Reconstruction phase in Kosovo

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Housing ecosystem in Kosovo before conflict of 1999

- Massive social housing—public housing
- Limited possibilities for housing loans
- Majority individual housing—private
- More than 95% of private housing on private land
- Public housing in public land for social enterprises employees
- Managed by housing public enterprises
- Public housing constructions based on standards
War damages in housing stock

More than 120,000 houses destroyed

More than 1.8 million people displaced

Emergency need for sheltering

Donors conference for fundraising

No institutions functioning

Mobilization of international institutions

Creating of management organizations by EC-Task Force
Preparation phase for reconstruction

- The European Commission- installed a task force in Pristina followed as European Agency for Reconstruction
- International Management Group (IMG)- established body for rapid housing damage assessment
- Food and Agriculture Organization (FAO), supported by World Bank staff- carrying out a wide agriculture damage assessment
- UNHCR- carrying out the managing of return of the displaced population- urgent sheltering
- UNMIK mission as administration body
- First steps toward establishing national institutions
IMG Assessments: Quantifying Housing Damages

From about 206,000 surveyed housing units in Kosovo, about 120,000 were reported damaged or destroyed with further breakdown into four categories:

<table>
<thead>
<tr>
<th>Damage category</th>
<th>Consequence</th>
<th>Percentage of Housing Stock [%]</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Damage</td>
<td>No damage</td>
<td>42</td>
</tr>
<tr>
<td>I and II</td>
<td>Repairs needed</td>
<td>20</td>
</tr>
<tr>
<td>III</td>
<td>Not usable</td>
<td>15</td>
</tr>
<tr>
<td>IV</td>
<td>Over 60% damaged</td>
<td>23</td>
</tr>
</tbody>
</table>

About 500,000 people cannot inhabit their homes (category III and IV). Reconstruction - construction of 75m² house estimated cost - US$ 1.1 billion (1999 IMG survey. Source: A program for reconstruction and recovery in Kosovo, European Commission and the World Bank in support of the UNMIK in Kosovo, 1999).
Four categories of damage: I (modest) to IV (severe)

- Example of damaged dwelling/ category I (modest)
  - Damaged 23,062 (19%)

- Example of damaged dwelling/ category II
  - Damaged 18,003 (15%)

- Example of damaged dwelling/ category III
  - Damaged 31,855 (27%)

- Example of damaged dwelling/ category IV (severe)
  - Damaged 46,598 (39%)
Standards for reconstruction/construction of new houses for category IV of damages

<table>
<thead>
<tr>
<th>The Family members</th>
<th>Surface (with external walls) m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - 2</td>
<td>45</td>
</tr>
<tr>
<td>3 - 4</td>
<td>55</td>
</tr>
<tr>
<td>5</td>
<td>65</td>
</tr>
<tr>
<td>6</td>
<td>75</td>
</tr>
<tr>
<td>8</td>
<td>75</td>
</tr>
<tr>
<td>9</td>
<td>75</td>
</tr>
<tr>
<td>10 - 11</td>
<td>75</td>
</tr>
</tbody>
</table>

House type 45m²

[Ground floor plan.]

[Typical section]

House type 65m²

[Ground floor plan.]

[Typical section]
"Fortunately we are alive, but now we need help rebuilding the house, food and other essential things for life"
Rebuilding activity and problems experienced

- The management, planning and reporting structures were often cobbled together in an ad-hoc manner.
- Planning and implementing reconstruction projects proved to be far more challenging than expected.
- Late establishment of national and local institutions led to informal developments, including illegal constructions.
- Weak cooperation between international and national institutions resulted in duplication of actions.
- Ad hoc rebuilding without good initial information from international officers and experts resulted in not proper solutions and under substandard construction.
- Emergency needs led to overcrowding and lower quality of life.
- Sub-standard reconstructed buildings generated serious challenges for future spatial planning.
Thumane-Albania-good practice

- Thumane was informal settlement before earthquake of 2020
- Opportunity for new spatial planning of the zone
- Reconstruction - managed from the government management group
- Sustainable return in new standardized neighborhood with social infrastructure in place
Lessons learned in Kosovo and recommendations for Ukraine

- Success in Post Conflict Reconstruction (PCR) depends on:
  - Understanding the complexities of the political environment
  - Coordinating projects in an effective manner, and
  - Involving a wide range of community stakeholders

- The accuracy of initial damage assessment is crucial

- International actors should involve national experts and professionals from the beginning of reconstruction planning
  - Ensures clear understanding of the legislation and regulatory framework, making reconstruction easier

- Accurate designing of the phases and planning of the human resources orients the process in the right direction toward effective reconstruction

- Involving the owners of damaged property from the planning phase make implementation easier

- Reconstruction is more than a roof over people’s heads
  - Infrastructure, health, schools, and community gathering buildings are all critical as well