



**Economic and Social
Council**

Distr.
RESTRICTED

HBP/R.331
15 July 1994

Original: ENGLISH

ECONOMIC COMMISSION FOR EUROPE

COMMITTEE ON HUMAN SETTLEMENTS

(Item 4 (c) of the provisional agenda
for the fifty-fifth session,
Geneva, 13-14 September 1994)

DRAFT OUTLINE FOR COUNTRY MONOGRAPHS ON THE
HUMAN SETTLEMENTS SITUATION AND RELATED
CURRENT TRENDS AND POLICIES

Note by the secretariat

Introduction

1. At the Committee's fifty-fourth session in September 1993, most delegations referred to the usefulness of the five-yearly country monographs for international comparative analysis, as well as for internal use within the country. The Committee agreed that national monographs should again be prepared for 1995 and invited its Bureau to revise the outline in view of the Committee's new objectives and bring them in line as far as possible with those monographs to be prepared for the United Nations Conference on Human Settlements (Habitat II) (ECE/HBP/89, paras. 14 and 15).

2. To assist the Committee in its deliberations and decision-making, the secretariat has revised the existing outline of 1986 (HBP/R.218) in the light of the Committee's new basic strategic objectives. It is also suggested that an attempt should be made to collect key indicators proposed in the Shelter Sector Review by the United Nations Centre on Human Settlements (Habitat)/World Bank with a view to creating a policy-sensitive measure of housing sector performance and a database for international comparison.

DRAFT OUTLINE

A. Introduction

1. Economic development.
2. Major human settlement trends (demographic, migration, settlement structure).
3. Administrative structure (responsibilities between different levels).
4. Main legislative issues.

B. Human settlements planning for sustainable development

5. Coordination and integration of human settlements policies (integrative planning, environment, tourism, transport, secondary residences, energy).
6. The linkage of environmental issues to planning.
7. The protection of the built environment.
8. Land use [land ownership (figures)].

C. Housing modernization and management

9. Trends in housing administration, financing and management.
10. The situation of the current housing stock.
11. Housing costs.
12. Housing affordability and conditions for access to housing for households of different income and age groups.
13. Level and structure of housing demand.
14. Modernization, renovation and maintenance of the existing housing stock (participation, management, techniques, guidance, etc.).
15. Energy efficiency in buildings.

D. Key Indicators (for the country as a whole)

- Indicator 1: House price-to-income ratio [.....]
Defined as the ratio of the median free-market price of a dwelling unit and the median annual household income.
- Indicator 2: Rent-to-income ratio [.....]
Defined as the ratio of the median annual rent of a dwelling unit and the median household income of renters.

- Indicator 3: Housing production [.....]
Defined as the net number of housing units produced (units produced minus units demolished) in both the formal and informal sectors last year per 1,000 population.
- Indicator 4: Housing investment [..... %]
Defined as the total investment in housing (in both the formal and informal sectors) as a percentage of gross domestic product.
- Indicator 5: Floor area per person [.... sq.m.]
Defined as the median usable floor area per person last year.
- Indicator 6: Permanent dwelling units [..... %]
Defined as the percentage of dwelling units which are likely to last 20 years or more given normal maintenance and repair, taking into account locational and environmental hazards (e.g. floods, typhoons, mudslides, earthquakes).
- Indicator 7: Housing credit portfolio [.....]
Defined as the ratio of total mortgage loans to all outstanding loans in both commercial and government financial institutions. (The housing credit portfolio is a measure of the relative size of the housing finance sector and its ability to provide households with the funds necessary to smooth their consumption patterns over time. If housing credit forms only a small part of total credit, it is quite likely that the finance institutions are facing legal or institutional constraints making it difficult for them to meet the demand for housing finance. Financial depth and strength are key elements in a well-functioning housing sector. Adequate financing should be available to smooth housing consumption over time for consumers, and to enable efficient land development and construction for producers.)
- Indicator 8: The land development multiplier [.....]
Defined as the ratio between the median land price of a developed plot at the urban fringe in a typical subdivision and the median price of raw, undeveloped land in an area currently being developed.
- Indicator 9: Infrastructure expenditure per capita [.....]
Defined as the ratio of total expenditures (operations, maintenance, and capital) by all levels of government (including private utilities and parastatals) on infrastructure services (roads, sewage, drainage, water supply, electricity, and garbage collection) during the current year and the total population.
