



# GLOBAL INVENTORY ON NATIONAL HOUSING POLICY PROCESSES QUESTIONNAIRE

We thank you for being part of this initiative of UN-Habitat aiming at the development of a global overview on housing policies and how countries are addressing their housing needs, particularly those of low-income households. In order to achieve that, UN-Habitat is developing a database on the status of housing policy formulation and implementation in countries around the world that will enable progress in housing the poor globally.

The information provided herein this inventory will be used by UN-Habitat in support to this report on the state of the world's housing.

COUNTRY : \_\_\_\_\_

Respondent's details:

Name	
Address	
City	
Zip Code	
Country	

Institution	
Position	

Email	
Phone	
Date	

Please response to the following questions regarding housing policy **in your country**.

I. HOUSING POLICY DOCUMENT

1. Does an official housing policy document exist in your country today? <input type="radio"/> Yes <input type="radio"/> No (Skip to Question 8)
2. Is it an approved document? (e.g. endorsed by parliament, published by official government degree, etc.) <input type="radio"/> Yes <input type="radio"/> No
3. By whom was it adopted? <input type="text"/>
4. When was it adopted? <input type="text"/>
5. Has this policy document been discussed publicly with stakeholders outside the government? <input type="radio"/> Yes <input type="radio"/> No (Skip to Question 7)

6. Please describe how this debate took place and if it has influenced the final document.

7. Is the housing policy document currently under revision?

☒ Yes ☐ No

8. Does a draft of a new housing policy document exist?

☐ Yes ☒ No (Skip to Question 111)

9. Is there a planned date for the policy draft to be adopted? (e.g. endorsed by parliament, published by official government degree, etc.)

☐ Yes   
☐ No

## 2. HOUSING POLICY IMPLEMENTATION ARRANGEMENTS

10. Which ministry is in charge of the implementation of the current housing policy?

☐ None

11. Which other entities in charge of the implementation of the current housing policy?

☐ None

12. Is there any budget for the implementation of the current housing policy?

☐ Yes ☐ No

13. Please comment: What are the key issues/ challenges regarding implementation arrangements of the current housing policy?

## 3. HOUSING POLICY HISTORY

14. Is there a history of national housing policies? If yes, please provide the name(s), date(s) and highlight the key features.

III. CURRENT HOUSING POLICY

Are there policies in the following sub-sectors in place?

EXISTING FORMAL HOUSING STOCK:

15. Is there any programme, government assistance or any housing allowance to help improve the dilapidated housing stock?

☐ Yes ☐ No (Skip to Question 17)

16. Please highlight key features.

EXISTING PUBLIC HOUSING ESTATES:

17. Are there any formal government programmes and/or housing finance mechanisms to assist in the refurbishment of the housing estates built through public housing programmes?

☐ Yes ☐ No (Skip to Question 19)

18. Please highlight key features.

HOUSING SUPPLY:

(Estimates)

19. How many units per year are produced through formal government sponsored housing programmes?

Units

20. How many units per year are produced through the formal private sector (e.g. developers, individuals)?

Units

21. How many units per year are produced informally (housing produced without permits, informally constructed)?

Units

22. Please list the 3 most severe obstacles in housing supply in order from high to low.

1.

2.

3.

23. Please list in priority order, the 3 most needed policy interventions to effectively boost the supply of affordable housing.

1.

2.

3.

24. Please comment: What are the key issues regarding housing supply?

HOUSING DEMAND:

(Estimates)

25. What is the average household size?

Persons

26. What is the average price of a low cost dwelling in your country?

\$/m<sup>2</sup>

27. Please comment: What are the key issues regarding housing demand?

SLUM UPGRADING AND PREVENTION:

28. Is there a national or citywide slum upgrading programme being currently implemented?

☐ Yes ☐ No (Skip to Question 31)

29. How is this programme funded?

30. Who is responsible for the implementation of this programme?

31. Is there any infrastructure improvement programme related to slums?

☐ Yes ☐ No

32. Is there any land titling programme related to slums and informal settlements?

☐ Yes ☐ No

33. Is there any land regularisation programme?

☐ Yes ☐ No

34. Please highlight key aspects of the above mentioned programmes.

35. Please comment: What are the key issues regarding slum upgrading?

36. Is there any programme to bring the supply of serviced land to scale?

☐ Yes

☐ No

37. Is there any policy to prevent illegal buildings or informal land occupation?

☐ Yes

☐ No

38. Please comment: What are the key issues regarding slum prevention?

#### HOUSING RIGHTS, EVICTIONS AND EXPROPRIATION:

39. Is there legislation that recognises the right to adequate housing<sup>1</sup> (e.g. national constitution)?

☐ Yes

☐ No

40. Please comment: What are the key issues regarding housing rights?

41. Is there any unlawful forced eviction and/or expropriation taking place?

☐ Yes

☐ No

42. Is there legislation permitting eviction and expropriation?

☐ Yes

☐ No

43. Is there a law or regulation specifying the conditions and the process of evictions?

☐ Yes

☐ No

44. What percentage of evictions takes place that is for compliance with building/ planning codes?

%

45. What percentage of evictions takes place because of ownership conflicts?

%

46. What percentage of evictions takes place for any other reasons? Please specify.

%

<sup>1</sup> "(a) Legal security of tenure, (b) Availability of services, materials, facilities and infrastructure, (c) Affordability, (d) Habitability, (e) Accessibility, (f) Location, (g) Cultural adequacy" (OHCHR, The right to adequate housing (Art.11 (1)): 13/12/91. CESCR General comment 4; [http://www.unhcr.ch/tbs/doc.nsf/\(Symbol\)/469f4d91a9378221c12563ed0053547e?Opendocument](http://www.unhcr.ch/tbs/doc.nsf/(Symbol)/469f4d91a9378221c12563ed0053547e?Opendocument)

47. Are expropriations compensated?

☐ Yes, at market rates

☐ Yes, at other rate:

☐ No

48. Please comment: What are the key issues regarding evictions and expropriation?

#### LAND SUPPLY:

49. Is land privately or publicly owned?

50. Is private ownership of land embedded in the national constitution?

☐ Yes

☐ No

51. If the land is publically owned, does the government have any land lease policy in place?

☐ Yes

☐ No

52. Does your city/country have customary land tenure (e.g. chiefs controlling land, tribal land, community land trusts, etc.)?

☐ Yes

☐ No (Skip to Question 54)

53. Please comment: What are the key issues regarding customary land tenure?

54. What is the size of a minimum residential plot as determined by legislation?

 m<sup>2</sup>

55. What is the average price of a minimum sized residential plot?

Inner City:  \$/m<sup>2</sup> serviced  \$/m<sup>2</sup> unserved

Fringe of the City:  \$/m<sup>2</sup> serviced  \$/m<sup>2</sup> unserved

56. Does the supply of serviced land meet present needs?

☐ Yes

☐ No

Estimated shortage:

57. Does the supply of serviced land meet future needs?

☐ Yes

☐ No

Estimated shortage:

58. Please comment: What are the key issues regarding land supply?

## RENTAL HOUSING:

(Estimates)

59. What is the percentage of rental housing?

 %

60. What is the percentage of rental housing in informal settlements?

 %

61. Is there a public rental sector?

☐ Yes☐ No

62. Is there any policy to support rental housing supply?

☐ Yes☐ No

63. Is there rent control?

☐ Yes☐ No64. How many rental units does the government own for public servants or any other target group (people living in poverty, women and/or vulnerable groups<sup>2</sup>)? Units☐ None

65. Please comment: What are the key issues regarding rental housing?

## HOUSING FINANCE:

66. Which financial institutions offer mortgage loans? Please specify if any are state-owned.

67. What is the average interest rate for housing loans for purchase and construction practiced by private banks?

 % (purchase) % (construction)

68. What is the average loan amount lent by private banks?

 \$

69. What is the average repayment period practiced by private banks?

 Years

70. What is the average loan default rate reported by private banks?

 %

71. What are the specific housing loans/ credit/ micro credit programmes offered to low-income households, women and/or vulnerable groups? Please highlight key features (e.g. type of programme, impact, delivery).

☐ None

<sup>2</sup> „Vulnerability and disadvantage are often caused by marginalization in and exclusion from the socioeconomic mainstream and decision-making processes and the lack of access on an equal basis to resources and opportunities. [...] Vulnerability and disadvantage are mainly caused by circumstances, rather than inherent characteristics. Recognizing that vulnerability and disadvantage are affected, *inter alia*, by conditions in the housing sector and the availability, enforcement and effectiveness of legal protection guaranteeing equal access to resources and opportunities, some members of certain groups are more likely to be vulnerable and experience disadvantage with regard to shelter and human settlements conditions. " (The Habitat Agenda Goals and Principles, Commitments and the Global plan of Action; Chapter IV, B Adequate shelter for all, 4. Vulnerable groups and people with special needs, Article 93)



72. Is there any specific funding for CBOs and/or NGOs to build houses for their target groups?

☐ Yes ☐ No

73. Please comment: What are the key issues regarding housing finance?

#### HOUSING INFRASTRUCTURE:

74. Is there a policy to enhance the access to sanitation (especially for low-income households)?

☐ Yes ☐ No

75. Is there a policy to enhance the access to safe drinking water (especially for low-income households)?

☐ Yes ☐ No

76. Is there a policy to develop and improve sanitation systems?

☐ Yes ☐ No

77. Is there a policy on safe, clean and affordable transportation?

☐ Yes ☐ No

78. Is there a policy on waste management?

☐ Yes ☐ No

79. Please comment: What are the key issues regarding housing infrastructure?

#### HOUSING FOR PEOPLE LIVING IN POVERTY, WOMEN AND VULNERABLE GROUPS:

80. Is there any housing policy particular for people living in poverty, women and/or vulnerable groups?

☐ Yes ☐ No

81. Is there legislation that recognises the housing needs of people living in poverty, women and/or vulnerable groups?

☐ Yes ☐ No

82. Is there any financial support given to people living in poverty, women and/or vulnerable groups by the government to address their housing needs?

☐ Yes ☐ No

83. Please comment: What are the key issues regarding housing for people living in poverty, women and vulnerable groups?

#### BUILDING MATERIALS AND CONSTRUCTION INDUSTRY:

84. Which policy promotes the building materials and construction sector?

☐ None

85. Does your country depend on imported building materials?

☐ Yes ☐ No

86. If yes, which are the main imported building materials?

87. If no, does your country have a building materials and construction industry developed?

☐ Yes ☐ No

88. Is the local building materials and construction sector able to supply the current demand volume of construction?

☐ Yes ☐ No

89. Is the construction industry organised in a federation, chamber or any other kind of association?

90. Is your construction industry privately or publicly operated?

91. Are there guidelines for risk reduction in housing construction (e.g. concerning earthquakes, floods, etc.)?

☐ Yes ☐ No

92. What is the most typical roofing material used in housing construction in urban areas?

93. Estimate, what is the average construction cost of formal housing?

\$/m<sup>2</sup>

94. Estimate, what is the average construction cost of informal housing (not in line with building codes)?

\$/m<sup>2</sup>

95. Please estimate the level of overall employment provided by the building materials and construction industry sector.

The formal building materials and construction sector employs  % of the labour force.

The informal building materials and construction sector employs  % of the labour force.

96. What is the contribution of the building materials and construction sector to the total Gross Domestic Product (GDP)?

The formal building materials and construction sector responds to  % of total GDP.

The informal building materials and construction sector responds to  % of total GDP.

97. Please comment: What are the key issues regarding the building materials and construction industry?

#### SUSTAINABLE HOUSING:

98. Which are the most frequently used building materials and techniques?

99. What is the impact of the use of those materials and techniques on the environment?

100. Which programme or legislation encourages sustainable housing (e.g. advocating the use of sustainable building materials<sup>4</sup> or green technologies<sup>5</sup>)?

☐ None

101. Are there any studies or evaluations on the emission of carbon (related to building materials and construction technology) in to the environment?

☐ Yes ☐ No

102. Are there any building techniques and know-how at local level that allow the reduction of carbon emissions into the environment at moderate cost?

☐ Yes ☐ No (Skip to Question 104)

103. Please highlight some features of both, techniques and know-how.

104. What measures are taken to reduce carbon emissions (related to building materials and construction technology)?

☐ None

105. What measures are taken to reduce the cost of sustainable building materials<sup>3</sup> and green technologies?

☐ None

106. Please comment: What are the key issues regarding sustainable housing?

<sup>3</sup> Affordable (low-cost) building materials that reduce Green-House-Gas emissions in buildings.

## COOPERATIVE HOUSING:

107. Which cooperative housing programmes have there been in the past and/or ongoing?

☐ None

108. Is there a programme to give technical advice on cooperative housing?

☐ Yes☐ No

109. Is there legislation that promotes cooperative housing?

☐ Yes☐ No

110. Are there any cooperative housing finance mechanisms?

☐ Yes☐ No

111. Please comment: What are the key issues regarding cooperative housing?

IV. FUTURE HOUSING POLICY

112. Please comment: What are the key features regarding future housing policy?

V. FINAL COMMENTS

GOOD PRACTICE:

113. Please provide information on the most important good practice in your country concerning any of the above mentioned areas.

FREE COMMENTS:

114. If you wish, please elaborate any important ideas about the housing situation in your country.