



ABSTRACTS

8. Konstantinos APOSTOLOPOULOS, Giorgos MITTAS, Konstantinos RETSAS, Charalabos IOANNIDIS, Chryssy POTSIUO: Assessment of the Legalization Framework of Informal Development in Greece

Greece has a long history of informal or unplanned development. Approximately one fifth (more than 1 million) of constructions are informal and built without building permits as a result of poverty, immigration, lack of affordable housing, as well as inefficient land administration and planning. Various recent initiatives in terms of legalization of the informal development have been implemented in Greece during the last 8 years in order to formulate a sustainable land management that will protect the environment, encourage secure tenure and promote economic growth.

The recent Law 4178/2013 "on tackling informal development and environmental balance provisions" is the most recent attempt to address this issue. The Law has rather failed in legalizing and solving the problem of informal development in a fast, inclusive and affordable manner, as it has created additional costs and bureaucracy.

But, the Law has introduced a key improvement to the formalization process, the environmental balancing measures, to comply with the Greek Constitution.

In the first part of this research a detailed presentation and description of the formal legalization process of the informal housing development in Greece are presented as well as its most significant problems that were pinpointed so far. In the second part, two case studies of the legalization process are presented regarding a building with informalities within the formal city plan and an informal building outside the formal city plan and within the general urban plan. Since any formalization project depends on people's ability to pay and their willingness to participate, it must be mentioned that the recent formalization project in Greece was initiated during the severe economic crisis and was accompanied by high penalties without any real benefits for the residents. The last part of this research is focused on a feasibility study for assessing the formalization process in terms of times and costs based on these two case studies. A comparison is carried out between the formalization costs and the properties' market value following formalization in order to evaluate whether the procedure is fast, inclusive and affordable to all participants.

Organisers



Partners

