

Type of Project:	Shelter Housing Durable solution	Country:	Kosovo	
Approach:	Foster Family Accommodation	Realisation Year:	2003 - 2004	
Project name:	Foster Homes in Mali-Zvecan	Version:	1	Date: Dec. 2004



Initial Situation, Context

The lack of space for socially vulnerable persons is still a major problem in Kosovo. This concerns mainly elderly people, and people still living in Temporary Community Shelters, TCS which is the name for collective centres in Kosovo). According to the assessment of the humanitarian needs done by the Co-ordinator in September 2002, there were still 4000 persons living in 51 TCS.

The objective of the HA/SHA operations remains in the improvement of general living conditions by setting up the necessary technical and social infrastructure framework. In all this, construction plays a major role: the rebuilding of houses for the most vulnerable population, the refurbishment of apartment blocks for social cases and the construction of social institutions such as semi-protected apartments, foster homes, etc.

Goals, Beneficiaries

The aim of this project was to host 10 to 20 elderly Croatian Serb persons and 2 foster families, who are actually living in collective centres in Northern Kosovo.

Approach

The project consists in the construction of two apartment blocks, in Zvecan, in northern Mitrovica. The project is based on the similar project already developed and implemented in Serbia by our Belgrade shelter office.

Each building shall contain 1 apartment with 3 rooms for the host family, 5 single room apartments (One or two persons per room) for the elderly people and one common room.

The total surface of each building is estimated to 280 m².

The foster family will be selected among vulnerable families from a collective centre and will benefit from a full apartment instead of one room and get social help according to their situation. The beneficiaries are living from the social assistance, as they are all elderly people and social cases.

Partner(s)

The following partners participated in this programme:

- FOR, (Federal Office for Refugees) for the financing of the project.
- The UNHCR as the agency in charge of refugees.
- The UNMIK administration in Northern Mitrovica.
- The Municipal department of reconstruction and planning, and the cadastre department.
- The architect Vlada Radulovic in Mitrovica for project and for supervision.
- The contractor Megaron for the execution of the project.

Implementations/Results

Construction of two new buildings on a Municipal owned land in Mali-Zvecan.

- The programme was implemented by a local contractor.
- The selection of contractors was made on tender.
- The work consists in construction of 2 buildings linked by a common terrace.
- Payments to the contractors were made according to the working progress.

Constructions:

The construction is traditional with blocks and concrete horizontal and vertical beams and pillars, with thermo-insulated façade, wooden roof structure covered with clay tiles. Windows are of wood with thermopan glass. The floors are covered with ceramic tiles in the corridors and bathrooms, with wooden planks in the rooms. The walls are plastered and painted. The building is connected to the water, canalisations, electricity networks and equipped with lightning conductor.

Cost, Financing

Financed by FOR.

Total cost: € 231'979 (CHF 347'968).(about 310 CHF/m² or 21'748 CHF/apartment)

Studies € 4'750, Building works € 219'587, Furniture € 6'522, Divers € 1'120

Problems/Constraints

Generally, the main difficulty for this project, as well as for all project in the Northern (Serbian) part of Mitrovica, is the fact that only expats can go there. It was not possible to send, for security reasons, one of our architects, nor to ask the architect from Mitrovica to come to Pristina. The same is valid with the contractor. Beside that, the telephone connection is not easy or impossible from Pristina to Northern Mitrovica). Furthermore, some documents had to be translated into Albanian and in Serbian language or from Serbian to Albanian. We did not have the staff to do this in Pristina.

The main technical problem, a part from the road condition, was the water and electricity supply and the sewerage canalisations. We had to link the buildings with the existing infrastructure about 250 meters away, but in a rocky soil. This resulted in some extra works.

We had to stop the works for the winter time and we resumed it beginning of March 2004. We had some delays due to the "March Events" in Kosovo. The works were completed on June 28th 2004.

Lessons learned What was useful in the approach?

The existence of a similar program implemented by our SDC office in Serbia was a good starting point.

Lessons learned What should be done different next time?

The connection of the infrastructure (water, electricity, canalisations, telephone) should be a prerequisite for the start of the construction.

Preconditions and Limitations for this approach

- Close Cooperation with local Authorities. (Major, Cadastre, Urbanism, etc.)
- Construction Office with administrative and technical capacity to implement the project.

Evaluations

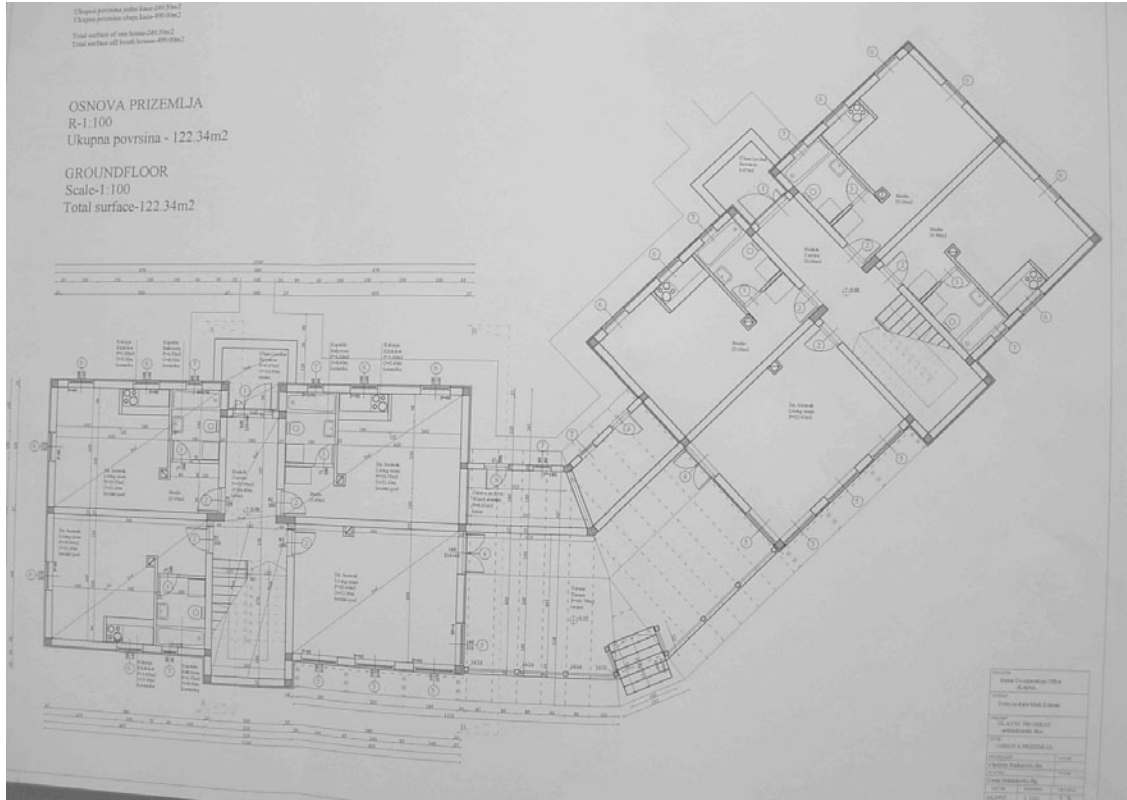
None.

For further information

Recommended Contacts:	Coof Pristina
Recommended Institutions:	SDC/SHA, desk Europe +CIS
Recommended books/reports:	SDC/SHA Fact Sheet June 2002: "The Swiss Contribution"
Relevant other projects (links):	Similar SDC/SHA Projects in Kosovo and in Serbia

Annex: (technical drawings, schemata) see page: 3

Ground Floor



First Floor

