



PRO:

LATVIA'S

NATIONAL REPORT

TO THE

UN WORLD CONFERENCE
ON HUMAN SETTLEMENTS

CO:

HABITAT II - 1996

RIGA, 1996

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A. INTRODUCTION

The United Nations Organization conference on human settlements Habitat II in 1996 is the first global forum raising such basic questions as the growth of towns and villages, their potential development and providing the population with shelter which is going to be attended by the Republic of Latvia.

Housing on our territory like in the rest of the Soviet Union developed in agreement with the guidelines valid since the late 1950s which were as follows:

- apartment building is subsidized by the state and the latter is responsible for allocating apartments free-of-charge as a social entitlement;

- the rent and payment for public services is fixed much lower than the actual costs. The maintenance expenditures of both buildings and the infrastructure are to a marked extent covered by the state thus actually subsidizing all those households which rent apartments in the public sector;

- the most significant quality criteria for newly-built apartment houses prove to be the speed of construction process and the building cost of 1 sq. m. of floor space. The rest of aspects like building technology, type of housing, the choice of construction and/or design are subjected to the above criteria. Such parameters as building quality under maintenance and maintenance costs are not considered at all.

After gaining independence in 1991 Latvia witnessed transition from the totalitarian state and centrally planned economy towards more democratic forms of administration and market economy. The formation of essential as well as eligible legal basis is under way.

Transition is a complicated process including substantial changes not only in state administration but also in all spheres of economy, e. g. construction sector thus resulting in the curtailment of production, decrease in national income and financial crisis. State administration and local government bodies fail to finance the social programs satisfactorily. Besides, the state lacks other finance to provide for capital investments to favour the develop-

ment of infrastructure and dwellings. Providing for both work places and improvement of living environment quality are recognized to be major prerequisites of human settlement successful development in Latvia. The solution of the above task in Latvia is linked with a generally recognized necessity to respect the basic principles of sustainable development: a limited use of both energy and resources.

In 1995 the Ministry of Environmental Protection and Regional Development worked out the plan for environmental protection policy, the guidelines of regional development policy and the concept of national policy aimed at resolving the housing issue. All the above documents consider the present situation of human settlements and their development potential. They have been used as a basis for the present contribution.

Since 1994 Latvia has been involved in the activities of the ECE Committee on Human Settlement UN Economic and Social Council and UN Settlement Centre (Habitat). Representatives from Latvia have participated in seminars, conferences and in the 2nd session of the Preparatory Committee for Habitat II in Nairobi; Latvia has received participants of the ECE Committee on Human Settlement cognitive mission; elaborated and presented one National Progress Report; set up the National Committee; prepared informative materials "Housing Indicators" and "City Indicators" alongside with data for the joint monography on housing issue in East-Central European countries and worked out the current National Report.

The National Report of Latvia considers the development of human settlements under Soviet power focusing on the problems of human settlement development vital for the Republic of Latvia today especially dealing with the housing issue. Priority trends and strategies for the nearest future have been stated. At the same time only the main directions of necessary actions have been marked. The actual action plans are going to be elaborated in 1996 and the following years.

B. ASSESSMENT AND PRIORITIES

1. Development of housing under Soviet Occupation (1940–1989) and within 1990–1995

Problems and Development Trends.

From the 1950s to 1980s a policy of urbanization as well as a rural transformation programme were measures which deeply influenced the evolution of the settlement pattern in last 30 years. Before the policy and the programme were announced:

- the rapid growth of industry and decrease of rural population began,
- the form of land use was changed by the help of nationalisation and collectivisation,
- the established settlement pattern links were destroyed, due to a rearrangement of the administrative division of the country.

At that time population figures, population distribution and its demographic structure were determined by three main trends in Latvia:

- redistribution of the population between urban and rural areas,
- redistribution of the population between the eastern and central parts of Latvia,
- an increase in the population due to migration.

In the 1950s and later years, a decisive role in the development of main trends was played by the transport-geographic situation of a settlement or rural area, the basis for the development of industry, services, agriculture, in addition to inertia. Location of industrial enterprises greatly affected the development of certain settlements and areas. The mentioned trends did not manifest themselves with equal force at different times and locations.

Resigning from centrally planned economy in 1990 Latvia also refused from planned urban development and national budget subsidies to finance various construction projects. The bulk

of responsibility for settlement development was transferred to local governments.

Economic decline under transition has considerably restricted the ability of local authorities to subsidize the development of both the infrastructure and housing in human settlements alongside with their maintenance. Within 1990–1995 neither formerly established settlement network nor the hierarchy of settlements have been altered. Incorporating all most significant national government institutions, being subjected to the most intense political as well as economical changes, experiencing extended international contacts with foreign countries, Riga has still preserved its major position contrasted to other settlements. Although it cannot be denied that there is a growing discrepancy between Riga and more distant areas concerning the improvement level.

A number of new phenomena have manifested themselves in Latvia, e. g.:

- decrease in population;
- decrease in living standard;
- unemployment.

Population.

A rise in population took place in Latvia, when the policy of industrialization was announced. External migration has been the main factor ensuring population increase from about 1, 3 mill. in 1944¹ to 2, 6 mill. in 1989. The total neto number of migrants during the period 1945–1989 was about two millions. Natural increase was low and provided for a population growth within limits of about 3,6 persons/1000 inhabitants per year during the last 50 years.

The percentage of urban dwellers was 40% in 1939, 69% in 1989. The population of Latvia was distributed relatively evenly until the end of the 1940s. In the late 1980s the population was concentrated in central part of the country especially within Riga and its influence zone (Fig. 1). The average population density was 42 persons

¹ The population figure was 1,9 mill. in Latvia in 1939

per sq. km in Latvia, 1989. In rural areas density variations were observed between over 100 people to less than 10 people in zones outside the influence of the main urban centres.

The age distribution trend of 1980s has been decrease of the working population percentage and increase of the retired people percentage and number.

The sex distribution of the population characterizes by relatively high disparity in the average age of males and females (63 and 74 years respectively, 1989).

Issues related to ethnicity as well as to nationality have been become topical in Latvia because of the lowering of degree of the titular ethnos in the whole population. Latvians have formed only about a half of the population since the middle of 1980s. During the last 50 years the number of Latvians has not reached pre-war levels (Table 4).

Since 1990 the population development trends have undergone considerable changes owing to a number of reasons:

- immigration has been substituted by emigration. The number of emigrants exceeds that of immigrants since 1990;
- no natural growth of population has been observed. The number of newly-borns is less than that of the deceased since 1991;
- there has been a sharp decline in internal migration activity of the population.

The population of Latvia has diminished by more than 165 ths. people due to migration within 1990-1994, the emigrant flow being the largest in 1992, whereas in the 2 following years (1993, 1994) their percentage was 60% and 41% accordingly, taking the statistical data of 1992 as a basis. Part of emigrants are linked with the former Soviet military circles and their departure is in conformity with the agreement signed by Latvia and Russia in 1994.

Mortality exceeding birth-rate, the population of Latvia has gone down by about 34 ths. people within 1991-1994, the scope of diminishing showing a regular annual upward trend. Normal change of generations is hindered by such factors as a low birth rates a sharp decrease in the living standard and lack of social safety in transition to market economy.

No considerable changes have been observed with respect to the other parameters characterizing the population within the last 5 years, the proportion of urban dwellers to the rural ones included (Fig. 1, Fig. 2.).

The settlement pattern.

Before the World War II a settlement pattern was established, characterized by the existence of a network of small towns which provided services for many disperse located farms. The average density of settlements in the pattern reached 3 per sq. km.

Since the 1960s the concept of equal development of regions and of a heavily hierarchical settlement network as prerequisite and basis for implementation of such a development was accepted by the Soviet government. Accordingly the establishing of a hierarchic system of territorially evenly located centres provided with social services conforming a standard set by the State Building Committee, was recommended in the middle of the 1960s in Latvia. The development of a national, regional, district, interlocal, local centre system was proposed. The development of this system included division of settlements in "prospective" and "no prospective" and building of a network of new rural centres (prospective townships) to meet the needs of the collective or state farms.

There was no even development in Latvia. In fact the centres which had sufficient potential at the time the proposal was made and/or the centres which had an exact administrative function and precise area of influence, have developed fastest, despite the efforts taken by Soviet power to ensure the planned evenly settlement alteration.

The existing economic potential and function of the capital has given Riga a great deal of preference as regards further evolution. In 1980s, Riga dominated the hierarchy of centres in addition the entire settlement system. The second and third largest cities, Daugavpils and Liepaja, were able to play the role of regional centre for their surroundings. The other proposed regional centres were not prepared for this role even in 1980s.

The advancement of an agglomeration process has been taking place around Riga since 1970s. The agglomeration of Riga proves to be a rather fair example of a city enlargement

activity of the above type, displaying not only the highest population density but also that of the infrastructure network alongside with a significant commuting within the above area. At the beginning of the present decade 48, 1 ths. people or 10.4% of those being employed in the metropole were daily on their way to work (Table 5, Fig. 3, Fig. 4). Considering the rural population of the influence zone of Riga every fourth of the employed worked in a town whereas 82% of those employed in a towns had a job in Riga. Riga agglomeration territory is characterized by a number of rural settlements which have developed as "satellite townships" on the basis of industrial enterprises. Part of settlements tend to be multifunctional with subjected agricultural activity.

In the late 1980s about 600 prospective townships had been shaped and occupied the lowest level. The average population reached 550 persons in townships. Large-scale building activity took place, to create premises for new services and housing here. About 2/3 of the farms functioning in the 1930s had disappeared. The average density of settlements in the pattern had diminished down to one settlement per sq. km.

Concentration of settlements around cities, towns, prospective townships and on the most important transport routes took place everywhere. No marked difference existed among the trends manifested by the concentration process, but there were a remarkable contrast in features of settlements and their density in concentration zones among variously placed regions. The links intensity between a centre and its influence zone was higher and they were more comprehensive in the central region.

The historico-ethnographic differences between regions had been levelled and the historical centres of them lost their influence. In the period 1950(1989 Latvia had been evolved as a monocentric unit, with the capital Riga dominating in its whole territory. A prospective township network had been developed, which was of primary concern in rural areas as well as local centre or as a place of residence for about 50% of rural population in late 1980s. Started first of all in the surroundings of Riga the process of urbanization has been extended all over the country (Table 6, Fig. 5-7).

2. The current problems:

(1) Uneven distribution of the network potential (population, infrastructure, housing) within the territory of the state.

The concentration of the potential within Riga and its influence zone has considerably retarded the development of the most remote areas of Latvia.

The population of Riga is seven times that of the next largest city, the production capacity concentration amounting to 53% and the social as well as cultural potential running as high as 66% of the one of the country. Riga agglomeration covers only 6, 4% of the territory of Latvia, the concentration of production capacities being as high as approximately 2/3, and that of the social and cultural potential amounting to 3/4 of the total ones (Table 7, Fig. 3).

However, the most distant rural municipalities bordering on the neighbouring states or being located along the 180 km of the Kurzeme seashore feature a considerable decrease in population. This evidence is supported by the following figures (20% of rural population prior to the in 1939 to only 14% in 1994. As to the proportion of retired population it exceeds 40% in several borderland rural municipalities thus creating a serious threat for further development of approximately 70% of borderland rural municipalities (Table 8).

(2) Pollution of air, water and soil in human settlements

The soils of Latvia are relatively ecologically pure and are valued as the national wealth of Latvia in 1990s.

According to the Soviet standards still valid in 1980s 85% of surface water resources were estimated as polluted or slightly polluted. Although the housing estates of Riga built after 1960, as well as of the ones built in other about 95% Latvian towns and townships and in the urban sprawl villages in the vicinity of Riga were provided for water supply and sewerage systems, the infrastructure network in human settlements did not meet contemporary requirements and was often overloaded. Agricultural discharge proved to be one more rather significant water pollutant. However, the above period witnesses a marked downward curve in agricultural discharge.

In the early 1990s nearly 80% of urban settlements Riga included alongside with approximately 95% of rural villages failed to provide for adequate sewage purification.

The share of transport (68% in 1993) and that of energetics (27% in 1993) seem to be the most significant in air pollution in the early 1990s. Curtailment of production has resulted in a rather low air pollution level owing to industrial enterprises (5% in 1993). Riga ranks first among the biggest pollutants providing for almost 1/3 of total discharges from stationary sources.

Since 1990 new water purification systems went into operation in Riga but in some other places as well. Forecasts for the nearest future concerning the amount of non-purified sewage display no tendency to grow.

Evidence shows that the average annual discharge of waste is 200 kg per capita in Latvia whereas in the agglomeration of Riga the number is 240 kg per capita. As to the disposal and utilization of waste products, the field is still underdeveloped.

Major reasons for water and air pollution seem to be the following:

- discrepancy between town development (residential districts, industrial enterprises) and that of the infrastructure, sewerage and utilization of waste in particular;
- outdated and environment-unfriendly technologies;
- limited resources and neglect on the part of industrial enterprises, local municipalities and other institutions maintaining the engineering infrastructure and being responsible for waste utilization;
- inadequate legislation which leads to ineffective functioning of the institutions of state control.

(3) Inadequate physical and aesthetic qualities of built environment

New housing estates and blocks, newly built prospective townships do not possess either the functional or spatial characteristics of a traditional inner-city urban form or the direct contact with landscape inherent in conventional rural villages. Furthermore, the quality of construction, of public services and that of open spaces and green areas also have much to be desired.

Housing. Housing policy.

Until the late 1950 the Soviet housing policy may be characterized as a policy of distributive justice. Nationalization of rental housing stock was executed immediately after occupation in 1940. There was a widespread reduction of living space for the households. A new notion – communal flat – came to life.

In 1947 the right of citizen to have a home in their ownership was announced in the USSR although the space of the houses was restricted. This act may be looked on as the first step on the way to housing policy as a social entitlement. The turn was taken in 1958 when a programme "Own home/flat for every soviet family till 1980" was announced. Priority of housing production above other material infrastructure except the industrial one was established. Housing estates in cities and towns, as well as rural prospective townships, often were built, before the proper infrastructure was developed. In the framework of this programme housing policy was carried out in Latvia till 1990s.

At that time judging from the outside housing policy carried out in Latvia may look like the social housing policy in the western countries. The main distinctions are made by:

- basing the housing policy on property rights essentially different from these rights in capitalist countries,
- basing the housing construction mainly on direct state budget investment.

In 1991 restitution of former private rental houses, privatization of co-operative dwelling to their residents, members of co-operatives, was declared. The same year a part of the state-owned dwelling was passed over to municipalities. In 1992 started the process of transfer of housing owned by enterprises, collective or state farms and other public institutions. About 80-90% of above mentioned housing has been either transferred to municipalities or privatized at present.

Due to these processes some changes in tenure structure took place:

- the share of state and co-operative enterprise sector has decreased,
- the private rental sector has revived in urban settlements,
- the share of public institution housing

stock has decreased in rural areas,
– the share of owner occupied stock has increased.

Nowadays the existing tenure structure is exposed to further changes due to the expected start of privatization of state and municipal housing in 1996.

Municipalities have to take full care of dwelling houses, see to ensuring the housing needs of the population, are responsible for the allocation of housing, have to allot housing allowances, to deal with the homeless. The local administration has the right to set residential rents, however, not exceeding those fixed by the state.

Investments and investor.

In the field of housing the main contributors were State Committee of Planning, State Committee of Building, some Ministries, the seven primary level municipalities and the 26 second level municipalities. Dealing with the budget resources the latter played the role of the customer in relation with the Committees and the Ministries and the role of distributor in relation with small urban settlements and rural civil parishes. The features peculiar to rural districts were that the state budget resources for housing were directed to collective or state farms established on the territory, not to the administrative or elected bodies of primary level municipalities.

In the 1980s the calculated share of construction sector was 11-15% of the gross domestic product in Latvian SSR. To extent the housing stock was used 13-14% of all capital investments. The emphasis was on new building construction. The reconstruction and repair works ranged just 8%, the technical services – 16% of the value of construction work in 1985-1989.

The number of investors for extending and improving of housing stock was limited. The state budget covered about 60% of the whole investments put into this branch. In late 1970s and 1980s in parallel with state and state enterprises important housing investors were collective farms. Their investments covered about 12% of the whole amount.

The volume of resources that physical persons used for financing construction of coopera-

tive flats increased during 1970s-1980s. At the same time stagnation in investment for owner-occupied single-family houses was noted.

The maintenance of housing stock was financed by the means of state subsidies, the revenues received from renting commercial space and some other sources. The rent incomes did not cover more than 10-20% of expenses.

In 1994 the amount of investments in economy made up 18% of the ones in 1989, whereas in housing – 13% of investments in 1990. The share of state and municipal investments in building decreased from 73% of value of construction-installation work completed by construction companies in 1990, to 46% in 1993 and 28% in 1994. The share of private investments reached 72% in 1994. In 1994 11% of housing investments were made by owner-occupied sector. There were no expenditures envisaged for housing in the state budget and no plans for housing output on national level.

The housing investments were not large enough to continue and to finish the public dwelling construction started in 1989-1990. More than 60% of investments were put into Riga and Riga-agglomeration area. Here and in some other larger cities the opportunity to involve private capital by the help of housing co-operatives and commercial companies was used and part of dwelling construction had advanced. In small towns and rural settlements the started dwelling construction has been stopped and half-built houses are objects of demolishing.

Housing Finance System.

Nowadays the system is underdeveloped in Latvia. The first impetus to the free housing market activities has given privatization of cooperative dwelling and restitution. The impetus of privatization of public housing stock on housing market will be evident in several years.

The Latvian Mortgage and Land Bank was founded by the government as a state bank in March 1993. Alongside with the latter some other private and state banks began to credit the obtaining of real estate and dwelling units. The housing credit rate is 30% and more per year the up to 5 years term is not long enough to take some interest in larger investments in housing as well as in infrastructure.

Production basis.

Since 1959 a prefabricated dwelling industry was generated with established production power 800 ths. sq. m. floor space per year in 1980s (Fig. 8).

Priority was given to low-priced in terms of production but wasteful in energy consumption and rather costly under maintenance technical solutions based on prefabrication of some constructive schemes and types of dwelling. Two room mini flats prevailed in production of dwelling industry. Since early 1980s about 1500–2000 prefabricated single family houses were produced per year to meet the needs of collective/state farms. The construction works were performed by state enterprises in urban and rural areas. In the latter the collective farm associations interregional companies were working in addition to the state ones.

The annual industrial output was 40% in 1994 compared with 1990. Since the second quarter of 1993 the confidence indice has permanently given less hope for positive changes in construction enterprises in comparison with the industrial ones¹. In both branches the lack of solvent demand is viewed as the most important among the factors limiting the production increase. The construction output has decreased more than the industrial one in average, but the housing sector output has been decreased more than that of other construction work.

The enterprises of prefabricated dwelling produced constructions only for building 4500 sq. m floor-space in 1994, which is a miserable part of their capacity. Some of them are closed nowadays.

Housing quality.

Until World War II housing in Latvia was similar to the one in other East-North European countries at that time when facing its tenure structure and physical characteristics.

Within 1959-1990 flats in multistorey dwelling-blocks made up about 80% of all newly-built dwelling both in urban and rural areas. For years there was no alternative to a type-flat except construction of a personal single-family house but no favourable terms were offered for this purpose. The amount of service-

entered houses was about 1300 per year, the amount of type-flats – about 18000 per year in 1980s in Latvia.

As a consequence the tenure structure and physical characteristics of housing stock in Latvia acquired new features closely-related the features of housing stock in USSR and, partly in Central-East European countries running centralized planned economics. Both the tenure structure and physical characteristics had not gained the variety peculiar to market economy countries late in 1980s. In 1989 the whole volume of housing was 961 ths dwelling units and public tenure reached 73%, comprising 60% in state ownership. Dwellings in 5- and 9-storey block-houses constituted about a half of the whole housing. About 14% of dwellings were in buildings constructed until 1918. Dwellings constructed after 1961 presented about 57% of the whole housing. An essential feature of this housing was high rate of construction failure to meet energy-saving principle. In 1989 79% of urban dwelling and 58% of the rural one were provided with bath (shower bath).

No large scale urban renovation projects were developed 1940-1990 and as a rule in the maintenance of housing built until 1960s a gap between needed and fulfilled repair and reconstruction work had been observed. Later built housing have not been maintained carefully enough since entered service. It was fixed that 4730 dwelling houses with 15900 dwelling units are about the limit of endurance in 1989.

16.2 ths. communal flats with 85.7 ths. residents were fixed in 1989, among them 13.2 ths. flats with 68.2 ths. residents in the capital Riga.

Figures 9 and 10 characterize housing distribution in urban and rural settlements and its tenure structure in 1994.

Housing availability.

In Latvia a rapid decrease of floor space per person took place in 1950s (Table 9). Since then a permanent housing deficit was typical. It was caused partly by starting the housing programme about 10 years after the beginning of the rapid growth of urban population, basing the programme on limited state budget resources, building material and construction industry inadequate development, partly by no occurrence of housing affordability problem.

¹ After regular surveys elaborated by Central Statistical Bureau of Latvia

More than 130 ths. households or about 10% of the whole number of households were registered in dwelling cues in 1990. This number did not include the whole amount of households living in flats without amenities, especially in small towns. The flat distribution was realized taking into account that a living space not less than 6 sq. m and not more than 9 sq. m has to be foreseen for a person as a rule. Occupation density in about a half of flats in new built residential areas was as many inhabitants as rooms, in the other half-one, some time two inhabitants more as rooms.

Housing affordability.

Permanent subsidies to occupiers of public housing was the main and most important approach taken by the Soviet power to improve housing affordability of population. The activities of individuals to help themselves were supported to a considerable lesser extent.

Although the family incomes were low in the USSR to compare with the western countries, no less as 80-90% of families were able to pay for every flat offered in public housing in 1970s and 1980s. In 1990 the expenses on accommodation made up 2.7% of a family income in average.

After 1990 the housing affordability issue is concentrated on the possibility of households to cover the costs (rent + services) of occupied flats.

After the period of 1992-1993, when inflation drastically reduced the living standard of the population, the increase in prices was the same or lower compared to the increase in wages on the average. On the other hand a profound disbalance and contrasts are hidden under average income level. In 1992, 1993, 1994 the income of about half of households (51%, 47% and 42% accordingly) was under the value of the critical minimum consumer basket regarded by the Ministry of Social Welfare as the lowest level of subsistence minimum.

In Latvia there is not established a housing subsidy and allowance system corresponding to West European standard to support tenants and home owners at this time. It is stated, that handicapped people, families with 3 and more children, pensioners, people in need have priority, if local government has any opportunity to offer some improvement of dwelling. The govern-

ment grants some financial resources for municipalities to pay allowances to households whose income after paying the dwelling expenses are lower than 75% of the minimum needed for food. As a rule the resources are too limited to help all households appropriate to mentioned condition.

3. The Vancouver and Rio de Janeiro conferences and Latvia

At the time the Vancouver conference took place Latvia was occupied and incorporated in the Soviet Union. That is why neither the preparation for the first conference of Habitat nor the relevant proceedings and decisions of the above conference have been popularized on the territory of Latvia. Materials submitted by Soviet authorities have never been published either in mass media or in any specialized issues. The above holds true also referring to the conference materials and taken decisions. Decisions taken at the Conference did not affect the settlement development and housing policy run in Latvia.

The Rio de Janeiro conference witnessed the presence of Latvia as an independent state. The significance of the conference proceedings and documents adopted have been accounted for in Latvian mass media (radio, TV and press). The government of the Republic of Latvia and the Ministry of Environmental Protection and Regional Development have approved of the necessity suggested by the Basic Document of the Conference as a major prerequisite and principle within the field of environmental protection and regional development to adopt a sustainable development concept. In line with the actual activities of the Ministry priority is given to establishing feasibility to ensure sustainable land use and provision with water. Some projects provide for improving the environmental infrastructure (water supply, sewerage, solid waste utilization, drainage) of major cities of Latvia like Rīga, Daugavpils, Liepāja and others. Like measures are expected to have a positive effect not only on the living conditions in cities but also on the quality of water in the Daugava, the biggest river of Latvia, and in the Baltic sea, particularly in the Riga Bay, on the quality of drinking water in cities and on the use of land in suburban zones.

The conceptual material entitled "Environmental Protection Policy Plan for Latvia" elaborated by the Ministry of

Environmental Protection and Regional Development in 1995 considers the principle of sustainable development within the fields of public life, state administration and use of natural resources to be the most essential prerequisite to achieve concrete objectives put forward by the material to provide for favourable environmental policy.

The goal of the conference (to intensify local activities to ensure a sustainable development of every human settlement has not been attained yet. Several municipalities have started cooperation with international institutions or technical assistance projects with municipalities of foreign countries to apply environment-friendly technologies in water supply and sewage purification (Riga, Daugavpils, Liepāja) or heating (Valmiera, Jūrmala, Mālpils etc.). No adequate dialogue is going on with communities concerning the elaboration or effecting of local Agenda 21. However, debates with Riga people held in every administrative district concerning the concept of Riga development plan can be regarded as first steps in this direction.

4. Best practices

Living environment improvement projects take three major directions at present in Latvia: regional development and physical planning, infrastructure improvement and reduction of energy consumption. All forthcoming projects prove to be joint ventures partly subsidized by international institutions or foreign countries, partly by Latvia covering expenses from the state and local budgets.

(1) Regional development and physical planning

(a) Visions and Strategies around the Baltic Sea-2010.

Ministers responsible for the environment and regional development planning in states around the Baltic Sea agreed on the elaboration of the project in question pioneered by Sweden in 1992. The above project has estimated both the current situation and potentials of the environment, human settlements and infrastructure on the territories around the Baltic Sea with well-balanced and sustainable development challenges of the above area. The project seems to be the first to consider the spatial development potentials of Latvia in the context of a

more extended region of Europe. The initial stage has been finished in December 1994 and it has been approved by the recurrent conference of member state ministers responsible for the environment and regional planning. The project has been subsidized by the Nordic Council, other member-countries also participating.

(b) Crossborder development project of Byelorussia-Latvia-Lithuania

The project focuses on finding contact areas and cooperation potentials to manage cross-border area and/or inherent human settlements in order to facilitate the economic growth of the area in question and to provide for its a relatively intact natural environment. The first stage has been accomplished in 1994. Currently the work has been stopped. The project was fulfilled by working teams from the countries involved and Planco Consulting GmbH, Essen. The project has been subsidized by member-states and the Federal Republic of Germany.

(c) Riga development strategy

A definite program is under way within the above project and in conformity with the established objectives of Riga development. The strategic planning was used in the course of project development. The project involves not only Riga as a metropole but also the surrounding administrative district and the neighbouring town of Jūrmala. The work on the first stage of the project was done by local experts in cooperation with Canadian Urban Institute during 1994-1995. The Riga development strategy for the period 1995-2005 was accepted by Riga Dome (Municipal Board) in December 1995. The Project was subsidized by the city budget. It is proposed to continue the work during 1996-1998.

(2) Improvement of infrastructure.

The most significant projects concerned with the improvement of the infrastructure of separate settlements are considered in Item 3. To update communication facilities within the territory of the country, a joint state-private company Lattelecom was established, currently focusing on the reconstruction and renovation of the existing telecommunication systems. Besides, preparatory work has been started to elaborate the international highway project Via Baltica.

(3) Reduced energy consumption

The Ministry of Environmental Protection and Regional Development together with the Riga Dome have organized a series of lectures and seminars to acquaint the employees of local municipalities, professionals and other concerned with the best examples and the relevant techniques. Since 1994 a monthly information day has been organized in order to familiarize experts with the new legislative acts and standards, to share experience on introducing new technologies, novel techniques of organizing construction work and contemporary infrastructure management. Several commercial exhibitions have been organized in Latvia popularizing various effective construction and infrastructure technologies alongside with the most up-to-date building materials. Recent years had brought to notice a choice of home-made goods and services as well.

Several pilot projects have been elaborated and realized, chief experts being provided for by Danish companies whereas financial support comes from Denmark and other foreign countries.

Within 1992-1993 both heating and hot water supply systems of a two-storey 8-apartment house have been equipped with measuring and regulator devices to ascertain if and how the properties of water used in Riga heating and hot water supply may affect faultless work of measuring devices and thermostats. The above testing has been effected on the basis of the project worked out by Danish companies "Danfoss" and "Brunata" and their equipment alongside with labour provided for by Riga municipality enterprise "Siltums". No malfunction has been detected.

In 1993-1995 another project was under way elaborated by a Danish company "Cowi Consult" and effected together with the Latgale district of Riga municipality enterprise "Siltums". The heating systems and those of hot water supply of a 9-storey 36-apartment house have undergone reconstruction alongside with an increased heat insulation of overhead cover. The principal objective was to establish the extent energy consumption may be reduced resulting from certain heating system and construction elements common in Latvia either changed or transformed and the record of energy consumption alongside with the introduction of heating systems automation. Results will be

considered after the heating season of 1995/1996 is over. Forecast seems to be favourable.

In 1993-1994 another project of reduced energy consumption has been started in one of Riga schools for 720 schoolchildren. The building was erected in 1960s. It has brick walls, pre-fabricated ferroconcrete coverings and a flat ferroconcrete roofing. Reconstruction of the heating plant, mounting of thermostats, an increased heat insulation of the roofing, tightening of windows and ensuring a properly functioning of ventilation have resulted in energy consumption reduced by 70% through the heating season of 1994/1995. The effectiveness of the above project is used to popularize energy-saving technologies and construction.

In September of 1995 heating insulation of a kindergarten has been effected in Jelgava by a Latvian company using home-made construction materials. The result proved to be favourable, the consumption of heating energy in December 1995 was only 42% of the total consumption in December 1994. Present heat parameters of the above building are in conformity with the average indicators existent in European Community.

5. Priorities

Priorities of human settlement development are based on the analysis presented in the above parts alongside with that of city and housing indicators obtained through the procedure suggested by the UN Human Settlement Centre and the World Bank. Refer for the numerical values of major indicators in appendix (Tables 1, 2, 3).

Major priorities are:

(1) *Setting up of a counterbalanced poly-centric human settlement network activating medium - size towns alongside with the remote rural areas attached particularly favouring the implementation of measures to facilitate a sustainable development of human settlements and areas.*

(2) *Assessment of every human being with a dwelling on the grounds of active as well as perfect market relations within the housing sector and in conformity with the living conditions and standards of dwelling existent in Latvia.*

(3) *Extending of building sector particularly*

concentrating on an increased use of resources-saving constructions and technologies as well as on energy - saving production.

(4) Humanizing of the built environment in Latvian cities, towns and villages.

6. The legal basis

In 1992 through the resumption of the Civil Code of 1937 the Republic of Latvia adopted the Basic Law which interprets tenure rights in the same manner as it is done in the legal acts of market-directed countries. Real estate is treated in the Civil Code as an entity comprising a plot of land with structures on it and its being filed into the Land and Real Estate Register is considered to be the major prerequisite for realizing one's tenure rights.

Approximately 100 various legal acts are existent in the Republic of Latvia which govern issues associated with:

- land property and other forms of real estate;
- the institution of Land and Real Estate Register;
- flats and their privatization;
- land tax and real estate tax;
- regional development, physical planning, building construction.

Restitution of expropriated land, acquisition and use of land property are regulated by the following legislative acts: "On Land Reform in the Republic of Latvia Rural Regions" (21.11.90.); "On Land Privatization in Rural Regions" (09. 07.92.); "On Land Reform in Republic of Latvia Cities" (20.11.91.), alongside with complementary resolutions and clauses as well as later accepted amendments. The above laws coming effective, state monopoly rights on land formerly ensured by Soviet power have been nullified.

Such acts as the Law "On the Return of Buildings to the Legal Owners" (30.10.91.), the Law "On the Denationalization of Buildings in the Republic of Latvia" (30.10.91.), the Law "On the privatization of Cooperative Flats" (04.12.91.) and the resolution passed by the Council of Ministers of the transfer of state property to municipalities (01.07.91.), serve as a basis to initiate changes in tenure structure of housing, e. g. the transformation of state-owned housing into the tenure of local municipalities,

private landlords and private occupiers.

The law "On the Rehabilitation and Coming into Force of the law on Land Register" from December 22, 1937 as well as complementary acts, resolutions and clauses serve as a legal basis to keep a civilized Land and Real Estate Register.

As to the sphere of residential rights, a number of acts have been made effective to substitute those valid under Soviet power, among them the law "On the Rent for Dwelling" (16.02.93.), the law "On the Assistance Rendered by the State and Municipalities in Order to Resolve Housing Issues" (11.09. 93.) and the law "On Housing Property" (12.10.95.). The above listed laws regulate tenant rights and obligations, the differentiation of responsibilities between the state and municipalities the ways the above institutions help the population to resolve housing issues and form the legal basis for separating owner- owned apartments being located in a multi-apartment dwelling house and for the maintenance of common property in a multi-apartment dwelling houses. Provided tenants express a wish to privatize apartments owned by public institutions, they are abided by the laws "On Privatization of State and/or Municipality Owned Dwelling Houses" (11.07.95.) and law "On Privatization Certificates" (04.04.95.) with the respective complementary regulations.

The law "On Land Tax" (20.12.90.) is going to be substituted by the law "On Real Estate Tax", the draft of the latter having been published on 20.06.95. Anticipating a common tax to be imposed on land and inherent structures existing on it the procedure of effecting the tax will be close to that prevailing in the countries of market economy.

The rules on physical planning (No. 194, 06.09. 94.) issued by the Cabinet of Ministers determine not only the procedure of physical planning but also the range of issues to be considered in various physical planning projects.

The law "On Building" (30.08.95.) is considered to be comprehensive aimed at regulating mutual relations between the actors in construction sector, their respective rights, duties and responsibilities within the field in question as well as differentiating between the state competence and that of municipalities as regards construction sector. The law also considers such

issues as the certification and licensing of construction and design companies or private individuals, the regulatory rules and standards within the given sphere, surveillance standards, monitoring and etc.

Complementary to the legislation acts the advancement program of territories and human settlements is going to be influenced by three

materials elaborated and passed to the Cabinet by the Ministry of Environmental Protection and Regional Development:

- environmental protection policy plan for Latvia;
- regional development guidelines;
- state policy concept concerning housing issue.

C. NATIONAL PLAN OF ACTION

1. Strategies and policies

Within 1991-1992 it was common in Latvia that human settlement development is exclusively a responsibility of municipalities and that the development of the housing sector is solely possible in the framework of market economy. Experience of 5-years proves that the strategy of non-interference practiced by the state has failed to resolve such problems inherited from the Soviet regime as a too excessive monocentrism of human settlement network, regional inequality, shortage of dwellings alongside with the necessity to improve their quality. The above problems are not only more acute than they used to be in 1990 but new ones have appeared as well, the most vital among them being deficiency of working places particularly in rural areas and housing affordability issue relating to a great many of the population. The development of human settlements and housing is also hindered by obscurities and contradictions regarding the use of land which are observed in the period of land reform.

Some revisions seem imperative. In the years to come the strategy of non-interference practiced by the state ought to be exchanged for a socially responsible strategy which is aimed at applying various supporting and regulatory instruments to favour the development of human settlements, improvement of land use, finance, production and consumption of dwelling. To ensure basis for sustainable settlement development a combined system has to be introduced instead of full withdrawal of state,

where market rules function within the framework of stimulating and restricting terms, stated both the state and municipalities.

In the course of the next 5-10 years while effecting the above strategy we will have to reckon with the following:

- scarcity of resources;
- the existence of still understructured society;
- discrepancy between measures stimulating market development and the ones affecting social needs.

Considering state policy in human settlement and housing issues preference is given to the capacity-building of the above sector as a single direction which with relatively insignificant investments is able to provide for social reward and progress of market-based relationships in housing sector as well as create prerequisites for diminishing restrictions under increased economic growth and solvent-capable demand.

Major spheres of activity are:

- harmonizing of appropriate laws and regulations in accordance with norms common in Europe;
- education and training;
- research;
- creating of statistical register and monitoring in agreement with the one valid in European Union.

2. Objectives

Objectives are set in conformity with the priorities considered in part B of the National Report. Concrete tasks to attain them have been suggested considering not only the current needs and notions existent in Latvia but also the statement that within 1996-2000 preference should be given to providing for capacity - building of the housing sector as an inherent instrument to implement state policy within the field. In addition to the more limited specific tasks every single objective is complemented with a series of primary tasks aimed at the training of workers, employees, researchers and experts engaged in urban management issues and housing; at educating and instructing the population with reference to settlement development issues, particularly those concerned with their own activity and initiative to improve their dwellings; at facilitating the public institution capacity alongside with extended applied research. As to the potential results they are also defined within the framework of the present needs and notions existent in the Republic of Latvia.

Priority I. *Setting up of a counterbalanced polycentric human settlement network activating medium-size towns alongside with the remote rural areas attached particularly favouring the implementation of measures to facilitate a sustainable development of human settlements and areas.*

To establish prerequisites to effect the like development of settlement network in Latvia it is essential:

(1) To set in order the land-use policy and the relevant planning.

Successful performing of the task would consolidate the results of the land reform, thus facilitating land market development, and establish an environment-friendly land use.

(2) To facilitate economic growth in towns and rural areas outside the influence zone of Riga as well as the development of environment-friendly industries.

Providing for new jobs in rural districts particularly in the centres of former collective or state farms and small townships would result in a stable and constant distribution of the population and human settlement network in Latvia,

simultaneously eliminating a new migration-flow to cities.

(3) To establish effective and environment-friendly transport and communication systems enabling mutual integration of peripheral areas.

Like the very existence of internally integrated peripheral areas which are oriented towards medium size cities proves to be an essential prerequisite for a polycentric human settlement network, a stable economic growth of any human settlement or area is impossible without reliable and effective communication.

(4) To activate crossborder cooperation.

Cooperation among borderline areas ought to be favoured considering it as a factor extending opportunities not only for the social and economic growth of the relevant areas but also for better environmental protection and the maintenance of landscape.

(5) To provide all human settlements with mutually coordinated and environment-friendly systems of water supply, sewage, drainage as well as utilization of waste.

Access to an effective coordinated and environment-friendly infrastructure is internationally accepted as a significant prerequisite for a favourable and sustainable development of territories and human settlements. Agenda 21 adopted in Rio de Janeiro has suggested 2025 as a deadline for effecting the task in question.

(6) To provide for the conformity of the statistical methods and indicators characterizing both the population and human settlements with the standards used by European Union.

The availability of adequate statistical indicators will enable us to compare the Latvian settlement network potential, changes and progress with the other European countries network as well as to effect diverse joint projects.

(7) To establish monitoring of human settlement network alongside with regular research work.

Monitoring and research work are essential for cognitive purposes, i. e. they provide for information concerning processes going on in human settlements thus ensuring a purposeful regulation.

Implementation of the objectives set within the framework of *Priority I* is expected to result in a more counterbalanced and sustainable development of human settlements in Latvia.

Priority II. *Assessment of every human being with a dwelling on the grounds of active as well as perfect market relations within the housing sector and in conformity with the living conditions and standards of dwelling existent in Latvia.*

To achieve the above it is essential:

(1) To provide for adequate legal basis to favour a constant and effective functioning of land, real property and dwelling market.

Regulations effective in the Republic of Latvia ought to be coordinated mutually and with those common and valid in the democratic countries of market economy. In certain fields having no regulations at all they have to be worked out. Standards governing the production of building materials and constructions, city-planning and building-design worked out on the basis of those formerly effective under the Soviet power have to be set in order in line with the standards valid in the European Union.

(2) To provide for adequate financing for building or renovation of settlement infrastructure, housing estates and other structures in agreement with the system effective in the European Union.

Major task here is to favor accessibility of long-term loans for infrastructure, renovation, housing construction and other building activities. Lack of credit is one of the most significant factors determining stagnation within the building sector in Latvia.

(3) To provide for active and effective functioning of municipalities to resolve housing issues on the basis of strongly differentiated range of both rights and responsibilities between the central government and municipalities. To ensure the latter with adequate administrative power and financial support.

(4) To decrease the proportion of public-owned dwelling by means of privatizing the state- and municipality-owned housing simultaneously establishing social assistance system in housing and social housing.

The law "On the Privatization of State- and Municipality-Owned Housing" provides a basis for the privatization of public-owned housing stock. It is vital for Latvia to establish above mentioned institution so as not to worsen the access of low-income households to the dwellings they occupy or to dwellings meeting their requirements. Since housing had not been maintained properly within the last 50 years special care should be taken to provide for certain prerequisites under privatization not only to maintain housing units but also to renovate them in a more distant future.

(5) To improve a social assistance system in housing.

Owing to the state-controlled highest rental payment all sitting tenants (over 90% of the total number) are provided rent reducing at present in Latvia. The above system has led to the lack of market element in rent prices. Besides there is shortage of resources both for the maintenance of housing and housing sector development. The number of low-income households being considerable in Latvia, setting up of a rent allowance system is a compulsory instrument towards release of rents.

(6) To initiate the appearance of dwelling market actors, particularly non-public institutions and groups (private investors, developers, builders, intermediate institutions, non-profit and cooperative housing associations, landlord associations, tenant associations etc.) and to favour their activities.

The community of Latvia still lacks experience in setting up democratic institutions and it is not structured enough. People ought to be encouraged and have opportunity to participate in decision-making on housing issue and settlement development. As to the housing market the number of interested actors have to be increased mutual contacts alongside with the ability of individual groups to safeguard their interests have to be improved.

(7) To provide for perfect functioning of diverse institutions related to the housing sector.

The former housing sector having not undertaken most of the functions common for European countries, Latvia experiences shortage of professionals now. General public in its turn have to be more informed concerning the rights, responsibilities and future potentials

owing to housing market development.

(8) To diversify housing stock favouring the in-take of constructions not too common for Latvia, particularly focusing on various single-family dwelling.

Approximately one half of dwellings in Latvia are small size flats in prefabricated multi-storey dwelling houses. The housing stock might be enlarged by special-purpose dwellings to suit large families, aged and disabled people. To eliminate shortage of flats, society must be provided with information concerning the variety of dwellings and family houses advanced in other countries, thus encouraging their interest in the construction of their own dwellings.

Fulfilment of the objectives set within the framework of *Priority II* is expected to do the following:

(a) to increase housing affordability of socially non-protected population groups;

(b) to provide for prerequisites towards extended housing market as well as for an inflow of investments into housing sector;

(c) to widen the possibilities of the population to select the desirable type of dwelling.

Priority III. *Extending of building sector particularly concentrating on an increased use of resources - saving constructions and technologies as well as on energy-saving production.*

Within 1996-2000 implementation of the priority in question is mostly linked with setting up prerequisites for extensive housing estates reconstruction after 2000.

To achieve the above it is essential:

(1) To favour the production of building materials and prefabricated units particularly using local raw materials.

To develop local production of building materials the present capacity of the branche as well as existing bottlenecks must be sized up. An important task is working out new but local building construction and building material production technologies in agreement with the standards existent in the European countries. An immediate take-over of foreign technologies is frequently unfeasible owing to the necessity of

using local resources, reckoning with climate and other environmental peculiarities alongside with those common for houses built within the last 50 years provided they are under reconstruction.

The presence of the private business in the branche could speed up recovering of local building industry.

(2) To provide for adequate register and monitoring of heat-losing buildings.

Latvia is known to be short of a sufficiently detailed register of buildings by their construction type. Furthermore, it is well known that the heat resistance of like construction prefabricated houses is distinctive.

(3) To share experience among Latvia and its neighbouring countries (the Baltic states, the countries of Central and Eastern Europe, the Nordic countries) in introducing energy-saving constructions and technologies.

Increase in the heat resistance of prefabricated houses and promotion of energy-saving construction types in 1990s is vital for all former socialist countries, the New Lands of the German Federal Republic being the most active in this respect. Nordic countries are known to have effected complementary insulating of houses in the late 1970s and in 1980s. However, although several specialists and officials from Latvia have familiarized themselves with the experience of the above countries, the evidence has not been summarized, compared and estimated yet.

(4) To elaborate and promote production, installation, planning and design standards corresponding to those existent in the European Union countries.

Standards valid in Latvia have been elaborated on the grounds of the ones set up under Soviets. The non-conformity of standards hinders both trade relations and the promotion of European experience.

(5) To set up a system of control over the quality of work or products corresponding to the criteria valid in the European Union countries now.

After the deterioration of the control system taken over from the Soviet regime Latvia still

faces shortage of a universal and independent control system over the quality and production of building sector.

(6) To provide for adequate training for managers, engineers and shop-floor workers.

Though the professional facility and know-how of our engineers is quite sufficient both theoretically and practically, they lack knowledge in market economy, organization of work and management, are not familiar with standards and technologies common in European Union countries.

Shop-floor workers ought to be trained not only to work with tools used in Europe but also to observe the relevant qualitative standards.

(7) To put into practice single pilot projects to test several techniques, to up-date both the existing houses and the environment.

It is envisaged to carry out large-scale renovation of the prefabricated housing built within 1960-1990 in order to increase their design. Without appropriate testing such mass activities prove to be unreasonable. For this reason several single pilot projects with regard to differing dwelling types have to be carried out. As to the interest of potential investors, such as public or private institutions, land-lords and residents, in the improvement of housing and open-space around it is considerably supported by the possibility to see a finished object.

(8) To carry out regular research work.

Since 1990 research work has been restricted owing to the lack of resources. A great many of research teams have abolished all activity. Besides the shortage of technologies and products inconsistent with the global standards prove to hinder the development of the branch in question.

(9) To familiarize the land-lords, managers, owner-occupiers and residents with the advantages of energy saving construction and heating technologies alongside with means to ensure economy during dwelling maintenance period in order to involve them in the renovation of dwelling houses and other structures.

Provided the community conceives the benefits due to the renovation of dwelling houses and other kinds of structures, it will display an

increased interest in the process of renovation and will be positive evaluating the result of it.

It is anticipated that implementation of the objectives set up within the framework of *Priority III* will result in:

(a) Prerequisites for extensive reconstruction of dwelling houses and other kinds of structure built within 1960-1990;

(b) Increased performance capacity of building sector;

(c) Prerequisites for the community to take interest and to be ready to participate in the construction of dwelling.

Priority IV. Humanizing of the built environment in Latvian cities, towns and villages.

Priority IV incorporates the following objectives:

(1) To organize the buildings and the adjacent area within the housing estates, and blocks established in 1960-1980s.

Humanization of the environment within the areas in questions is linked with an increased attractiveness due to improved physical, functional and aesthetically features. Work has to be progressed in human settlements differing not only in size and the structure of building but also in the ability to cover the relevant expenditures. While big cities present housing estates as the potential field of activity, the small towns and villages are mainly interested in separate blocks of houses, sometimes even scattered houses.

(2) To rehabilitate the central areas of towns and cities.

Most of the towns of Latvia having grown in the long run of many centuries, the relevant built-up areas and the network of central streets have preserved, traces of the historical development of urban structure. Although structure in question features both human quality of the scale and a uniqueness of built environment, it is worn and weathered now simultaneously lacking an appropriate infrastructure.

Implementation of the objectives suggested by Priority IV is expected to result in the establishment of prerequisites for a friendly and wel-

coming attitude on the part of residents and visitors towards urban environment.

3. Planned Activities

Only a potential action plan framework has been sketched within the current National Report to show the direction Latvia suggest to realize the above-mentioned objectives.

The action plan framework incorporated in the National Report will be concretized in 1996 and onward elaborating distinctive activities towards implementation of the previously discussed strategical objectives and considering available resources and the results to be achieved by 2000.

Activities involved are grouped according to the above objectives.

A. Action to build up a balanced polycentric network of human settlements.

(1) To set in order the land use policy and the relevant planning:

(a) to elaborate and accept the policy of sustainable and environment-friendly land use;

(b) to introduce the planning of sustainable and environment-friendly land use alongside with measures to control land use;

(c) to train experts in the field of sustainable land use planning;

(d) to train land users in the field of ecologically-safe production development.

(2) To facilitate economic growth in towns and rural areas outside the influence zone of Riga as well as the development of environment-friendly industries:

(a) to develop the system of incentives (tax abatements, subsidies, effecting of state-supported projects etc.) to favour the redistribution of industries directed from the centre towards periphery and the inflow of investments in rural areas;

(b) to establish close contacts between national and local authorities, communities, non-governmental institutions and the pri-

vate sector;

(c) to facilitate working out of the economical and social development plan of municipalities, the relevant physical planning together with that of the region particularly, focusing on the monitoring of environmental conditions in the crossborder areas;

(d) to train municipality officers in the field of effecting both physical development plans and those of the economic growth;

(e) to facilitate the training of experts in the field of regional planning.

(3) To establish effective and environment-friendly transport and communication systems enabling mutual integration of peripheral areas:

(a) to develop telecommunications modernization project, particularly focusing on both internal communications and those among adjacent regions in rural areas;

(b) to single out the role of local roads concurrently improving their quality;

(c) to retain the previously-established level and potentials of public transport to ensure for reliable internal as well as external communication among the numerous human settlements of Latvia;

(d) to favour the development of pedestrian and other environment-friendly kinds of traffic;

(e) to prioritize railway and pipelines as principal means of cargo shipment;

(f) to provide for effective control of communication together with high traffic security;

(g) provide for maintenance and improvement of streets and roads.

(4) To activate crossborder cooperation:

(a) to develop international and inter-municipal contacts between borderline areas;

(b) to activate economic cooperation jointly effecting bilateral or multilateral pro-

jects or starting joint ventures;

(c) to cooperate in the field of environmental protection effecting a concurrent control over the existing situation;

(d) to elaborate joint infrastructure development projects particularly concentrating on well-organized duty points of borderline crossing and on the improvement of borderline crossing and communications;

(e) to share information, to cooperate in the sphere of cultural activities and to facilitate mutual individual contacts among the population.

(5) To provide all human settlements with mutually coordinated and environment-friendly systems of water supply, sewage, drainage as well as utilization of waste:

(a) to perfect linkage between the development potential of the environment and that of the infrastructure concurrently setting up a relevant system of environment monitoring indicators;

(b) to effect the metropolitan approach in planning the agglomeration of Riga thus providing for counterbalanced interests between the urbanized environment and the natural one;

(c) to ensure a joint resolving of issues in cases of water supply, sewage, drainage as well as recycling of waste concerns several human settlements;

(d) to strengthen bilateral cooperation between the neighbouring municipalities and their administrative bodies on the one hand and contacts between municipalities and communities as well as private sector with the aim of improving the quality of environment-related infrastructure and access to it;

(e) to facilitate such an approach that consumers cover all expenditures linked with an effective functioning of the environment-related infrastructure concurrently considering the ways how to provide low-income population for utility services;

(f) to inform and educate the communities;

(g) to train experts and service staff;

(h) to continue and finish the previously started projects linked with the reconstruction of water supply and sewage systems in Liepāja and Daugavpils;

(i) to proceed working on the reorganization project of waste utilization system of Riga and surroundings.

(6) To provide for the conformity of the statistical methods and indicators characterizing both the population and human settlements with the European Union standards:

(a) to get familiarized with the methodologies of statistical recording applied in the European Union in the given field, with its recommendations as well as with the statistical indicators of individual European countries;

(b) to elaborate the policy of the Republic of Latvia concerning statistics;

(c) to train experts;

(d) to select, set up and promote new data collecting and data processing systems.

(7) To establish monitoring of human settlement network alongside with regular research work:

(a) to get familiarized with the experience of other countries in the given field;

(b) to set up an appropriate program for monitoring and to select human settlements to be incorporated in it;

(c) to train researchers to operate monitoring.

B. Action to provide assessment of every human being with a dwelling on the grounds of active as well as perfect market relations within the housing sector.

(1) To provide for adequate legal basis to favor a constant and effective functioning of land, real property and dwelling market:

(a) to organize legal acts in order to regulate:

(b) the land use, the tenure of land and rights on the real property; both the responsibilities and duties of the owners of rental housing and these of single-family house owners; the functioning of finance and credit institutions within the housing sector; maintenance, hire and governing within the housing sector.

(c) to perfect normative acts and standards in order to regulate: building issues, the production of building materials and prefabricated units, their quality, inflow and outflow issues.

(2) To provide for adequate financing for the building or renovation of settlement infrastructure housing estates and other structures, in agreement with the system effective in the European Union:

(a) to ensure the functioning of mortgage system;

(b) to improve accessibility of long-term loans, the ones secured by the State included;

(c) to promote diverse financial cooperation also making use of private investments on specific terms concurrently providing for their safety and protection;

(d) to provide for assignments in the national budget.

(3) To provide for active and effective functioning of municipalities to resolve housing issues on the basis strongly differentiated range of both rights and responsibilities between the central government and municipalities. To ensure the latter with adequate administrative power and financial support:

(a) to differentiate between the functions of the central government and those of the municipalities when allocating and paying rental and utility allowances;

(b) to differentiate between the functions of the central government and those of the municipalities in setting up and governing social housing;

(c) to differentiate between the functions of the central government and those of the municipalities in the allocation of loans

in order to build or improve owner-owned family houses, to get a cooperative flat or to update an owner-owned flat.

(4) To decrease the proportion of public-owned dwelling by means of privatizing the state- and municipality-owned housing simultaneously establishing social assistance system in housing and social housing:

(a) to start privatization, extend the above process and effect its monitoring on the grounds of the law "On the Privatization of the State- and Municipality-Owned Housing" alongside with complementary regulations;

(b) to register persons in need for social dwelling and to effect an appropriate households monitoring;

(c) to build up social rental housing incorporating non-privatized municipality-owned flats in it as well as building new flats meeting the needs of low-income population groups, among them retired people, disabled people and large families;

(d) to establish the system of allocating social rental dwelling;

(e) to improve maintenance and governance system of privatized and partly privatized multi-apartment dwelling houses.

(5) To improve social assistance system in housing.

(a) to elaborate criteria for the social assistance system in housing;

(b) to estimate the total scope of allowances;

(c) to register and monitor households entitled to social assistance system in housing.

(6) To initiate the appearance of dwelling market actors, particularly of non-public institutions and groups (private investors, developers, builders, intermediary institutions, non-profit and cooperative housing associations, tenant associations, landlord associations, funds etc.) and to favour their activities.

(a) to favour publicity of market actor

activities;

(b) to establish mutual contacts among actors.

(7) To provide for perfect functioning of diverse institutions related to the housing sector.

(a) to train experts in the field of housing (social workers, economists, managers, lawyers, real property estimators, statisticians, planners, engineers, architects, researchers, etc.);

(b) to set up appropriate register and monitoring of both dwellings and the functioning of housing market in agreement with the European standards;

(c) to extend research work associated with the development of market relations within the housing sector.

(8) To diversify housing stock, favouring the in-take of constructions not too common for Latvia, particularly focusing on various single-family dwellings.

(a) to educate general public, familiarizing it with multiform examples of dwelling houses and housing estates;

(b) to set priorities in the allocation of land sites to put up various single-family dwellings, except high standard dwellings;

(c) to preserve the unique features of the built environment in the city of Riga, smaller towns, villages and farms.

C. Action to Intensify Building Sector

(1) To favor the production of building materials and prefabricated units particularly using local raw materials:

(a) to estimate the renewed activity or restructuring options for enterprises still operating in the late 1980s to produce building materials (cement, brick, heat-insulating materials etc.) and prefabricated elements (ferroconcrete blocks and panels, carpentry goods etc.) alongside with the reasonably potential scope of production, its quality and competitive ability;

(b) to favour the appearance of small and medium-sized enterprises producing building materials and elements in rural areas in order to make use of local resources and to add to the number of working places;

(c) to acquire and use environment-friendly technologies in producing building materials and elements which do not exert a harmful influence either on human beings or on the biosphere;

(d) to study and draw up a map of local building material resources to be used in building and their quality together with an extensive study of the possibilities to improve not only local building materials and elements but to create new ones as well.

(2) To provide for adequate register and monitoring of heat-losing buildings, like:

(a) diverse prefabricated dwelling houses;

(b) various silica brick dwelling houses;

(c) diverse prefabricated public edifices;

(d) various silica brick public edifices.

(3) To share experience among Latvia and its neighbouring countries (the Baltic states, the countries of Central and Eastern Europe, the Nordic countries) in introducing energy - saving constructions and technologies, aimed:

(a) to increase heat-resistance of existing prefabricated dwelling houses;

(b) to increase heat resistance of existing silica brick dwelling houses;

(c) to put up heat-proof buildings;

(d) to improve thermal-energy producing technologies;

(e) to transfer, measure and distribute thermal energy to consumers;

(f) to produce heatproof building materials and elements.

(4) To elaborate and promote production, installation, planning and design standards

corresponding to those existent in the European Union countries in such spheres as:

- (a) production of building materials and elements;
- (b) building and installation;
- (c) design.

(5) To set up a system of control over the quality of work or products corresponding to the criteria valid in the European Union countries now in above mentioned spheres.

(6) To provide for adequate training for managers, engineers and shop-floor workers in above mentioned spheres.

(7) To put into practice single pilot projects to test several techniques to update both the existing houses and the environment in particular of:

- (a) prefabricated ferro-concrete panel dwelling houses;
- (b) silica brick dwelling houses;
- (c) thermoelectric power plants and boiler-houses;
- (d) heat tracks;

(8) To carry out regular research work linked with:

- (a) material study and construction;
- (b) the installations and fittings of buildings;
- (c) heat supply and energetics.
- (d) open space reconstruction in housing estates.

(9) To familiarize the land-lords, managers, owner-occupiers and residents with the advantages of energy-saving construction and heating technologies alongside with means to ensure economy during dwelling maintenance period in order to involve them in the renovation of dwelling houses and other structures:

(a) to prepare and spread diverse instructive materials such as posters, leaflets,

videofilms, booklets etc.;

(b) to favour the formation of uphold teams in housing estates.

D. Action to humanize built environment

(1) To organize the buildings and the adjacent area within the housing estates and blocks established in 1960-1980s:

(a) to ensure the appropriate upkeep of housing and open spaces;

(b) to take over the experience of the European countries to update and upkeep neglected housing estates;

(c) to provide for informative material alongside with elaboration of sketches of sample-design, recommendations, standards etc.;

(d) to involve municipalities, housing cooperatives and other property governance actors in the upkeep of housing estates;

(e) to work with residents of new dwelling districts to provide for their activity and responsibility in maintenance of buildings and dwellings and observance of usage rules;

(f) to train staff (authorities of maintenance institutions, janitors, social workers etc.);

(g) to put into effect several housing estate renewal pilot projects and to popularize the relevant experience;

(h) to effect regular research work and monitoring of housing estates and blocks.

(2) To rehabilitate the central areas of towns and cities:

(a) to promote experience concerning the rehabilitation of the central urban areas of Latvia;

(b) to promote experience concerning the rehabilitation of the European cities;

(c) to explain the necessity to rehabili-

tate urban central areas with concurrent popularization of its objectives and the possible measures to be taken;

(d) to involve municipalities, the private land-lords, other owners of property as well as residents in rehabilitation;

(e) to involve public institutions and business companies in the improvement and upkeep of urban environment (streets, squares, parks, gardens etc.);

(f) to effect monitoring of the resident community in the areas subjected to rehabilitation alongside with providing for their community stability;

(g) to provide for adequate register and monitoring of rehabilitation projects and measures;

(h) to train rehabilitation project managers, suggestion promoters and workers;

(i) to do regular research of urban central area rehabilitation issues.

4. Monitoring Progress

The monitoring in question alongside with the potential results is going to be effected by the Ministry of Environmental Protection and Regional Development on the basis of the Plan of Action worked out in 1996.

Progress in establishing effective legislation, in housing market development, in building up reliable statistics, in training experts and so on is expected to be estimated on the grounds of reports submitted by the relevant ministries or

other institutions responsible.

The monitoring of human settlements and areas will be effected by means of regular observance of a limited number of human settlement with concurrent minor tests. Among numerous individual investigations it is envisaged to focus on the analysis of the phenomena characterized by indicators incorporated in Shelter and City blocks of statistical indices prepared for Habitat II. It is suggested, that a team of investigators should be entitled with a task of setting up the monitoring and effecting it.

5. Actors

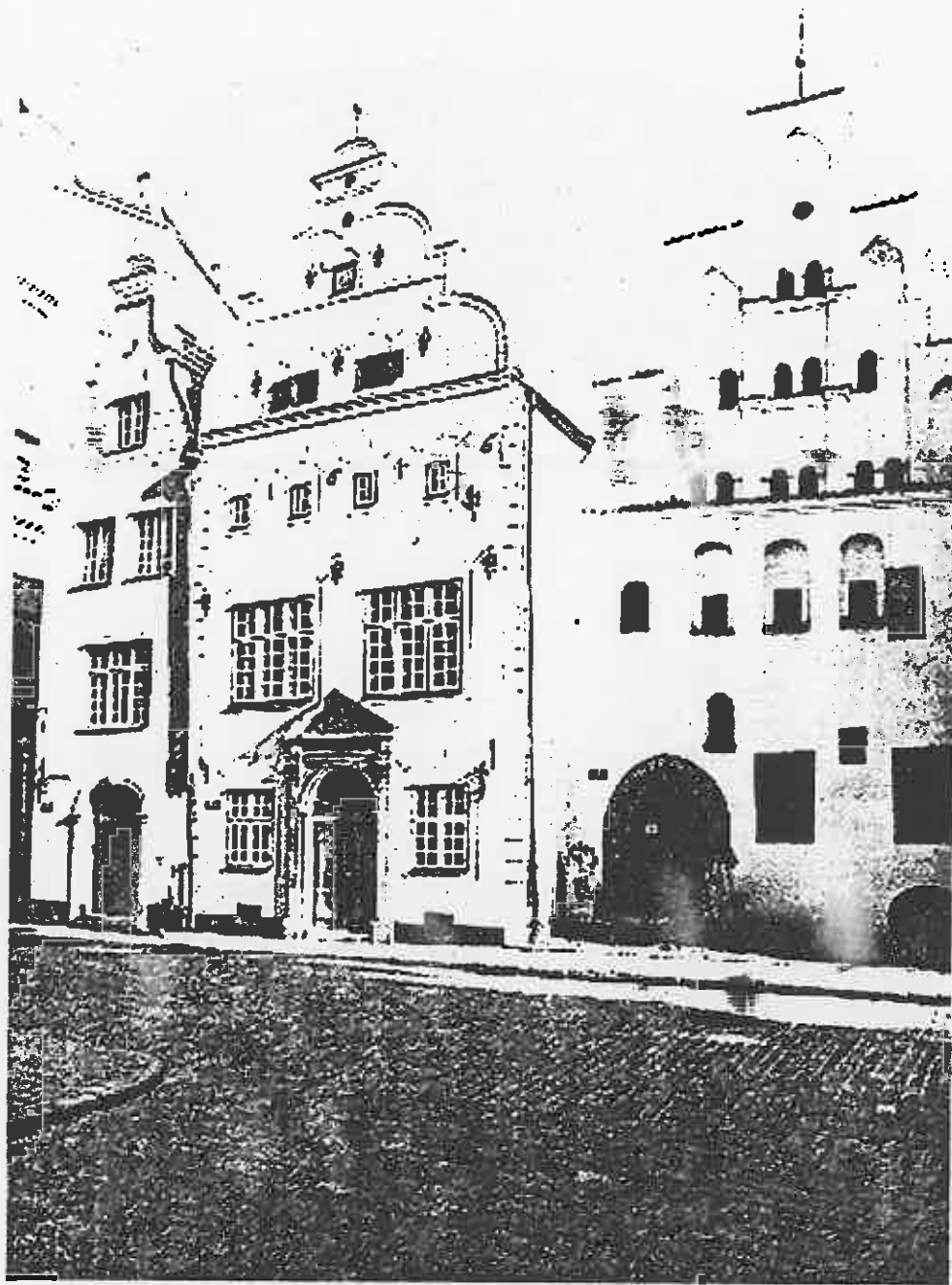
The National Plan of Action is going to be effected by the Ministry of Environmental Protection and Regional Development.

Actors to put the Nation Plan of Action into practice will be involved after a detailed discussion of the above plan is completed in 1996.

A number of institutions are considered to be involved in the National Plan of Action including municipalities presented both by the Union of Municipalities and by single units; the Ministry of Finance, the Ministry of Justice, the Ministry of Social Welfare, the Ministry of Education; the Central Statistical Bureau; producers of building materials and construction companies; state and commercial banks; the Latvian associations of architects, building engineers, engineers working in the field of utility service, brokers working in housing market; scientific research institutes; higher educational establishments; trade unions; housing cooperatives; landlord associations; tenant societies and others.



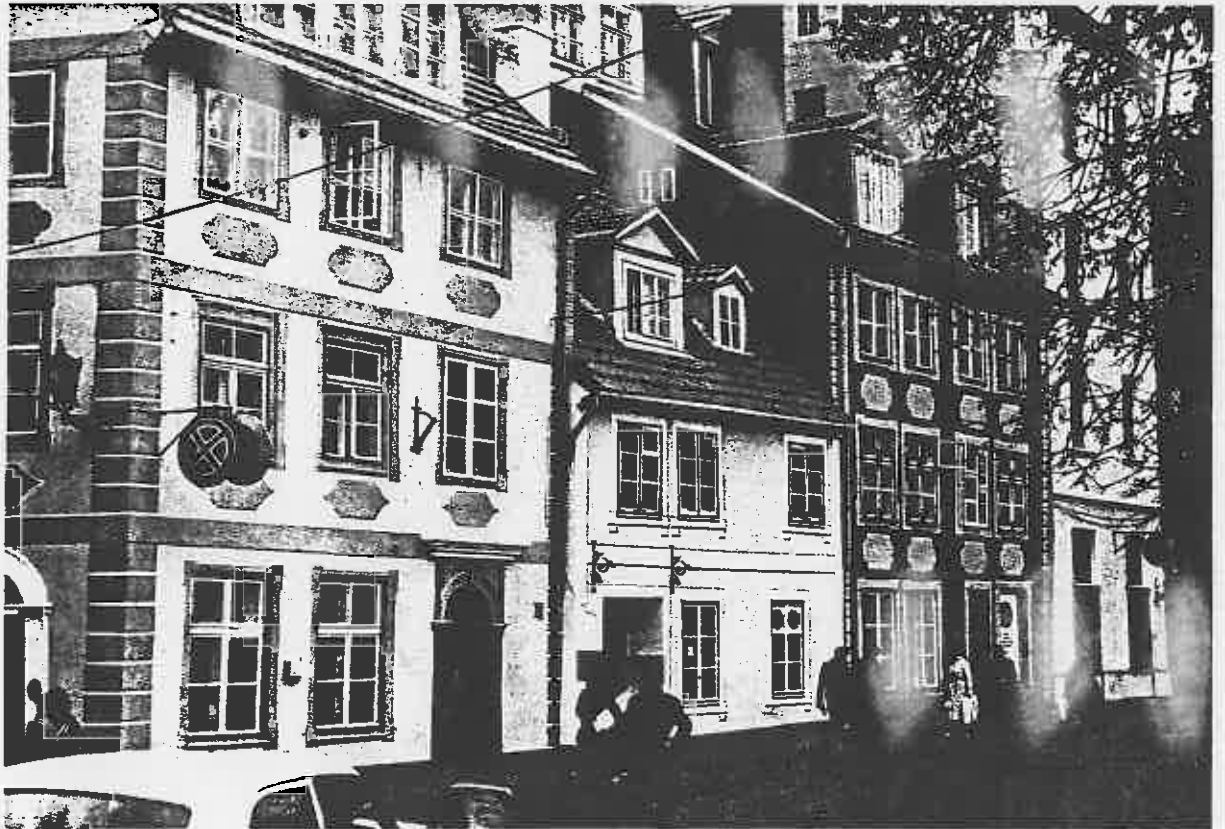
Settlement on the Āraišu lake – the oldest ansamble of wooden buildings in Latvia, the 9th–10th century. Starting from 1980 restored after the project of J.Apals and Dz.Driba.
Reconstruction sketch and the situation in 1995.



The "Three Brothers" dwelling houses from the 15th till the 20th centuries, the Gothic, the Barocco. Reconstructed in 1955, arch. P.Saulītis.



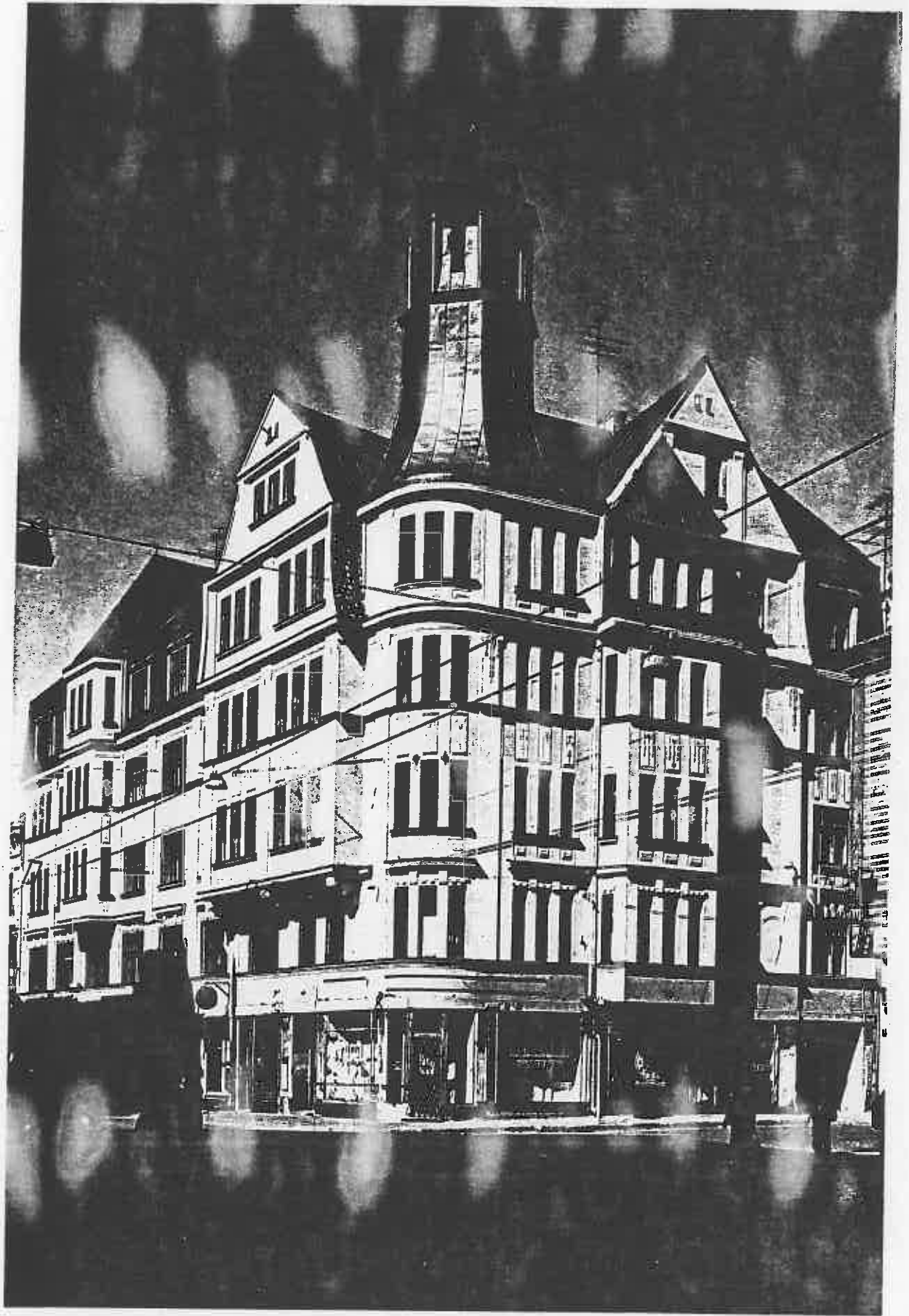
The dwelling house, 1788, arch. K.Haberland, the Civic Classicism.



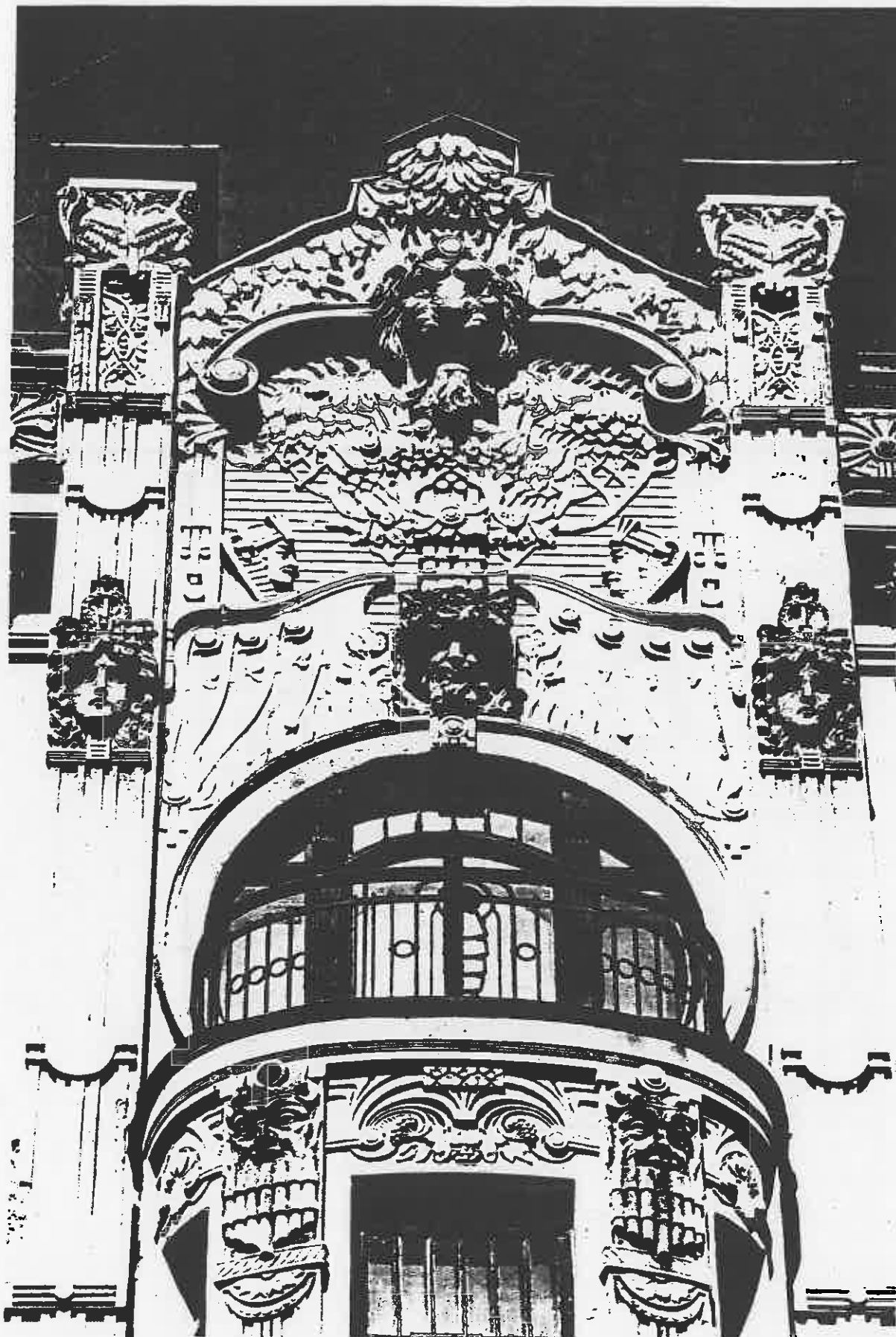
The historical dwelling building characteristic to Riga and provincial towns.



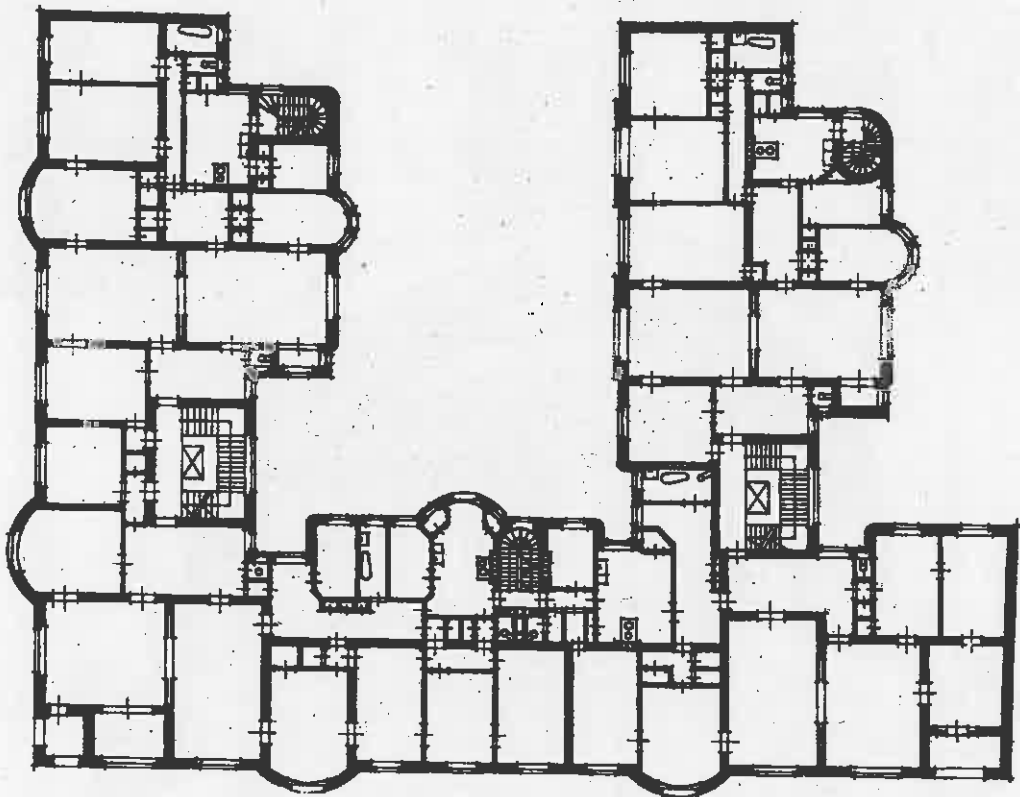
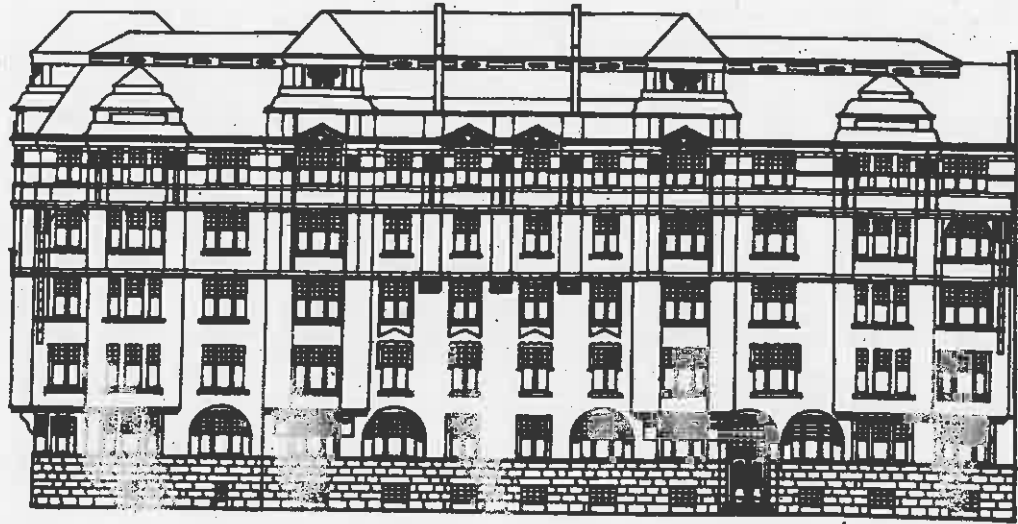
The 19th century apartment blocks on the boulevard circle around Old Riga, arch. J.F.Baumanis.
Typical eclecticism time dwelling houses.



Apartment block, 1910, arch. J. Alksnis.

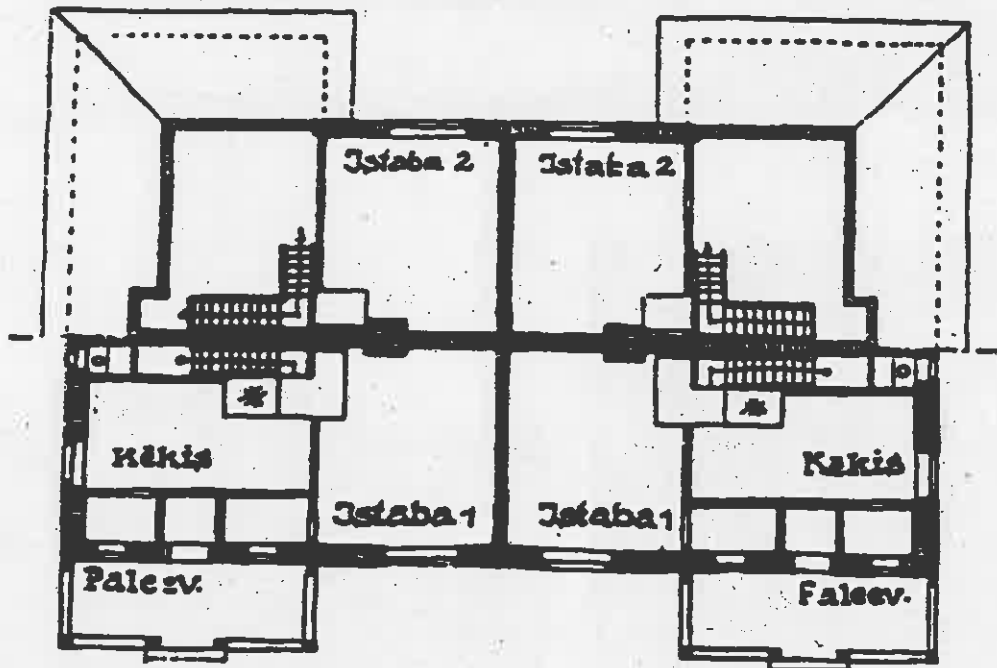
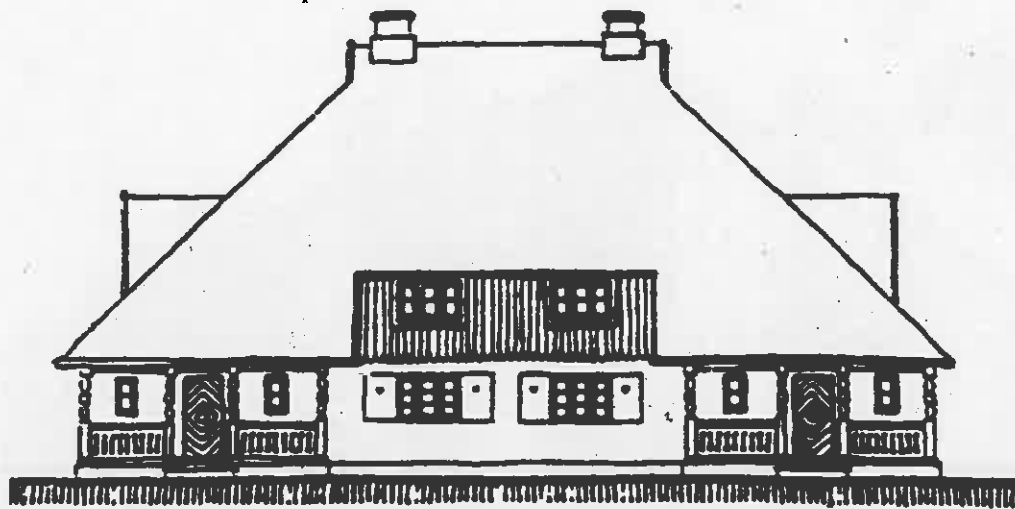


Apartment block (1903, civil engineer M.Eisenstein) represents the lavishly decorated trend of Art Nouveau, which determines Riga's cityscape in the beginning of 20th century.



The front elevation and planning of an apartment house in Riga from the beginning of the 20th century, 1906, arch. K.Vasaserna and G.Lindberg (Finland).

* From "Art Nouveau in Riga's architecture" by J.Krastiņš.



The dwelling house for two families in the country, 1920, arch. P.Kundziņš. Folk architecture influence.
 * From "Latvijas Republikas būvmāksla" by J.Krastiņš.



The block of dwelling houses in Riga, 1927, arch. P.Dreijmanis.



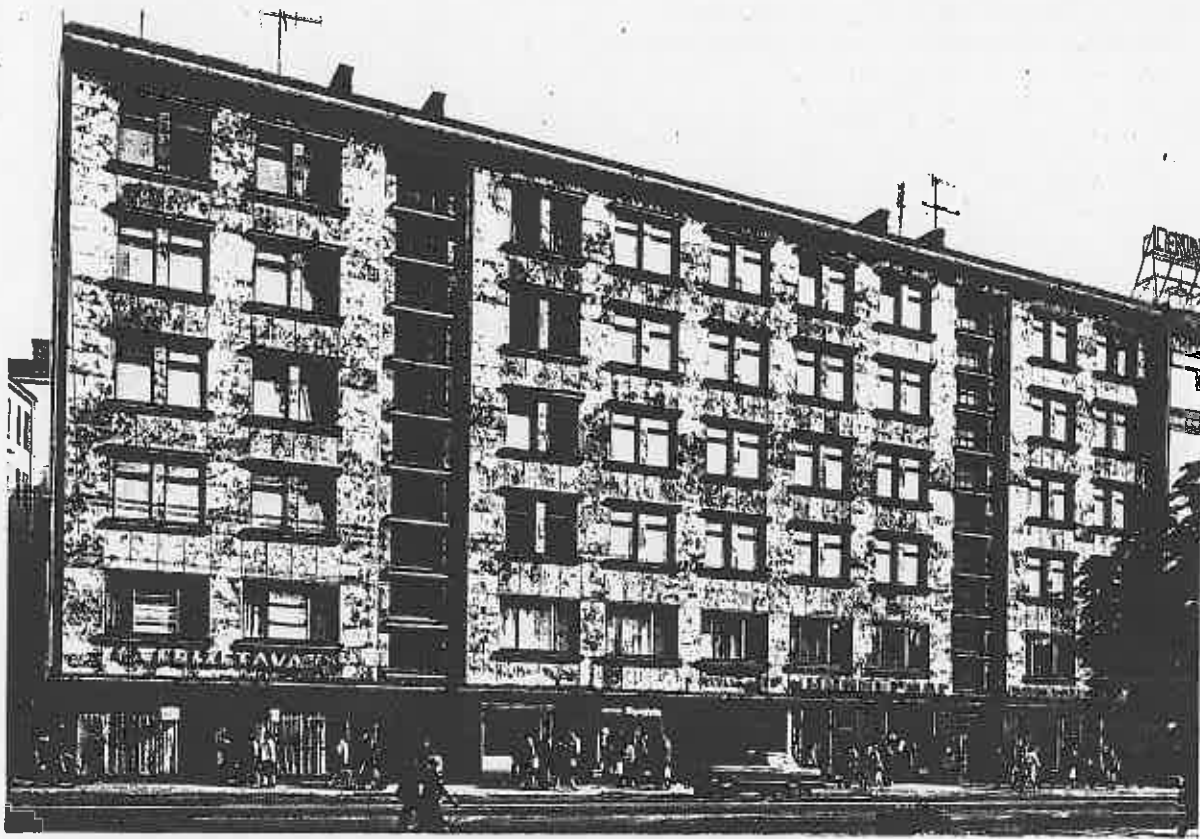
The private house in Riga.
1936, engineer K.Jansons, the National style.



The dwelling house with several apartments,
1934, arch. H.Rozenbergs.



The block of dwelling houses in Riga. 1931, arch. O. Tīlmanis, the Rationalism.



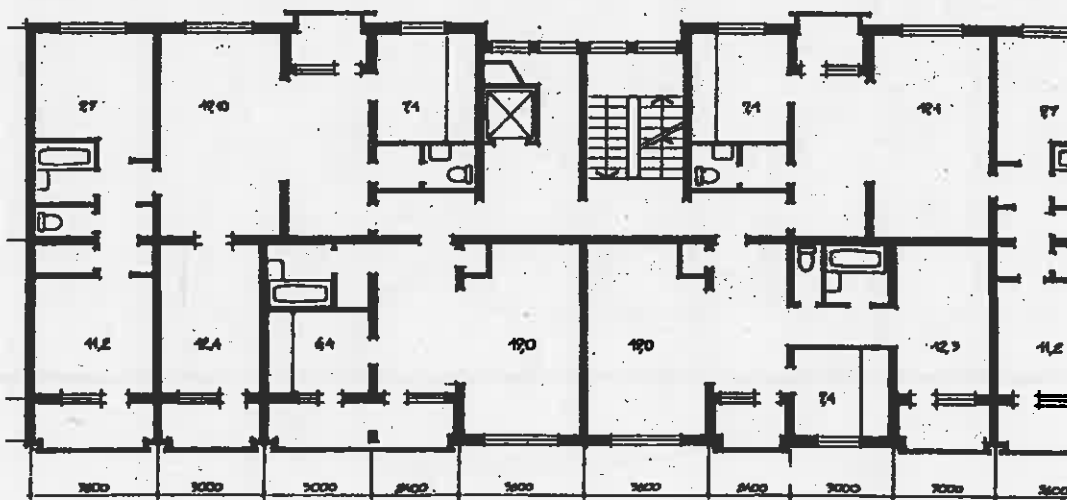
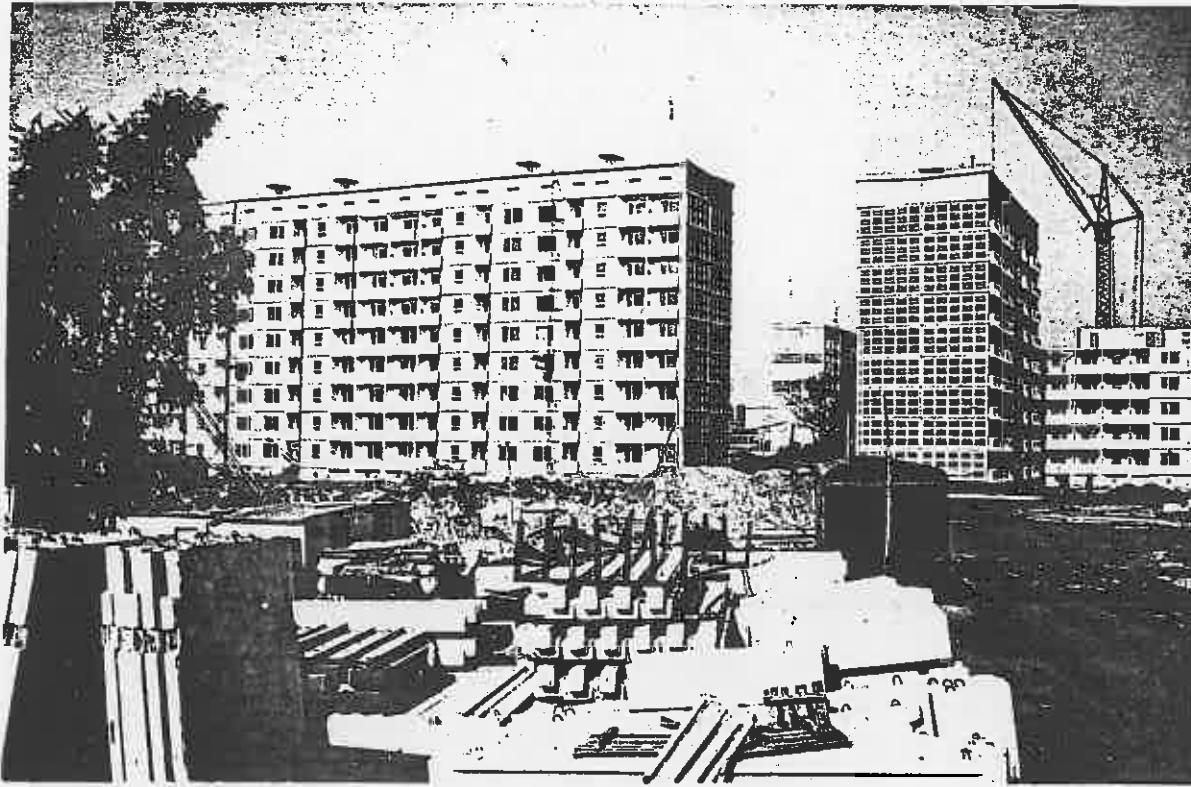
The dwelling house in Riga, 1938, arch. A. Klinklāvs, the Rationalism.



The dwelling house. 1958, arch. P.Fogelis, M.Brodsky.
The Retrospective style from the so called Stalinism period.



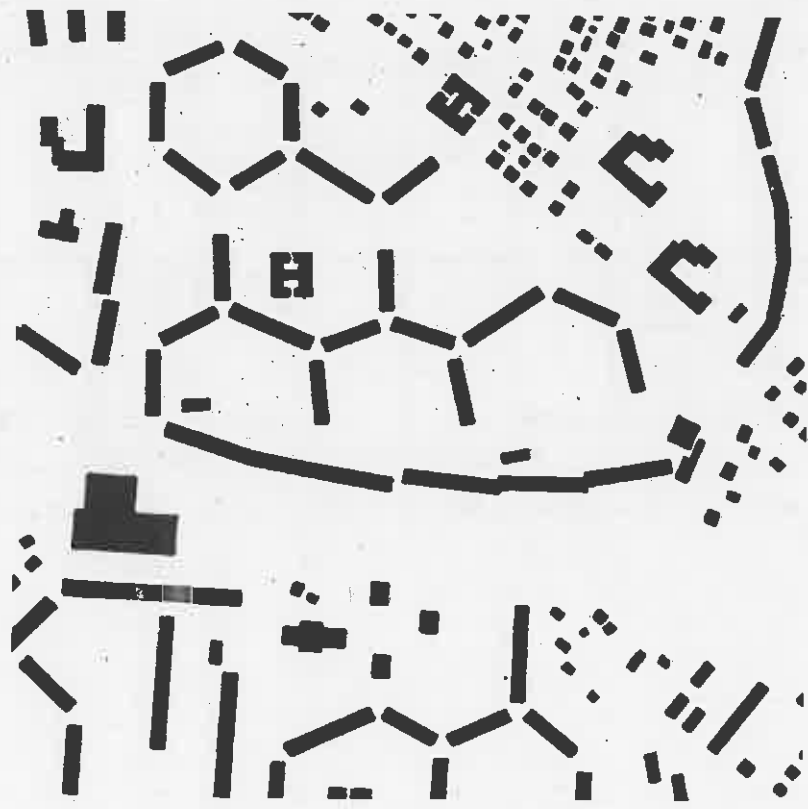
The dwelling house from Soviet period. 1978, arch. O.Krauklis, A.Ishkhanova.



The dwelling houses of the 119th type were widely constructed in 1980's.



Typical skyline of a residential area from the Soviet period.



The fragment of the plan of residential area, the 1960's: 5-storeyed buildings form hexagonal yards.



The dwelling houses from 1983, arch. A.Upaciere, L.Plakane.



The private house designed taking into consideration the economy of energetic resources. 1996, arch. J. Bērziņš



The private house in the country designed in regional traditions. 1992, arch. A. Heinrichsons, J. Dripe.

D. INTERNATIONAL COOPERATION AND ASSISTANCE

1. Priorities

Concerning international cooperation of human settlement development priority issues seem to be the following:

(a) consultations and expertise to establish effective legislation controlling the use of land; estimating land and other real property; regulating real estate market, planning of human settlements and areas as well as building activities;

(b) cooperation in training experts of diverse professional range and fields of activity, such as city management, housing sector, planning, building, statistics as well as their requalifying alongside with the drawing up of a study curricula in the above mentioned fields;

(c) cooperation in research and information exchange within the field of spatial development; regional planning; management of human settlements; infrastructure development, housing economics together with its quality and sociology; material study; construction; housing amenities, heat supply and energetics; interaction between urban and natural environments and their respective claims;

(d) to provide for relevant statistical evidence and monitoring concerning human settlement development in conformity with standards of the European Union;

(e) to elaborate and put into practice projects either to improve or to reconstruct individual infrastructure systems, the project of solid waste utilization in Riga and its agglomeration being considered as a priority;

(f) to work out and effect reconstruction projects of some buildings, infrastructure objects and networks to reveal potential ways to increase the heat insulation of edifices built within 1960-1990; to increase thermal energy production effectivity; to minimize losses of transfer and to provide for appropriate register of thermal energy consumed.

Latvia may render assistance to other countries, for instance to Pleskava Region (Russia)

and Vitebsk Region (Byelorussia) cooperating in the implementation of programmes linked with housing construction or that of other types of buildings.

2. Capacity building

Cooperation programmes considered within the above priorities should take two major directions:

(a) direct bilateral contacts between the interested institutions concerned, e. g. ministry/ministry, municipality/municipality, higher school/higher school, scientific research institute/scientific research institute etc.;

(b) contacts established through a newly founded coordination centre which could be responsible for organizing training courses with the participation of guest-lecturers and providing for study materials; for revealing projects which need joint effort or assistance and institutions willing and ready to give it; for organizing the first meeting or other type of contact between the potentially interested parties to start a joint venture; for summarizing information concerning the implementation of the National Plan of Action and sharing the best experience; for maintaining constant intercourse with UNCHS systematically familiarizing the public of Latvia with evidence supplied by the above institution; for the elaboration of instructive study materials; for effecting popularization and propagation as such.

APPENDIX

A. Key Indicators recommended by the joint programme of UNCHS and World Bank

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A. KEY INDICATORS RECOMENDED BY THE JOINT PROGRAMME OF UNCHS AND WORLD BANK

TABLE 1		<i>Background data</i>		
Indicators				
A. LAND USE				
Land use (sq.km)				
Riga				
Metropolitan area	4131			
Urban agglomeration	—			
City proper	307			
Latvia	64616			
B. POPULATION				
Population by sex	1979	1989	1995	
Riga city				
male	377.837	416.963	381.054	
female	450.648	493.492	458.616	
Latvia				
male	1.151.463	1.238.806	1172045	
female	1.351.353	1.427.761	1357498	
Population growth rate (%)	1991	1995		
Riga	- 0.7	- 1.9		
Latvia	- 0.4	- 1.4		
C. HOUSEHOLDS				
Woman headed households	1989			
Riga	109.864			
Latvia	313.251			
Average household size	1989			
Riga	2.38			
Latvia	2.39			
Total households	1989			
Riga	383297			
Latvia	1114873			

Household formation rate (%)		
Riga (annual average)		
1979-1989	0.82	
1989-1994	- 1.30	
Latvia (annual average)		
1979-1989	0.46	
1989-1994	- 0.82	
Household income distribution by quintiles per month (USD)		1994
Latvia		
1	33.89	
2	53.27	
3	69.91	
4	92.96	
5	153.36	
D. ECONOMIC		
Gross domestic product per capita (USD) – real prices	1994	1437
	1995	1780
E. HOUSING		
Tenure type 000'	1994	
Owner-occupied		
Riga	16	
Latvia	39	
Housing for sale		
Riga	—	
Latvia	—	
Private rental housing		
Riga	11	
Latvia	5	
Public housing		
Riga	73	
Latvia	56	
Subtenancy	—	
Rent free housing	—	
Illegal housing	—	
Other	—	

TABLE 2 *Urban Indicators of Riga*

Indicators	
SOCIAL DEVELOPMENT	1994
Households below poverty line (%)	49
Poverty line (USD)	70.11
Informal employment	—
Hospital beds (pers/bed)	78.1
Child mortality under 5 (%)	0.278
School classrooms (children/classroom)	
Primary school	24.5
Secondary school	22.8
Crime rates (per 1000 population)	
Murder	0.325
Theft	14.67
INFRASTRUCTURE	1994
Household connection level (%)	
Water	98.8
Sewetage	97.1
Electricity	100
Telephone	22.5
Access to potable water (%)	100
Water consumption (l)	270
Median price of water per litre (USD)	0.0145
TRANSPORT	1994
Modal split (%)	
Private car	35
Train or tram	22
Bus, minibus, trolley-bus	35
Motorcycle	0
Bicycle	0

Walking	8
Other	0
Travel time (min)	27
Expenditure on road infrastructure (USD)	10.98
Automobile ownership (per 1000 persons)	104.3
ENVIRONMENTAL MANAGEMENT	1994
Percentage of wastewater treated (%)	96.2
Solid waste generated (m3/person)	0.75
Disposal methods for solid waste (%)	
Sanitary landfill	0
Incinerated	0
Open dump	99.5
Recycled	0.5
Other	0
Regular solid waste collecting (%)	85
Housing destroyed	—
LOCAL GOVERNMENT	
Major sources of income average for 1993-1995, (USD)	
Local government income (per capita)	
a) Taxes	68.5
b) User charges	0.8
c) Other ownsource income	0
d) Transfer from higher levels of Government	22.5
e) Borrowings	0
f) Other income	8.2
Capital expenditure, per capita, average for 1993-1995 (USD)	6.9
Debt service charge (%)	0
Local government employers (per 1000 population, 1995)	1.47
Wages in the budget (% , 1995)	2.2
Contracted recurrent expenditure ratio (1994)	0

TABLE 3 *Housing Indicators of Latvia*

Indicators	
AFFORDABLE AND ADEQUATE HOUSING	1994
House price to income ratio	10
Median house price (USD)	20 000
Median annual household income (USD)	2 020
House rent to income ratio	
Median annual controlled rent (USD)	441
Median annual renter household income (USD)	2 020
Floor space per person (sq.m)	19.4
Permanent structures	—
Housing in compliance	—
HOUSING PROVISION	1994
Land development multiplier	—
Infrastructure expenditure (USD)	63
Mortgage to credit ratio	—
Housing production units (per 1000 population)	0.1
Housing investment national (%)	1.6

TABLE 5**Daily Commuting in Riga Agglomeration (1991)**

	Number of commuters				Balance
	to Riga		out of Riga		
	total	%	total	%	
Jelgava	1962	4.1	612	3.0	1350
Jurmala	5727	11.9	4957	24.0	770
Towns of the district of Riga	5315	11.0	1548	7.5	3767
Including:					
Sigulda	825	1.7	212	1.0	613
Olaine	2375	4.9	752	3.6	1623
Saulkrasti	636	1.3	403	1.9	233
Vangazi	594	1.2	38	0.2	556
Balozī	662	1.4	30	0.1	632
Baldone	223	0.5	113	0.5	110
Rural areas of districts:					
Riga	15132	31.4	8685	42.0	6447
Ogre	4494	9.3	1005	4.9	3489
Tukums	720	1.5	467	2.3	253
Jelgava	491	1.0	195	0.9	296
Bauska	303	0.6	740	3.6	- 437
Cēsis	441	0.9	143	0.7	298
Aizkraukle	447	0.9	81	0.4	366
Jekabpils	582	1.2	16	0.1	566
Total	48137	100.0	20679	100.0	27458

Source:

Data presented by the Department of Geography of Latvian State University under supervision of Dr.A.Bauls.

B. COMPLEMENTARY TABLES

Ethnicity		1935		1939		1992		1993		1994	
		Number	%	Number	%	Number	%	Number	%	Number	%
Latvians		1467035	77.0	1387757	52.0	1396057	52.5	1395510	53.5	1391469	54.2
Russians		168266	8.8	905515	34.0	902271	34.0	872406	33.5	849245	33.1
Belorussians		26803	1.4	119702	4.5	117180	4.4	109787	4.2	105131	4.1
Ukrainians		1844	0.1	92101	3.5	89322	3.4	82065	3.2	78169	3.1
Poles		48637	2.5	60416	2.3	59678	2.2	58373	2.2	57209	2.2
Lithuanians		22843	1.2	34630	1.3	34144	1.3	33601	1.3	33162	1.3
Jews		93370	4.9	22897	0.9	16319	0.6	14791	0.6	13325	0.5
Other		77138	4.1	43549	1.5	41987	1.6	39637	1.5	38144	1.5

Sources: Demographic Yearbook of Latvia 1995. – Riga, 1995, 152.

TABLE 6 *Evolution of Settlement Pattern*

Settlement groups by number of inhabitants	Number of settlements			Total amount of settlements, %		
	1959	1989	1994	1959	1989	1994
Rural settlements						
up to 5	79551	47550	—	67.2	73.9	—
6 – 10	24048	9132	—	20.3	14.2	—
11 – 25	9626	4517	—	8.3	7.0	—
25 – 50	2911	1514	—	2.4	2.4	—
51 – 100	1726	626	—	1.4	1.0	—
101 – 200	467	322	—	0.3	0.5	—
201 – 500	95	447	—	0.08	0.7	—
501 – 1000	20	157	—	0.02	0.2	—
more than 1000	1	64	—	0.0	0.1	—
Total	118445	64329	—	100.0	100.0	—
Urban settlements						
less than 3000	48	39	27	55.2	41.9	35.5
3000 – 5000	15	22	15	17.2	23.7	19.7
5000 – 10000	14	6	7	16.1	6.5	9.2
10000 – 20000	4	14	15	4.6	15.1	19.7
20000 – 50000	3	6	7	3.4	6.4	9.2
50000 – 100000	2	3	2	2.3	3.2	2.7
100000 – 500000	0	2	2	0	2.1	2.7
500000 and over	1	1	1	1.2	1.1	1.3
Total	87	93	76	100.0	100.0	100.0
Sum total	118529	64416				

Sources: Statistical Yearbook of Latvia 1994. – Riga, 1995, 49.; Population Census results in Latvia (1989); Statistical data collection. – Riga, 1992, p-s 53-57.

TABLE 7 *Riga Agglomeration in 1994*

Indicators		Zones of agglomeration ¹		
		Core area	Existing agglomeration area ²	Areas of possible development
Territory	ths. sq.km	0.6	4.9	5.2
Number of urban settlements	settlement	4	16	16
Population number	ths. inhab.	983	1234	1246
of which urban population	ths. inhab.	939	1106	1106
Population of main city of total population	%	87.1	69.4	68.7
Density of urban population	inhab./sq. km	1499	223	211
Density of urban settlements	settlement / 1000 sq. km	6.7	3.3	3.1

¹ Zones look Fig 3.

² Boundaring of agglomeration area according to study by L. Filimonenko and A. Ausmane (1992)

Source: The population of Latvian towns, districts and civil parishes. A statistical bulletin Riga, 1995, 21 p-s.; Materials of Latvian Building Research Institute Planning Department.

TABLE 8 *Local Municipalities by Population Number (1994)*

Groups by inhabitants	Number of municipalities			Population, ths.		
	Total	Urban	Rural	Total	Urban	Rural ¹
1 – 499	11	—	11	4.7	—	4.7
500 – 999	151	—	152	118.7	—	118.7
1000 – 1999	239	7	232	330.2	9.3	320.9
2000 – 4999	121	33	88	352.1	90.7	261.4
5000 – 9999	18	9	9	129.6	60.9	68.7
10000 – 19999	15	14	1	177.1	165.3	11.8
20000 – 49999	8	8	—	238.1	235.8	2.3
50000 and more	5	5	—	1 213.8	1213.8	—

¹ Of which 24.3 ths. inhabitants live in rural areas subordinate to urban municipalities.

Source: The population of Latvian Towns, Districts and Civil Parishes.

A statistical bulletin. - Riga, 1995, 21.

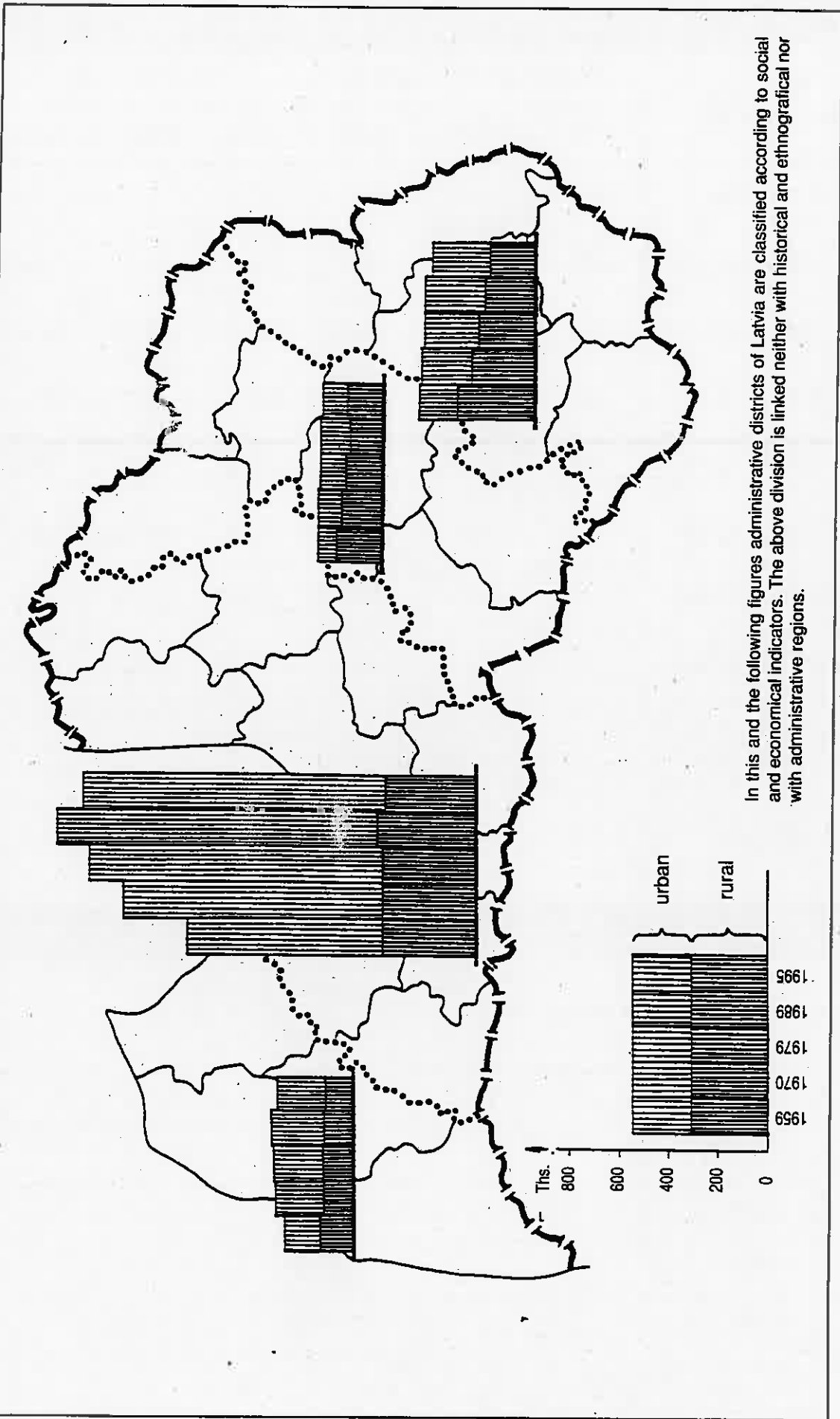
TABLE 9 *Urban Housing Coverage*

	Floor space, m ² per capita
1939	17.8
1960	12.2
1970	13.8
1980	15.7
1989	17.6
1994	19.5

Source: Statistical Yearbook of Latvia '86. - Riga, 1987, 232.

Statistical Yearbook of Latvia 1995. - Riga, 1995, 125.

Figure 1 Population figure changes in urban and rural settlements, 1959-1995, ths. persons



In this and the following figures administrative districts of Latvia are classified according to social and economical indicators. The above division is linked neither with historical and ethnographical nor with administrative regions.

Figure 2 Population distribution and age structure, 1995 (%)

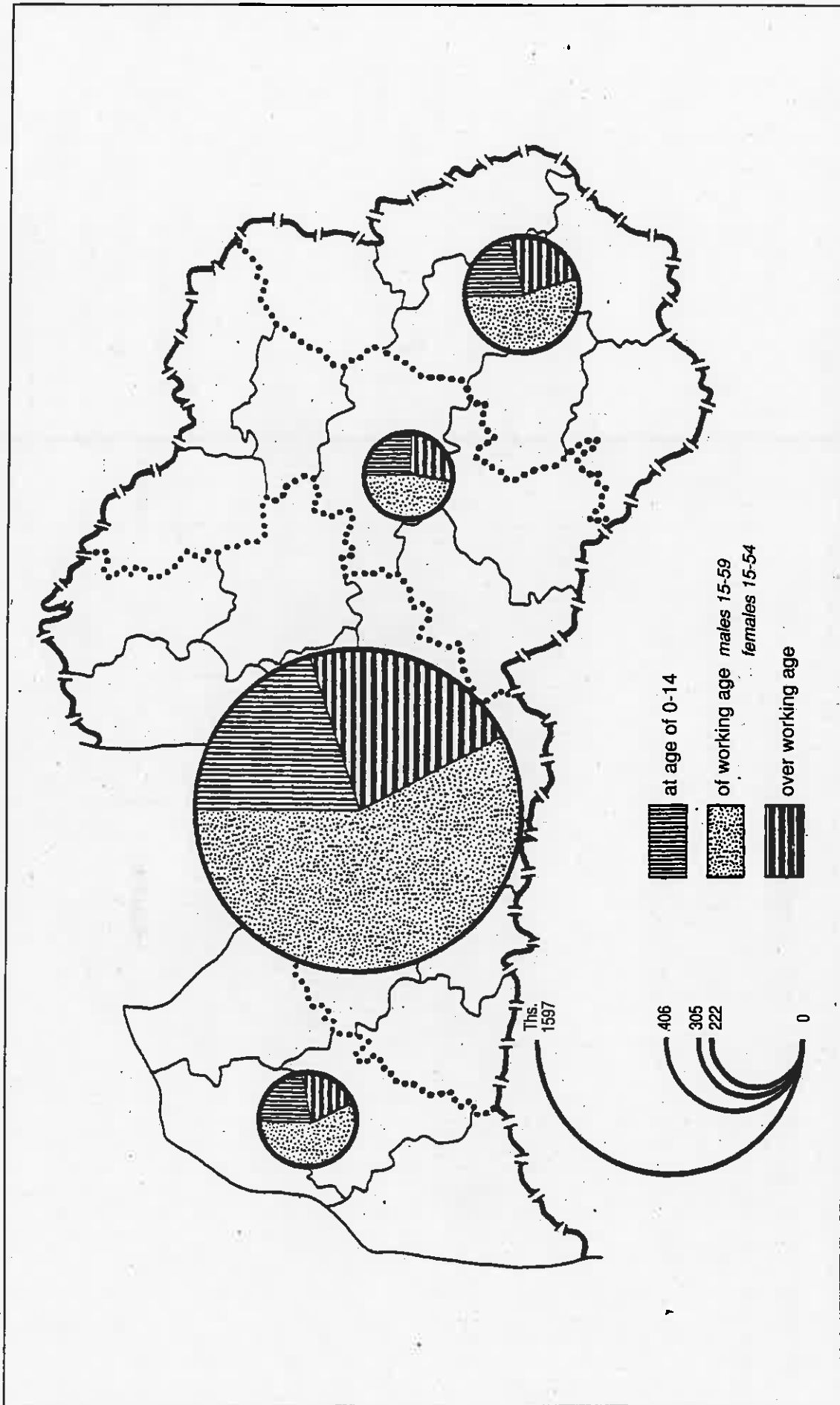


Figure 3 Riga agglomeration area

Riga agglomeration boundaries have been suggested by Planning Department of Latvian People's Republic, available by the Department of Urban Planning, UNEP.

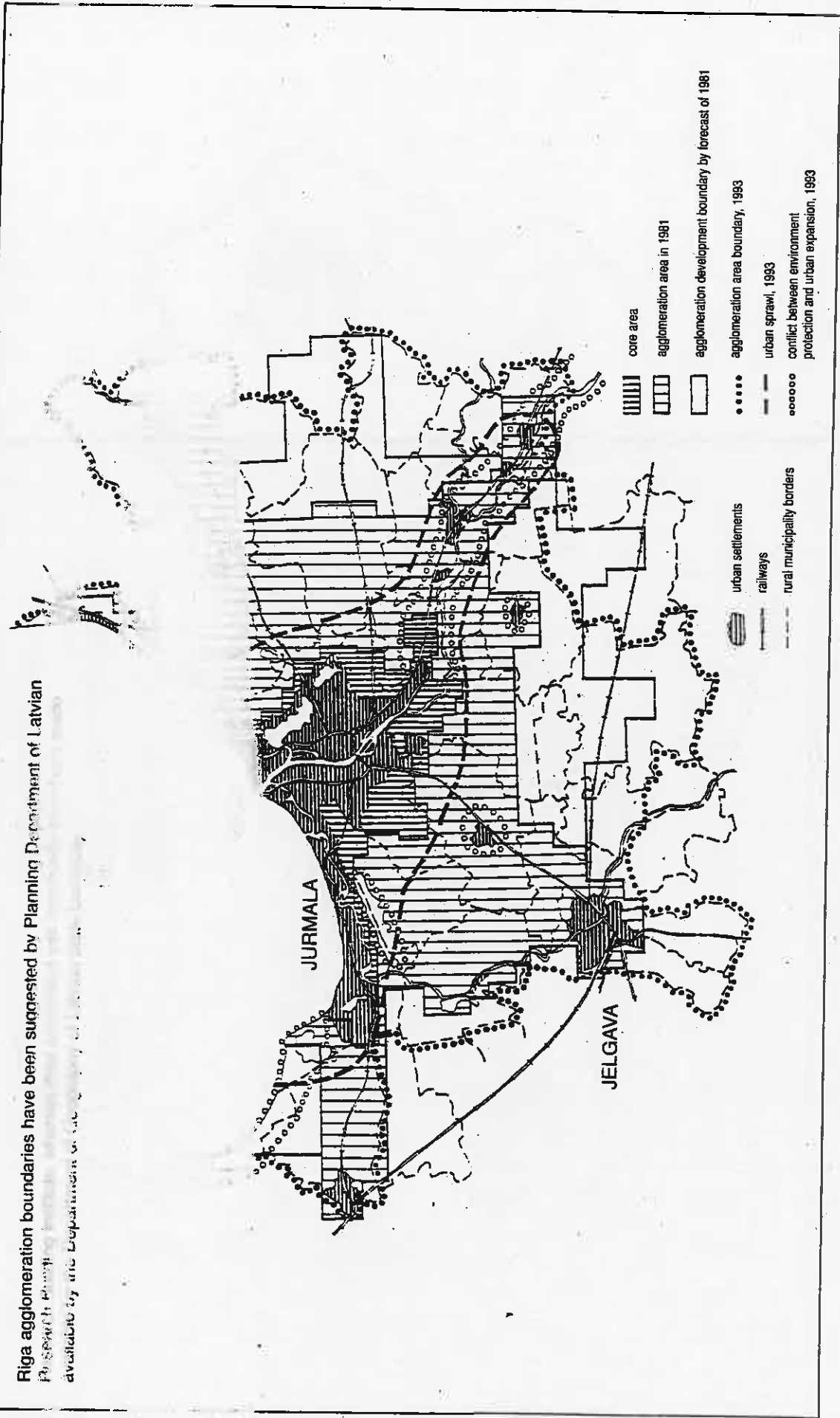


Figure 4 Commuting in Riga agglomeration in early 1990s

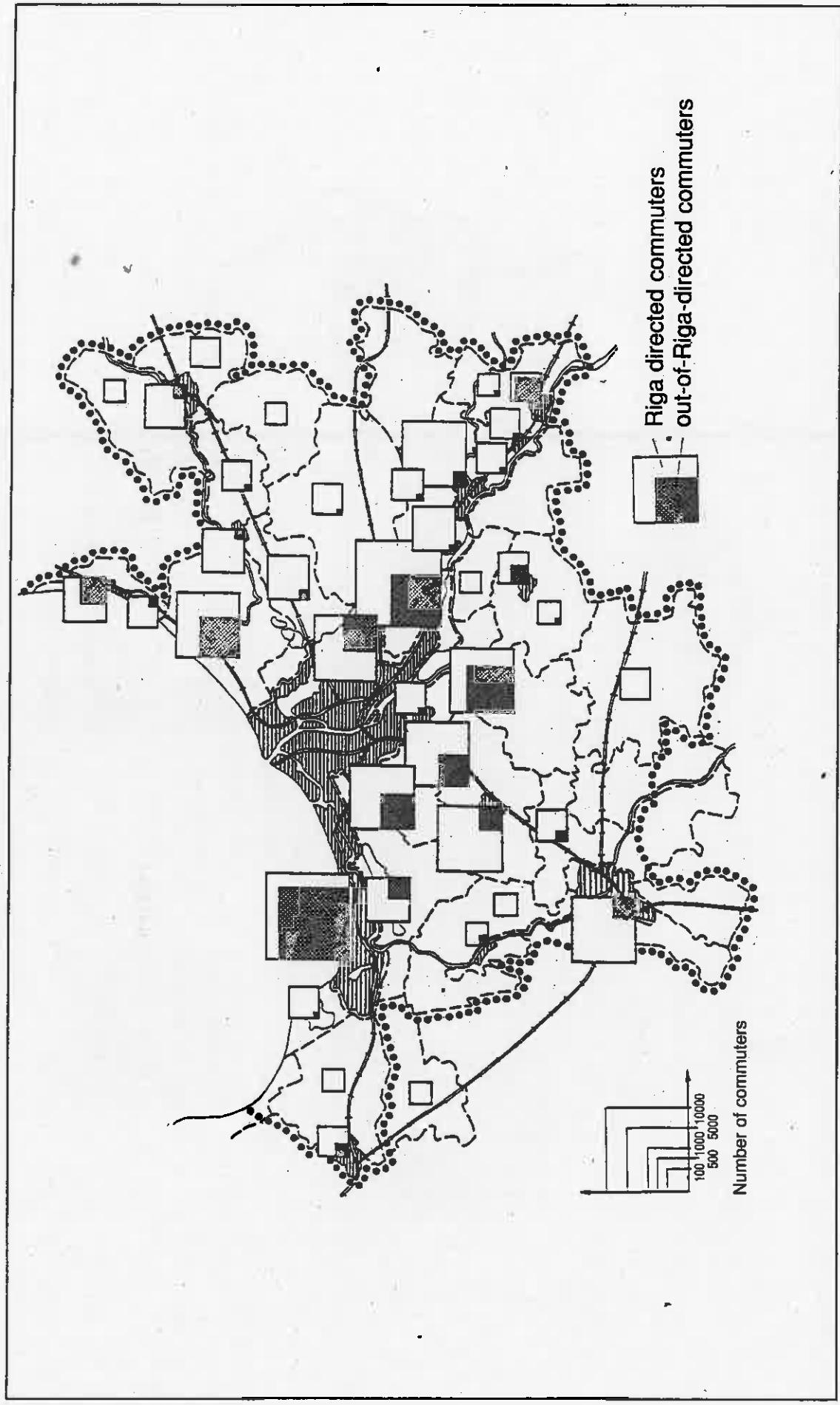


Figure 5 Settlements by number and size, 1989. Rural settlements

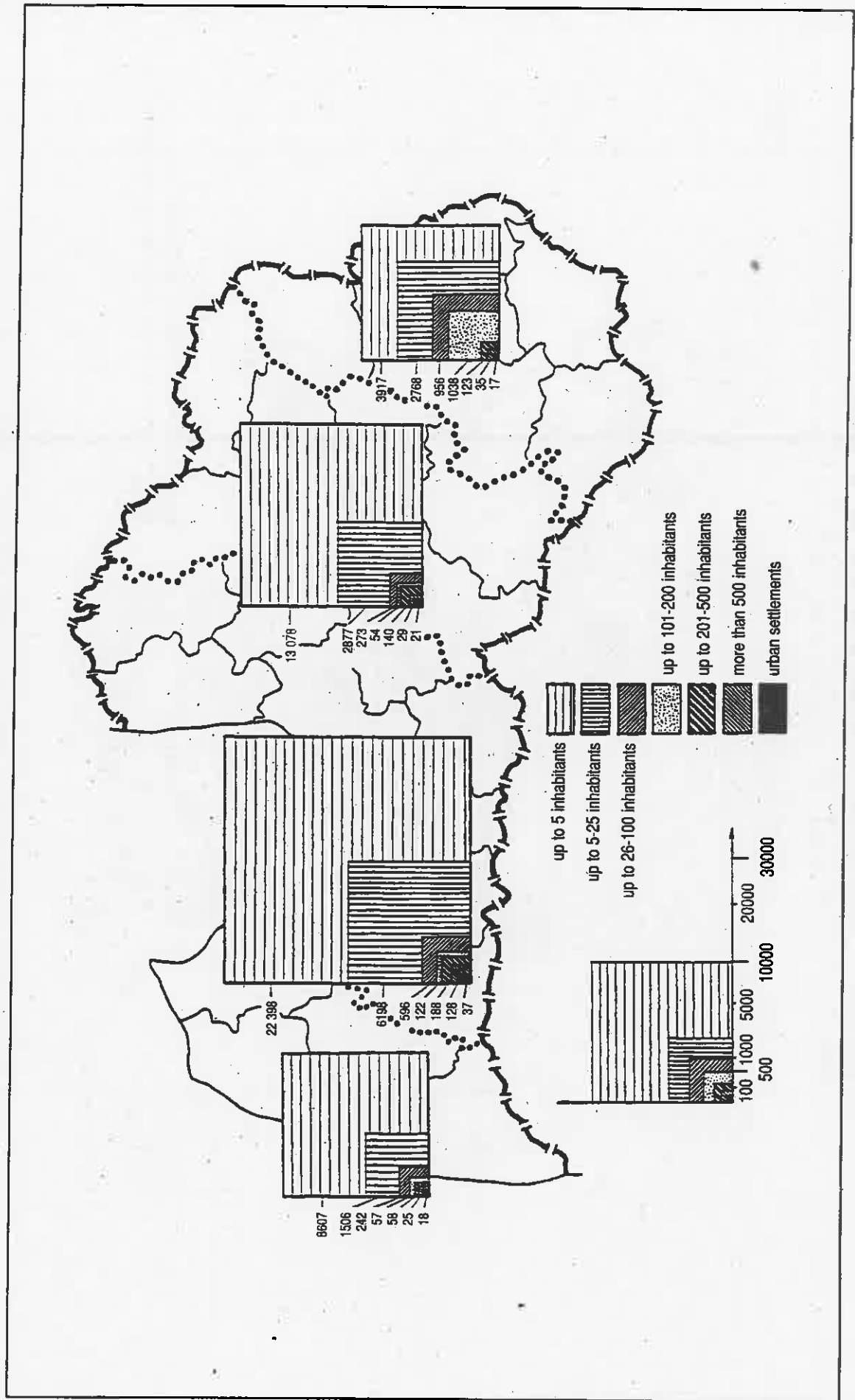
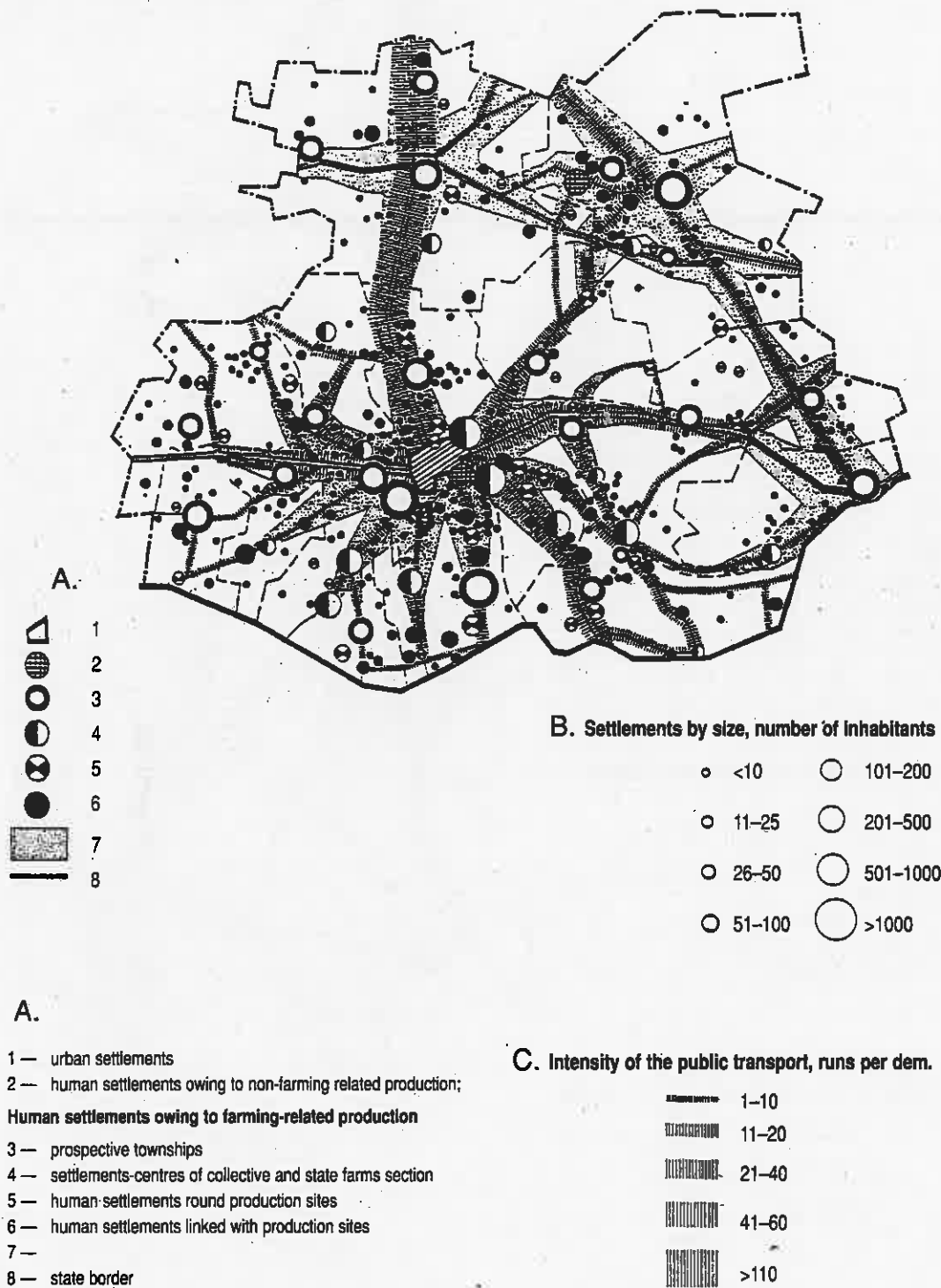


Figure 6 The main settlement network in Bauska district, 1980s

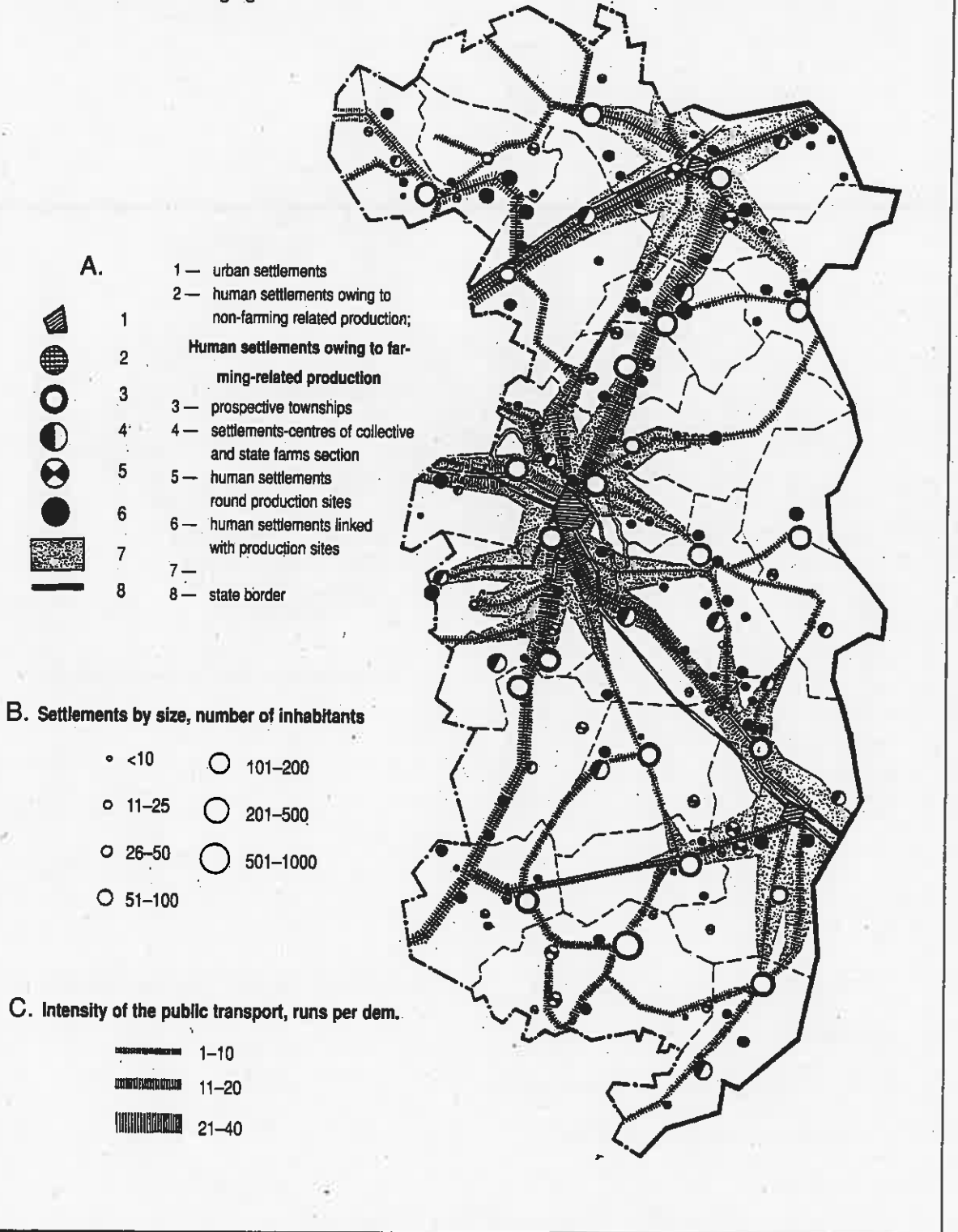
Examples have been selected to exemplify human settlement density in the Central part of Latvia and periphery. Bauska district finds itself to the south of Riga bordering on the agglomeration of Riga and Lithuania, while that of Ludza is located in the eastern part of Latvia bordering on Russia. As to human settlements we have considered exclusively those related to production sites, although approximately 3000 and 935 smaller and less significant human settlements apart from the above can be counted in Bauska and Ludza districts respectively. Amongst them the number of farm with more than 10 residents amounts to nearly 80% in Bauska district whereas the relevant percentage in Ludza district is about 70%, the number of residents ranging within 1 – 5.



Sources – studies carried out by Planning Department of Latvian Research Building institute

Figure 7 The main settlement network in Ludza district, 1980s

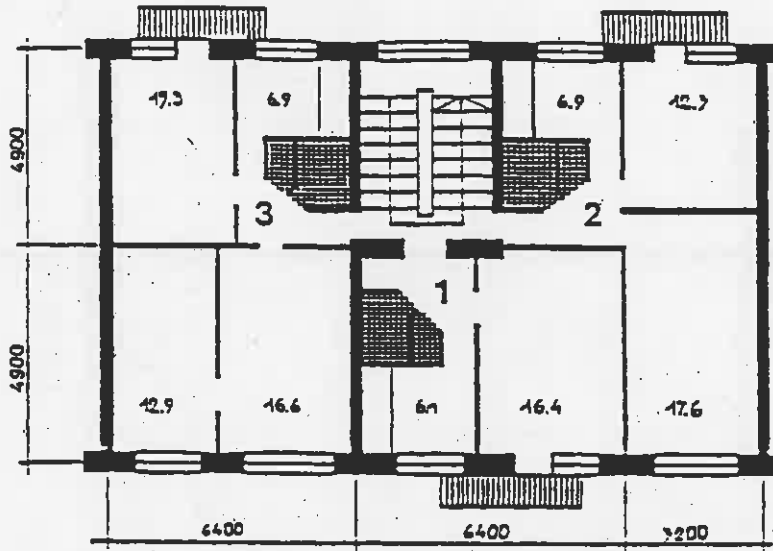
Examples have been selected to exemplify human settlement density in the Central part of Latvia and periphery. Bauska district finds itself to the south of Riga bordering on the agglomeration of Riga and Lithuania, while that of Ludza is located in the eastern part of Latvia bordering on Russia. As to human settlements we have considered exclusively those related to production sites, although approximately 3000 and 935 smaller and less significant human settlements apart from the above can be counted in Bauska and Ludza districts respectively. Amongst them the number of farm with more than 10 residents amounts to nearly 80% in Bauska district whereas the relevant percentage in Ludza district is about 70%, the number of residents ranging within 1 – 5.



Sources – studies carried out by Planning Department of Latvian Research Building institute

Figure 8 Prefabricated type dwelling house lay-out samples

Series 467 houses prove to be the first prefabricated dwelling houses, 1960s witnessing their mass introduction in building industry. Series 467 houses have 1-, 2-, and 3-room apartments with the following floor-space: 1-room apartment - 28.5 sq. m, 2-room apartment - 39-42 sq. m, 3-room apartment - 59 sq. m.



Series 119 houses are the latest sample of prefabricated ferroconcrete dwelling houses in Latvia. Series 119 houses first appeared in 1980s, the floor-space of apartments being remarkably larger: 1-room apartment - 33-40 sq. m, 2-room apartment - 49-55 sq. m, 3-room apartment - 84 sq. m.

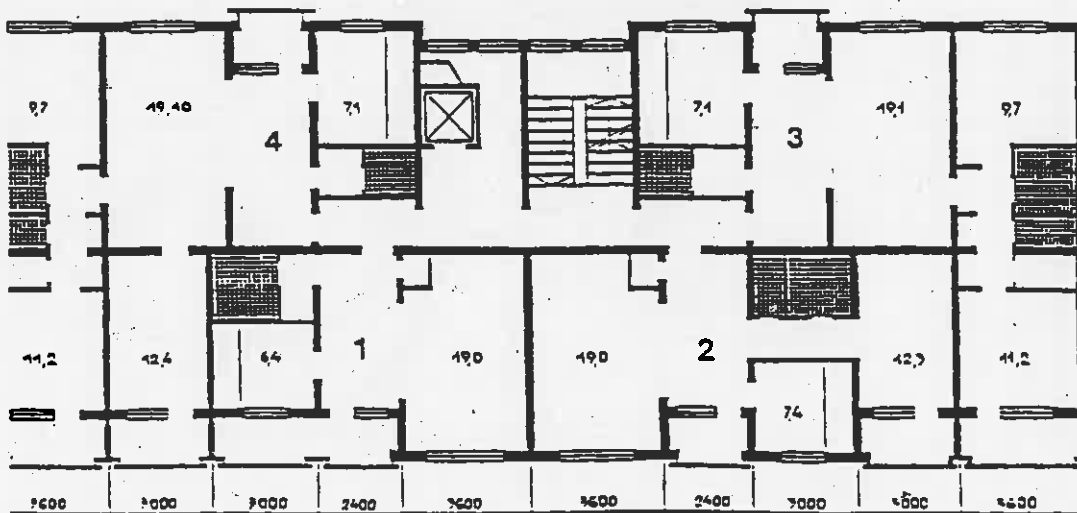


Figure 9 Dwelling in urban and rural settlements, 1994, floor space sq. m

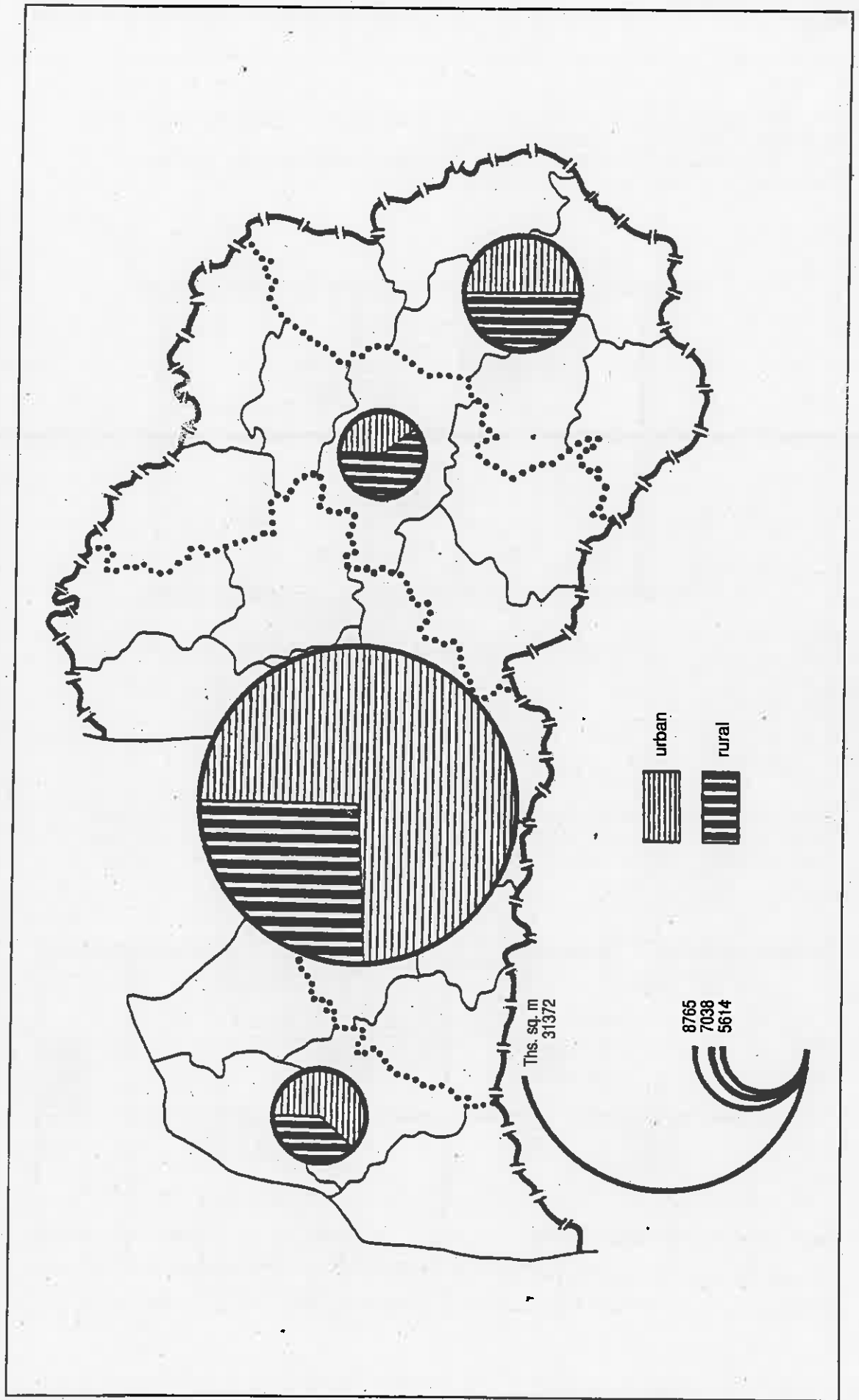
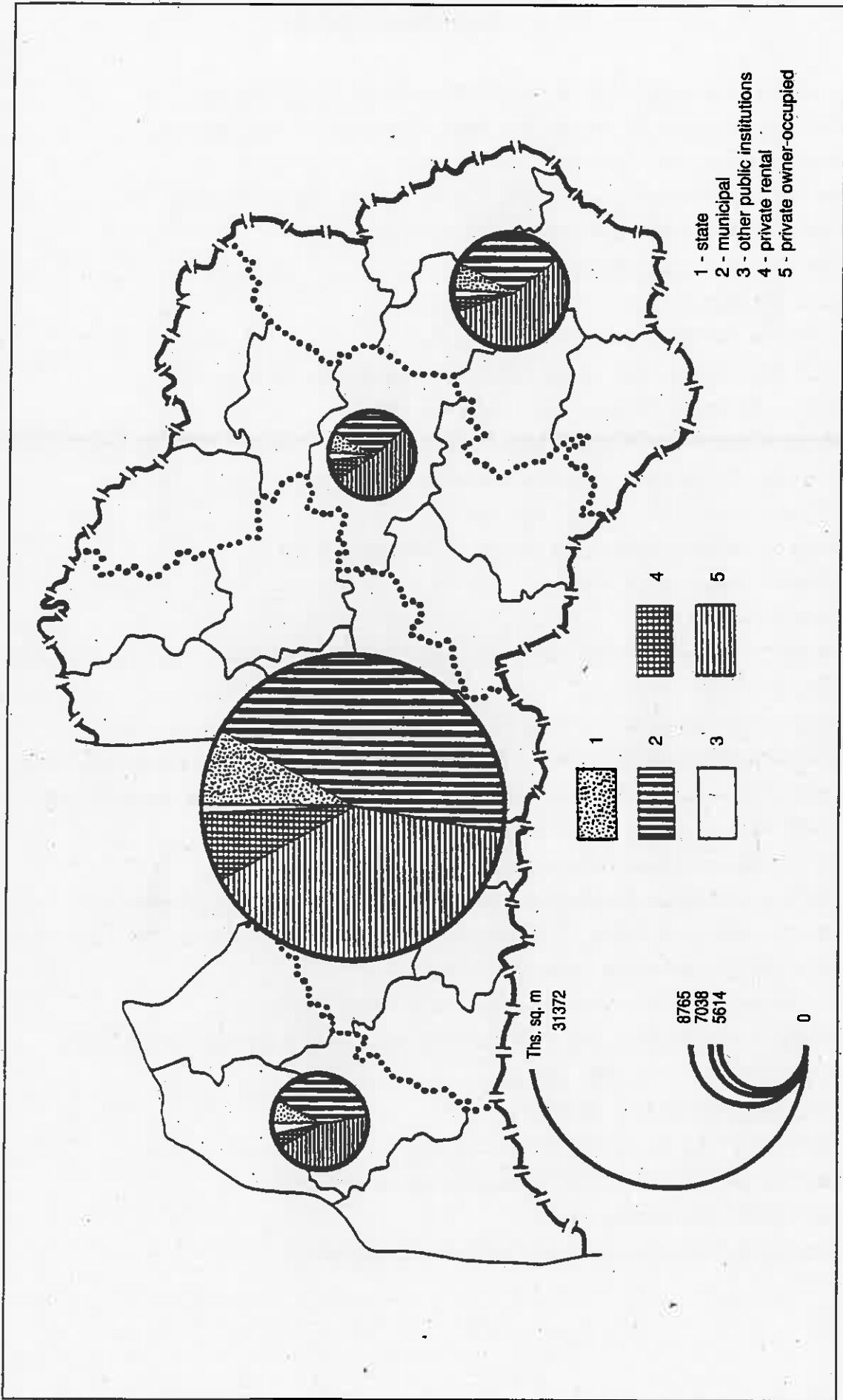


Figure 10 Housing tenure structure and distribution, 1994, % of total floor space



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