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PROGRESS REPORT ON THE IMPLEMENTATION OF THE RECOMMENDATIONS  
FOR NATIONAL ACTION ADOPTED BY HABITAT: UNITED NATIONS  
CONFERENCE ON HUMAN SETTLEMENTS - SUPPLEMENT

Interim report of the Executive Director

SUMMARY

This supplement has been prepared to provide the Commission with information which was submitted by Member States after the preparation of the original progress report but which reached the Centre in time to be translated and distributed at the fourth session. It contains summaries of reports sent by the following countries: Burundi, the Byelorussian Soviet Socialist Republic, El Salvador, Germany, Federal Republic of, Kuwait, Nigeria, Pakistan and the Ukrainian Soviet Socialist Republic.

Burundi

1. The Government of Burundi submitted a detailed list of all human settlements projects expected to be completed between 1980 and 1985. For each project, information is given on the funding source, the total budget and the annual expenditure at current and constant prices.

2. The total amount to be invested by the year 1985 at current prices is FBu 15 617 403. However, since many projects span a period of three years or more, the total amount in 1980 constant prices is roughly one third less. Most of the projects relate to housing. The majority of them are financed by multilateral lending or donor institutions, but a few are financed by Governments on a bilateral basis. Only a few projects are financed by local credit institutions, and in such cases local funds are usually matched by funds from bilateral and multilateral sources.

Byelorussian Soviet Socialist Republic

3. The development of the national economy in the Republic has been accompanied by urban growth and the concentration of population. The systematic and purposeful development of a network of human settlements is thus an important aspect of economic and social development.

4. The solution of the housing problem is regarded as an integral part of the development process. The right of citizens of the Republic to housing is guaranteed by article 42 of the Constitution and is given effect by means of the development and upkeep of state-owned housing, the provision of assistance for the construction of co-operative and individual houses, the fair distribution, under public control, of the housing that becomes available through the fulfilment of new building programmes, and the guarantee of low rents and low charges for utility services. The measures being implemented to solve the housing problem include:

(a) The improvement of the spatial arrangement and internal design of one-family and multi-family residential buildings, the refinement of technical installations and the enhancement of the architectural and aesthetic features of mass-produced housing;

(b) The development of a satisfactory balance between housing, socio-cultural amenities and public facilities;

(c) The adequate production of furniture, household equipment and appliances;

(d) The improvement of maintenance and the expansion of investment directed towards the modernization of the existing housing stock;

(e) The protection and enhancement of the environment.

5. In addition, a considerable effort is being made to ensure equality in housing and socio-cultural conditions in urban and rural areas.

El Salvador

6. A National Plan for General Welfare was formulated in 1978, two years after Habitat: United Nations Conference on Human Settlements. The Plan was designed to cover the period 1978-1982, but its implementation was interrupted by a change of Government in 1979. The human settlements components of this plan were conceived as isolated programmes, no attempt being made to formulate a comprehensive human settlements strategy as suggested in the Vancouver recommendations. These components included a housing rehabilitation programme for marginal urban areas, a programme for the integrated development of critical areas, an urban development and planning programme and rural and urban housing programmes. One of these programmes, aimed at promoting integrated rural development in the north-eastern region of the country, involved the improvement of settlements with the participation of the population, emphasis being placed on the provision of shelter. However, this programme lapsed because of lack of political commitment in respect of the public participation component and because of social and political conflicts in the project area.

7. The present Social Development Model 1981-2000 does not contain spatial development policies for human settlements as recommended at the Vancouver Conference. However, it is based on an integrated development strategy. It is aimed principally at the definition of a human settlements system in which basic infrastructure and community services are provided with a view to achieving the development of communities through the active participation of the population. This strategy is likely to be implemented during the period 1981-1983 because there is a strong political commitment to the idea of public participation and to intersectoral and inter-institutional planning and development.

Federal Republic of Germany

8. Generally speaking, the housing situation in urban and rural areas in the Federal Republic of Germany has improved, both quantitatively and qualitatively. The average per capita floor space exceeds 31 square meters, nearly one household in five lives in a dwelling which is only 10 years old or less, and some 38 per cent of all households live in owner-occupied dwellings. About 97 per cent of all dwellings have a toilet, some 89 per cent a bath and some 64 per cent central heating. In city regions, however, there is a shortage of low-rent housing for low-income households. Disparities also exist in respect of certain groups such as larger households and the elderly.

9. The priority aims of the housing policy for the period 1976-1980 included the following:

(a) The continuation of publicly assisted housing, with greater emphasis being placed on certain target groups;

(b) The promotion of home ownership;

(c) The improvement of the housing stock, with particular attention being paid to urban development and social issues;

- (d) The promotion of urban renewal, one aim being to help further growth;
- (e) The further improvement of the housing allowance system through the adjustment of allowances to take account of rent and income trends;
- (f) The promotion of energy conservation measures.

10. Measures to assist low-income groups with their housing needs include the provision of housing allowances. In 1979, 1.7 million people received such allowances at a total cost to the Federation and the Laender of DM 1.8 million. In 1979, to meet rising energy costs, a law was enacted granting subsidies to low-income residents.

11. There has been a general decline in house building, and particularly in the construction of multi-storey buildings. The construction of single-dwelling and two-dwelling houses has gained in significance, and new house building is concentrated in rural areas. The modernization and restoration of existing buildings have gained in importance.

12. The energy aspects of human settlements policies are given special attention, in line with Habitat recommendation C.5. 1/ Intensive research is being carried out into building materials and energy-saving building techniques. Experiments involving renewable sources of energy, (including solar energy and ambient heat) will make it possible to produce heating for 1 million dwellings by 1990. Biomass is also used to produce thermal energy. Great importance is attached to energy-saving approaches in the development of human settlements, particularly the efficient use of energy, the reduction of dependence on mineral oil, the preferential use of domestic coal resources and the development of new technologies for the use of energy. Research and public education in respect of energy-saving techniques are also given high priority.

13. Public participation in planning activities is actively promoted within the framework of existing legislation. For example, social organizations and the public take part in the planning of new railway lines. Public participation in other areas of sectoral planning will be provided for on the basis of the experience acquired to date.

14. There is an increasing demand for land for the purposes of building. To cope with the problem, the Federal Government promotes competitions to develop space-saving building styles which seek to combine the advantages of concentrated building with the advantages of home ownership.

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1/ Report of Habitat: United Nations Conference on Human Settlements. Vancouver, 31 May - 11 June 1976 (United Nations publication, Sales No.E.76.IV.7 and corrigendum), chap.II.

15. Employment in the construction industry has shown a general increase. While the average number of skilled workers has risen by only 0.9 per cent, the average number of unskilled and semi-skilled workers has risen by 11.8 per cent. The number of workers being trained by the industry has risen by 14 per cent since 1978.

16. The planning and improvement of rural settlements is the subject of much attention. Since 1976, there has been an increase in migration from self-governing towns to rural districts. However, in the case of young gainfully employed persons (18-30 years), the rate of migration from rural areas is higher owing to the shortage of qualified jobs in rural areas.

### Kuwait

17. The first official housing policy in Kuwait was formulated in 1954, when a Construction Council was established. In the late 1950s some 2 000 public housing units were built and assigned to low-income families. The Ministry of Social Affairs and Labour took over responsibility for co-ordinating housing policies in 1962, and the Ministry of Housing was established in 1975.

18. As of 1979, about 25 000 public housing units had been built and assigned to low-income families since the initiation of the public-housing programme. Some of these units are traditional in style and are built to replace squatter houses in shanty towns. It was hoped that all shanty houses would be replaced by public housing by 1980, and an Office for Unauthorized Houses was established to register shanty houses and prevent their spreading. The City Council of Kuwait and the Credit and Savings Bank are also active in shaping housing policies in Kuwait. By 1980, the Credit and Savings Bank had given 44 036 loans worth KD 356 million to private individuals for the purposes of building, expanding, repairing or buying houses.

### Nigeria

19. The goals of the Federal housing policy, established after Habitat: United Nations Conference on Human Settlements and reviewed in 1979-1980, are to provide efficient and attractive low-cost housing to low income earners, to absorb and redirect urban population growth and to offer models and practical examples of ways in which people can influence their future habitat. 40 000 new housing units, which were planned for the first phase of the Federal housing programmes and are to be equally distributed throughout the nineteen States of the Federation, including the new Federal Capital Territory, are reported to be near completion.

20. Additional housing programmes are underway in Abesan Township, within the greater Lagos metropolitan area, and in the two "steel townships" of Aldja and Ajaokuta. It is expected that 2 000, 5 000 and 8 000 new housing units, together with related social services, will be completed in these three townships respectively by March 1981.

21. It is anticipated that approximately 75 per cent of the housing needs of Nigerians will be met by the public sector. Emphasis is placed on the provision of core housing and plots for self-help construction and on the delivery of housing services.

22. Housing mortgage finance is provided through the Federal Mortgage Bank, which lends to low income earners, and through the Federal Housing Authority, which builds and sells houses at the high/medium income level.

23. Following a World Bank urban project identification mission in 1977, the Nigerian States Urban Development Programme was formulated to assist state governments in the implementation of human settlements programmes. Two World Bank projects are now underway in the States of Banchi and Imo.

24. In the area of rural settlements, a research programme has been initiated to assess the present situation and to propose ways of tackling the housing shortage and ensuring the qualitative improvement of dwellings in rural areas.

### Pakistan

25. The implementation of the Vancouver recommendations in Pakistan is directed towards the following priorities: settlements planning; shelter, infrastructure and services; institutional decentralization; housing finance.

26. Settlements planning at the national level is supplemented by regional and local plans to ensure the proper co-ordination of multi-sectoral programmes, balanced geographical distribution and the adaptation of development to local needs. Regional plans are being prepared in various areas, and the capacity of regional planning institutions is being strengthened on the basis of assistance from the United Nations and other international agencies. Slum improvement, the revision of building standards and codes and their adaptation to the needs of low-income groups, the utilization of local building materials and the implementation of research programmes by national institutions and universities are the main priorities in the area of shelter infrastructure and services. An extensive slum improvement programme covering a population of 1 333 000 has been undertaken and is to be completed by 1983.

27. Efforts are being made to collect information on patterns of land use and land tenure and to devise appropriate legislation to ensure that land is developed in accordance with the long-term interests of the community.

28. In the area of institutions and management, measures are being considered to improve the organizational structure of local bodies. The granting of more financial and administrative powers and the co-ordination of federal, provincial and local programmes are the two main goals. Urban policies should be the concern of local bodies, with the Federal Government performing a co-ordinating, advisory and supporting role at the overall spatial-policy level.

29. Since its establishment in 1952, the House Building Finance Corporation has advanced a total of PRs 2 690 million in loans for the construction or purchase of 75 341 homes and the improvement of 258 624 existing dwellings damaged by flood or rain. Repayment rates, ranging between 9 and 12 per cent, increase with the amount of the loan requested, which cannot exceed PRs 100 000. A new housing loan scheme was initiated in 1979, and under this scheme interest will be calculated as a proportion of rental income.

### Ukrainian Soviet Socialist Republic

30. The development of urban settlements in the Ukrainian SSR over the last 15-20 years reflects the successful implementation of the Republic's long-term programme for the improvement of its settlements system, while the policy of ensuring the equitable distribution of productive activities has resulted in a more structurally harmonious settlements network.

31. The future strategy of the Ukrainian SSR in the field of human settlements is to be based on the "Regional Pattern of Population Distribution in the Ukrainian SSR", and the main feature of this strategy will consist of a move away from the relatively autonomous development of individual settlements to interrelated development based on the formation of settlements groups.

The "Regional Pattern" covers the period ending in the year 2000 and deals with, inter-alia, the rate of growth of settlements, the development of transport networks and the promotion of construction. The "Regional Pattern" also deals with rural settlements and includes recommendations relating to the amalgamation of rural settlements, the establishment of a unified system of services and the formation of local settlements systems within the frame-work of settlements groups. Finally, the "Regional Pattern" contains recommendations aimed at improving research, planning, design and implementation mechanisms.

32. The new systems approach to human settlements has led to a need for improved theoretical and methodological techniques involving greater co-ordination of regional and urban planning. It has also resulted in the standardization of planning parameters related to dwelling size, design, facilities, etc.

33. Urban development is also governed by state national economic plans and general plans developed for specific towns. These general plans cover a period of 20-30 years and are therefore supplemented by detailed planning projects.

34. A whole series of measures has been taken to improve the quality of the environment. In particular, air, soil and water pollution has been reduced and the number of green spaces increased. Concern for the environment is reflected in planning at all levels. At the regional level, efforts are being made, among other things, to control urbanization and to separate industrial zones from densely populated areas. At the city level, policies include making maximum use of existing urban land through, for example, underground construction. At the level of detailed planning projects, the aim is to establish a built environment of the necessary quality, taking account of factors that cannot be dealt with at higher levels of the planning machinery. The fact that the need to protect the environment is foreseen at the planning stage obviates the need for costly corrective measures at later stages in the development process.