



INFORMAL SETTLEMENTS IN ROMANIA

ROMACT EXPERIENCE



CONTEXT

- HOUSING – an area of interest in the ROMACT approach, being one of the most important dimensions of POVERTY

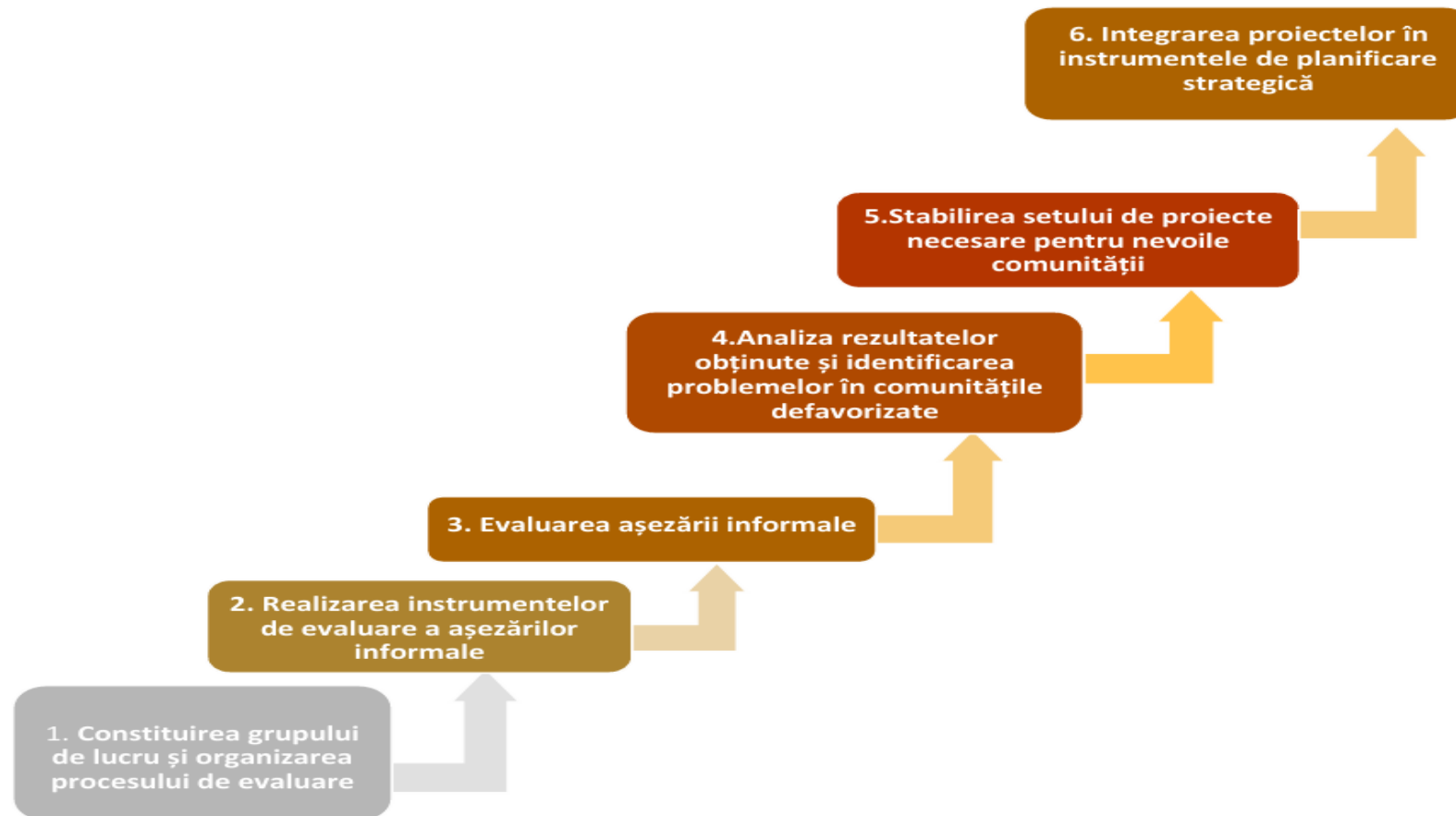
The toolkit prepared by ROMACT experts

<https://www.coe-romact.org/content/ro-toolkit-possible-solutions-informal-settlements>

8 localities included in the ROMACT Program have requested support in the process of identifying and legalizing informal settlements located on their territory

INFORMAL SETTLEMENTS REGULATION – OM 3494/2020.

Stages of intervention



Types of problems identified in the field

Urban Planning - Legal

URBANISM – Urban planning	Land located within the built-up area, occupied by households without the right to property and building permit, located in the public/private domain of the local authorities, having existing regulations that prohibit temporary/permanent inhabitation.
APPLICABILITY OF LEGAL CONCEPTS	Building mix – the existence of both constructions/households that can be included within the definition provided in art. 38 ³ , para. 3 of Order 3494/2020, as well as other types of constructions either in a legal situation or built illegally.



PERMANENT BUILDING BANS	Land located outside the built-up area, used as temporary pasture, occupied by households that also fall within the definition of informal settlements and also having a road network arranged.
CLARIFICATION OF THE RIGHT TO PUBLIC PROPERTY	Land located outside the built-up area, occupied by households that also fall within the definition of informal settlements and which are located at the limit of 2 administrative-territorial units, but there is no clear record regarding the limit of the property right.

CLARIFICATION OF THE RIGHT TO PUBLIC PROPERTY	Land located outside the built-up area, occupied by households that also fall within the definition of informal settlements and which are located at the limit of 2 administrative-territorial units, but there is no clear record regarding the limit of the property right.
LEGAL REGIME OF LAND	Land located within the built-up area occupied by households without property rights and building permit located in the public/private domain of the local authorities.



PROPERTY	Land located within the built-up area occupied by households without the right to property and building permit, which are privately owned by individuals/legal entities whose identity/contact details are unknown
LEGAL REGIME OF LAND	Land located within the built-up area occupied by households without property rights and building permit located in the public/private domain of the TAU

SOCIAL

Individual costs related to the legalization of housing	The law targets households in a situation of marginalization and poverty. It is very possible that tenants will not be able to cover their costs related to the legalization of their home.
Individual costs related to the connection to utilities	The connection to utilities is closely linked to the legalization process and is a strong motivation for the inhabitants of these areas to enter this process. The connection costs to be borne by each household are very high compared to the level of income usually encountered in these areas.

The lack of community will to enter the legalization process

For various reasons (lack of trust in the local authority, habituation in the case of communities in informal situations for decades, lack of financial resources necessary for the legalization process, etc.) the community is not enthusiastic about the legalization process.

Economic diversity

Some communities are not homogeneous in terms of poverty. Not only does the degree of poverty differ, but some homes or parts of the community can no longer be classified in the poverty zone (mainly in the case of households where one or more family members work abroad).

RELOCATION

Resettlement of communities	Some situations require the relocation of entire communities. Apart from administrative difficulties, there is a need for a methodology to involve all actors in finding and implementing acceptable solutions.
Lack of relocation alternatives, as well as social housing	There are many localities where the stock of social housing is insufficient or lacking.

THE MOST IMPORTANT CHALLENGES

DATA

Data collection for the preparation of the data sheet – e.g.: Technical notes provided for in the Methodological Norms for the application of Law no. 350/2001 – consequence – data sheets drawn up and sent to the Ministry without the previously specified supporting documents;
Interpretation – insufficient expertise at local level

HUMAN RESOURCES

The small/insufficient size of the administrative apparatus in relation to the complexity of the information that needs to be collected and processed in order to prepare the technical notes and subsequently take them over in the Data Sheet.

The level of expertise required for data interpretation and analysis.



CONCLUSIONS

- Real data is needed, collected, centralized and interpreted by qualified human resources.
The need for community involvement throughout the process (both in identifying/documenting the situation on the ground, as well as in establishing measures and decision-making)
It is necessary to update, complete and correlate the legislative framework (e.g. the inclusion of exemptions from the legislation in the field of urban planning and the allocation of social housing and/or procedural simplifications)
Applied support for Local Authorities in data collection and continuous methodological support is needed;
It is necessary to strengthen the institutional relations between the county and the local level from the perspective of continuous dialogue and involvement in the process of data collection and centralization;
It is necessary to increase the level of responsibility – the lack of sanctions leads to reluctance to apply the legislative provisions;
Identification of external financial resources to cover the costs necessary for the entire process/process of identification and legalization of informal settlements, both for the authorities and especially for the inhabitants of informal settlements.



THANK YOU!

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ROMACT PROGRAMME