

Housing in Greece (and Albania)



Block of flats in Athens

“antiparochi” system



Informal housing - Athens



1994



Bathore July 94
J. Driscoll

2000



Informal housing – Tirana '90s



Key factors that affect Greek construction sector in '90s

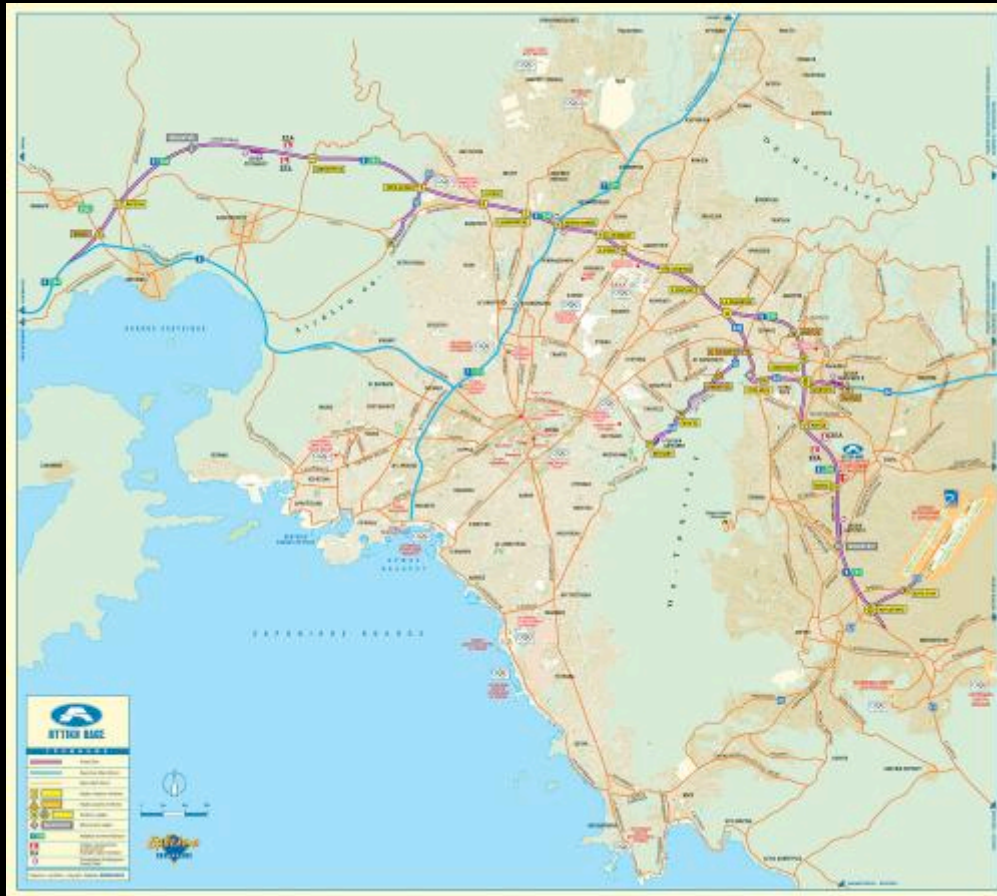
- European funds for infrastructure
Roads, harbors, railways, airports,
urban transport
- Athens Olympic Games 2004
- Global trends in real-estate and city development



Greek construction sector since mid '90s

- Construction companies grow due to big public projects and **turn from construction to land development**.
- Creation of **new forms of investment groups** (big groups of banks, construction companies and real estate agencies).
- **Public sector** is involved in real-estate (introduction of public property in real estate market, Public – Private Partnerships)
- Reforms in **tax system** and **fiscal measures** that encourage transaction of immovable property and land development.

Transport infrastructure that change the structure of the city



Attiki Odos – urban highway



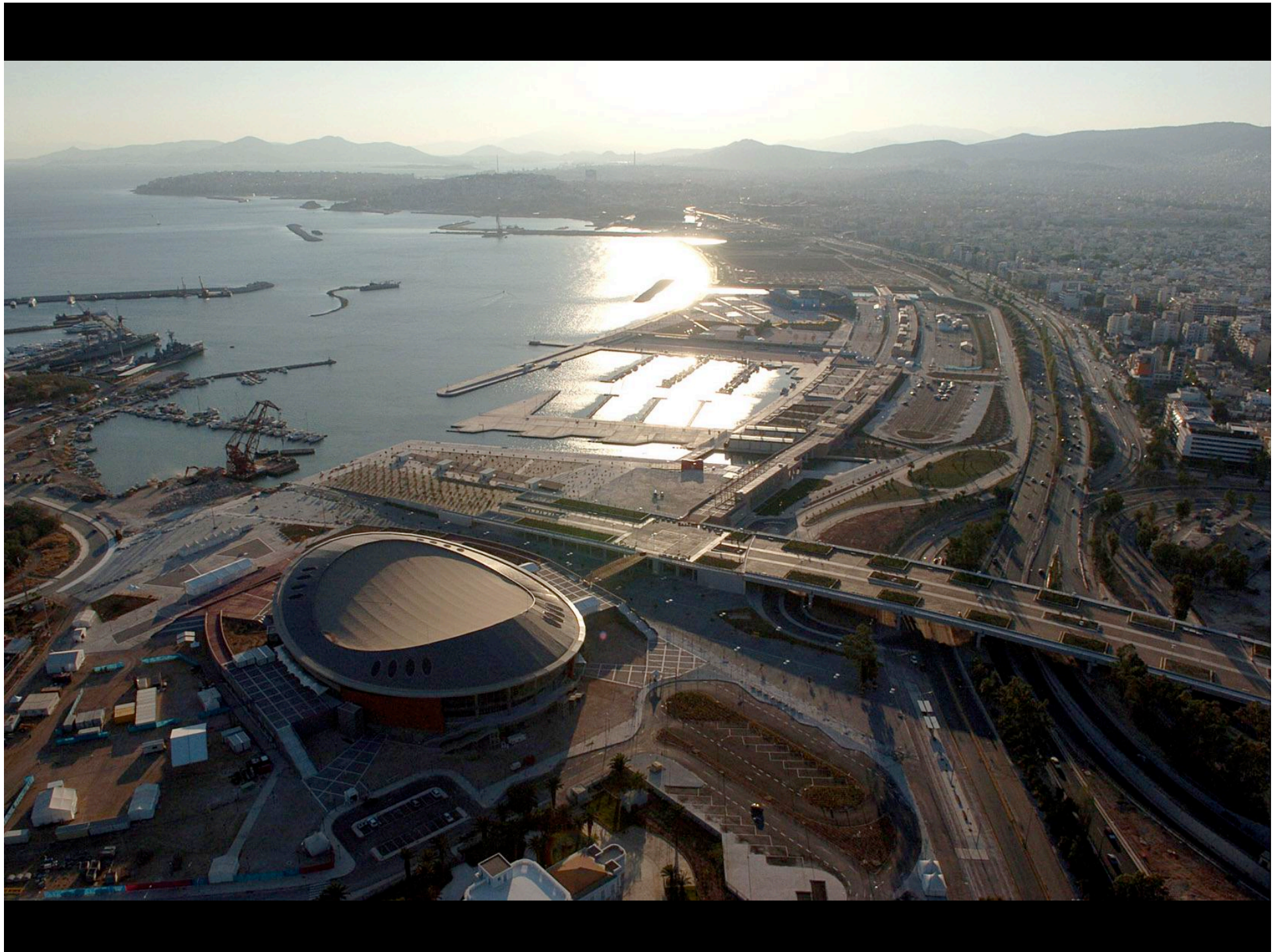
Attiko metro – metro system



Proastiakos – suburban railway









Tirana –
Urban regeneration projects



Shopping malls – amusement parks



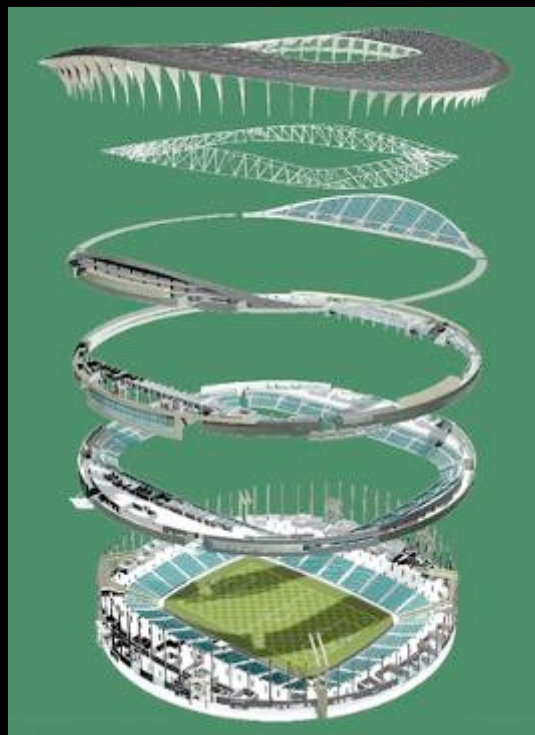
Office buildings



logistics



Parking areas



stadiums



hotels



hospitals



Privatization or development of public
immovable property
“Public-Private-Partnerships”

So:

- New transport infrastructure opens **new areas** for land development
- **New uses** are introduced in urban and suburban areas.

Public and private investments

transform the **structure** and the **image** of the cities

and

open new opportunities for development of new residential areas.

Housing sector in Greece since mid-'90s

Increase of housing demand due to:

- Special social conditions:
 - Income increase
 - Reduction of household size
 - Influx of immigrants
- Housing loans
- Emerge of new lifestyles and consumption needs
- Promotion of Greece as a tourist destination
- Fiscal measures





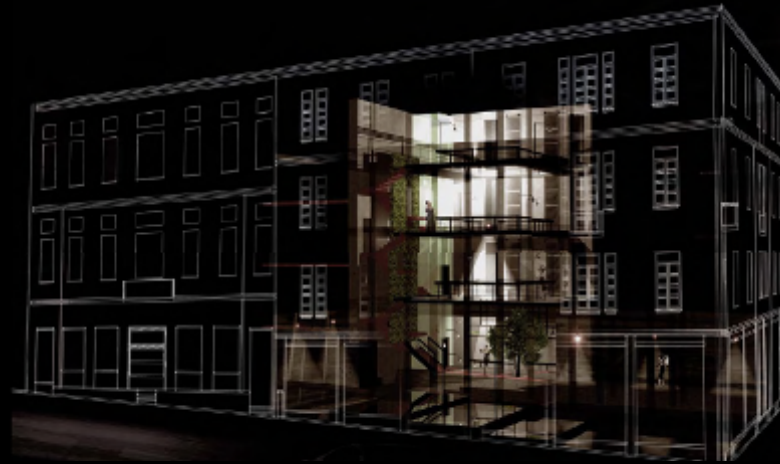




Residential complexes



Urban regeneration projects



LOFT-ΤΥΠΙΚΗ ΔΙΑΤΑΞΗ



LOFT - C2

03

Lofts in the existing buildings



Lofts in the new buildings in “self-sufficient” residential complex



Housing complex in Metaxourgio, a central low class residential area in Athens

Prizes of Architectural competition
2006





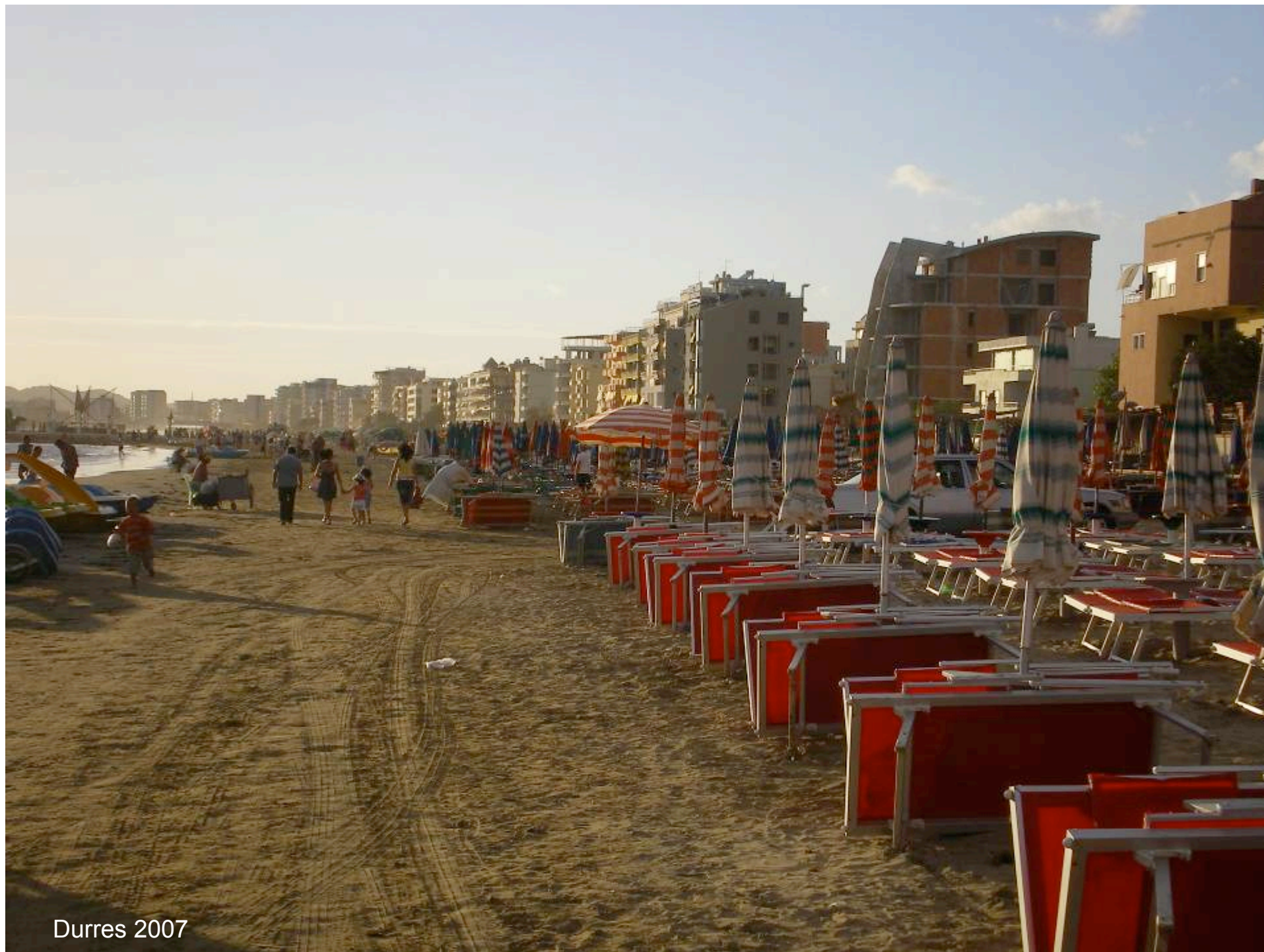
Tourist resorts

Informal housing in coastal zones









Durres 2007



Sarande 2007



Housing sector in Greece since mid-'90s

- The previous model of housing production still exists: housing is produced in **small plots of land**, either by **households** that order the construction of a house to a constructor or by **small and medium constructors** who build blocks of flats or complexes with family houses, usually by the *antiparochi* system.
- The types of housing that are produced introduce **new lifestyles**.
- Although **big construction and real estate companies** are concentrated mainly on public infrastructure, office buildings, shopping malls, they also invest on **tourist resorts** for foreigners.
- Large investments on housing are made in the **existing urban tissue**.
- **Banks** affect housing production with the provision of housing loans.

Housing sector in Albania since the beginning of '90s

- Housing is dramatically affected by the **transition** from central-planned economy to market economy and by the **reforms** that take place (restitution and privatization).
- **Construction sector** is mainly based on housing.
- Although housing production by formal sector is massive, low-income groups are excluded from it. So **informal housing** is the only option for them.
- **Construction companies** focus on the construction of **blocks of flats** inside or around the existing urban tissue and they are not involved in the rehabilitation of existing houses or in construction of informal houses.
- Housing financing is based on households' **savings** and **remittances**, rather than on housing loans.