rental housing as solution.*

Based on the affordability assessment the average property costs over nine times the average household income and the households spend more than 45% of their income towards housing. Even if house prices begin to fall, it will not solve the problem of affordability as they have been accompanied by tighter lending criteria, particularly larger deposit requirements and high interest rates.

Locally there are only 52 social housing units, which is not sufficient to meet the current need; there are still 289 families in the waiting list, not taking into consideration the hidden households in need and future needs. *It is recommended for Municipality to increase the social housing stock, followed by the necessary mechanisms in place for managing and maintenance, including rent collection and tenancy controls. However, this should not be seen as the only solution.*

Rental Housing Sector is developed at this low rate, 5% of the overall housing units are in private rental sector. This is partly due to lack of renting culture, and strong association of ownership with wealth and social status; and partly because the rental sector is not regulated and encouraged, and either landlords or tenants feel that there are not sufficient regulatory and enforcement mechanisms in place to protect their rights.

If development was to be allowed in the current trend the mismatch of uneven tenure split will get worse, unless positive steps are taken to balance it out. In a municipality such Gjilan/Gnjilane, where a relatively low average income per household deprives many of the population from entering the owner-occupied sector, *it is crucially important that a proportion of new dwellings are made available at low cost to local people.* Housing provided by the market (for private sale), will only meet part of demand as many people simply cannot afford to purchase. *Therefore, Municipality should encourage diversity in the tenure, especially when new housing developments take place. This will require clear policy guidance and strategy which enables sustainable housing growth and tackles the issue of affordability, creating better environment for rented housing sector, and providing adequate housing support for vulnerable people.*

*High vacancy rates in municipality should be further examined, in order to fully understand the reasons for high vacancy levels; and vacancy time-span, providing more clarity about the causes of the problem, upon which Municipality can develop a strategic approach to remedy this issue.*

There are different options for solving the vacant units' problem; *one of them is to introduce higher property tax for owners of vacant units and/or for those with more than one property.*

This could reinforce the principle that "owners of buildings have a social responsibility as well as an economic one".

*Rental housing schemes should be explored as a short term solution to accommodate the most vulnerable in the waiting list, until more sustainable social housing programme has been developed.*

The need for affordable housing in the future should be considered and regulated through housing and planning policy. This would require an approach to housing that more positively supports accesses to housing for people with low income as required, with some additional social rented provision ( social housing programme) over period 2014-2017 and

beyond. This could in part be done by comprehensive housing schemes (through PPPs) with affordable housing element to lessen the need to invest in the social housing.

The ownership status of the associated with the management and maintenance of shared space in the condominiums remains an issue though it is regulated by the Law No.04/L-134 on Condominium. In case of Gjiilan/Gnjilane, maintenance of condominiums are undertaken by the residents themselves who gather funds for carrying out such repairs, however, they are not organised in a form of owners association as set by law, and as a result they are faced with difficulties on gathering funds and undertaking repairs. *Therefore, establishing owners' associations is desirable, because if these associations are poorly implemented they cannot represent the entire group of owners of one building. In many countries, owners' associations are not a legal entity and hence cannot act accordingly, for example, in taking loans or running lawsuits against individual owners*

# XI. ANNEXES

## Annex 1. Number of Housing units for each cadastral zone

Settlements	Number of housing units
Bilincë	93
Bresals	660
Bukovik- Capar	53
Cernica	504
Çelik	22
Doberqan	673
Dunav	12
Gadish	69
Goden	14
Gjilan/Gnjilane	14521
Haxhaj	46
Inatoc	11
Kishnapolë	85
Kmetoc	210
Kravaricë	41
Lipovicë	4
Livoq I eperm	592
Livoq I ulet	811
Lladova	119
Llashtica	344
Llovçë	76
Malisheve	767
Muçibabë	33
Nasalë	41
Perlepnice	466
Pidiq	68
Pograxhe	362
Ponesh	286
Sllakoc i Epërm	71
Sllakoc i Ulët	30
Sllubicë	26
Stançiq	16
Stublinë	35
Shillove	149
Shurdhan	33
Uglar	260
Veliknice	334

Vërbicë e Kmetocit	87
Verbice ezhegocit	162
Vrapçiq	53
Zheger	963
Zhegoc	41
<b>Total</b>	<b>23243</b>

**Source: Kosovo Agency of Statistics KAS 2011**

**Annex 2. Number of vacant housing units**

Settlement	Occupied	Occupied by residents not to be enumerated	Reserved for seasonal use	Vacant	Total
Bilincë	56	0	2	35	93
Bresals	484	0	28	148	660
Bukovik- Capar	49	0	2	2	53
Cernica	349	0	27	128	504
Çelik	17	0	0	5	22
Doberqan	512	0	109	52	673
Dunav	4	0	0	8	12
Gadish	47	0	0	22	69
Goden	5	0	0	9	14
Gjilan/Gnjilane	10678	22	557	3264	14521
Haxhaj	32	0	7	7	46
Inatoc	5	0	0	6	11
Kishnapolë	47	0	2	36	85
kmetoc	139	0	24	47	210
Kravaricë	36	0	2	3	41
Lipovicë	4	0	0	0	4
livoq I eperm	427	0	26	139	592
livoq I ulet	598	0	86	127	811
lladova	97	0	15	7	119
llashtica	278	0	44	22	344
Llovçë	29	0	0	47	76
Malisheve	588	1	77	101	767
Muçibabë	14	0	0	19	33
Nasalë	30	0	2	9	41
Perlepnice	355	1	37	73	466
Pidiq	52	0	2	14	68
Pograxhe	230	0	29	103	362
ponesh	164	0	3	119	286
Sllakoc i Epërm	31	0	0	40	71
Sllakoc i Ulët	10	0	0	20	30
Sllubicë	13	0	0	13	26
Stançiq	1	0	0	15	16
Stublinë	13	0	0	22	35
Shillove	117	0	16	16	149
Shurdhan	27	0	3	3	33

Uglar	190	0	1	69	260
Veliknice	277	0	33	24	334
Vërbicë Kmetocit	62	0	11	14	87
Verbice ezhegocit	84	68	0	10	162
Vrapçiq	43	0	0	10	53
Zheger	715	0	111	137	963
Zhegoc	21	0	0	20	41
Total	16930	92	1256	4965	23243

Source: Kosovo Agency of Statistics KAS 2011

**Annex 3. Existing situation of IFS in Gjiilan/Gnjilane Municipality**

IFS		Area in HA	Typology	No. Housing units	No. residents	Physical Infrastructure	Social Infrastructure.	Ownership	Condition	Priorities	Is there other organisation involved in treating/resolving IFS
Gjilan/Gnjilane											
1	Pjesa mbi hallën e sporteve	50 ha	URP	150	750	missing	missing	mixed	Not good	URP	Municipality
2	Rruga e Malishevës	30 ha	URP	200	1200	partially	missing	private	Relatively good	School improvement	Municipality and MESP
3	Te Zabeli i Sahit Agës”	100 ha	URP	500	3000	partially	Partially missing	mixed	bad	School water network, sewage network	Municipality
4	Arbëria, ish Qenarqesh mja	80	URP	500	3000	partially	partially	mixed	bad	Regulatory plan aspects	USAID, Municipality
5	Z.S.A.- ish Kombinati bujqësor	50	URP	230	1300	In bad condition	bad	public	bad	UDP	Municipality
6	Rruga Abdullah Presheva	4	URP	400	2100	partially	partially	mixed	Relatively good	completed	Municipality SAID
7	Rruga e Gllamës	10	URP	140	600	partially	partially	mixed	Relatively good		Municipality
8	Dheu i bardhë	50	URP	200	1400	partially	partially	mixed	Relatively good	Revision of URP	Municipality



9	Përgjatë rrugës qarkore	30	URP	80	200	partially	partially	mixed	Relatively good	Regulatory Plan (infrastructure)	Municipality
10	Livogji i Epërm, Pasjak	70		300	1600	partially	partially	mixed	Relatively good	URP	Municipality
11	Rreth rrugës së Prishtinës	15	UDP	100	300	partially	partially	mixed	Relatively good	infrastructure	Municipality
12	Pjesa Nën stacionin e autobusëve	4	UDP	250	1200	partially	partially	mixed	Relatively good	infrastructure	Municipality
13	Bresalci	1500	MDP	250	1600	partially	partially	mixed	Relatively good	URP	Municipality
14	Pogragjë	400	MDP	400	2300	partially	partially	mixed	Relatively good	URP	Municipality

Source: Urbanism Department, Gjiilan/Gnjilane Municipality, 2014

