REPUBLIC OF LITHUANIA

MINISTRY OF CONSTRUCTION AND URBAN DEVELOPMENT

HOUSING AND ITS ENVIRONMENT IN LITHUANIA

TODAY, TOMORROW AND AFTER TOMORROW

The Lithuanian National Report for the United Nations Conference on Human Settlements HABITAT II

Istanbul, June 3-14, 1996

VILNIUS
1996

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PREFACE

The Lithuanian National Report, entitled to the Conference of United Nations on Human Settlements HABITAT II, which will take place in Istanbul June 3-14, 1996, started to be prepared in the second part of 1995.

The Lithuanian Ministry of Construction and Urban Development, in conjunction with the Centre for Human Settlements of the United Nations in Nairobi, the European Commission of the United Nations in Geneva as well as with the Information Centre for Central and East Europe in Budapest, have prepared a system of Urban and Housing indicators as a methodology basis for the National Report and Plan of Actions.

Representatives of the Ministry participated in meetings in Budapest, Stockholm and Bratislava by the above-mentioned centres in 1995, as well as in the II Session of the Preparatory Committee in Nairobi, 1995, and the III Session of the Preparatory Committee in New York, 1996, with the help of wide co-operation and with sponsorship from Sweden, Norway and Finland.

At the end of 1995, with the approval of the Lithuanian Government the Lithuanian National Preparatory Committee was established. The Minister of Construction and Urban Development was appointed as Chairman of the National Committee. The Committee consists of representatives of the Seimas, concerned ministries, municipalities, science and educational institutions as well as Non-Governmental Organisations.

At the same time, a working group for the preparation of the National Report was established, where experts from the Ministry of Construction and Urban Development, the Municipal Economy and Services Department, and the Institute of Architecture and Construction were involved.

The National Report evaluates the general outline of economic, social and demographic development in Lithuania, the situation for the provision of citizens with dwellings, the practice of city and town development, and environmental protection. It outlines the most important tasks to be undertaken and possible actions in the short- and long-term prospects. The Report concludes with Plans of National Action for the period 1996-2000.

We hope that the Lithuanian National Report will be useful in formulating a Global Plan of Action as well as implementing the decisions of the Habitat II Conference on a national level.

Minister of Construction
and Urban Development — A.Baranauskienė

LITHUANIA TODAY

1. GENERAL FEATURES

1.1. Geography and population

Lithuanian territory covers an area of 65,300 square km, locatedwith the northernmost point at 56 27' and the southernmost at 55 54' N, the westernmost point at 20 56' and easternmost point at 26 51' E. The territory lies on the eastern coast of the Baltic Sea (the coastline extends for 99 km), and the frontier line borders the Russian enclave of Kaliningrad (303 km), Byelorussia (724 km), the Republic of Latvia (610 km), and Poland (110 km). The total frontier stretches 1,846 km.

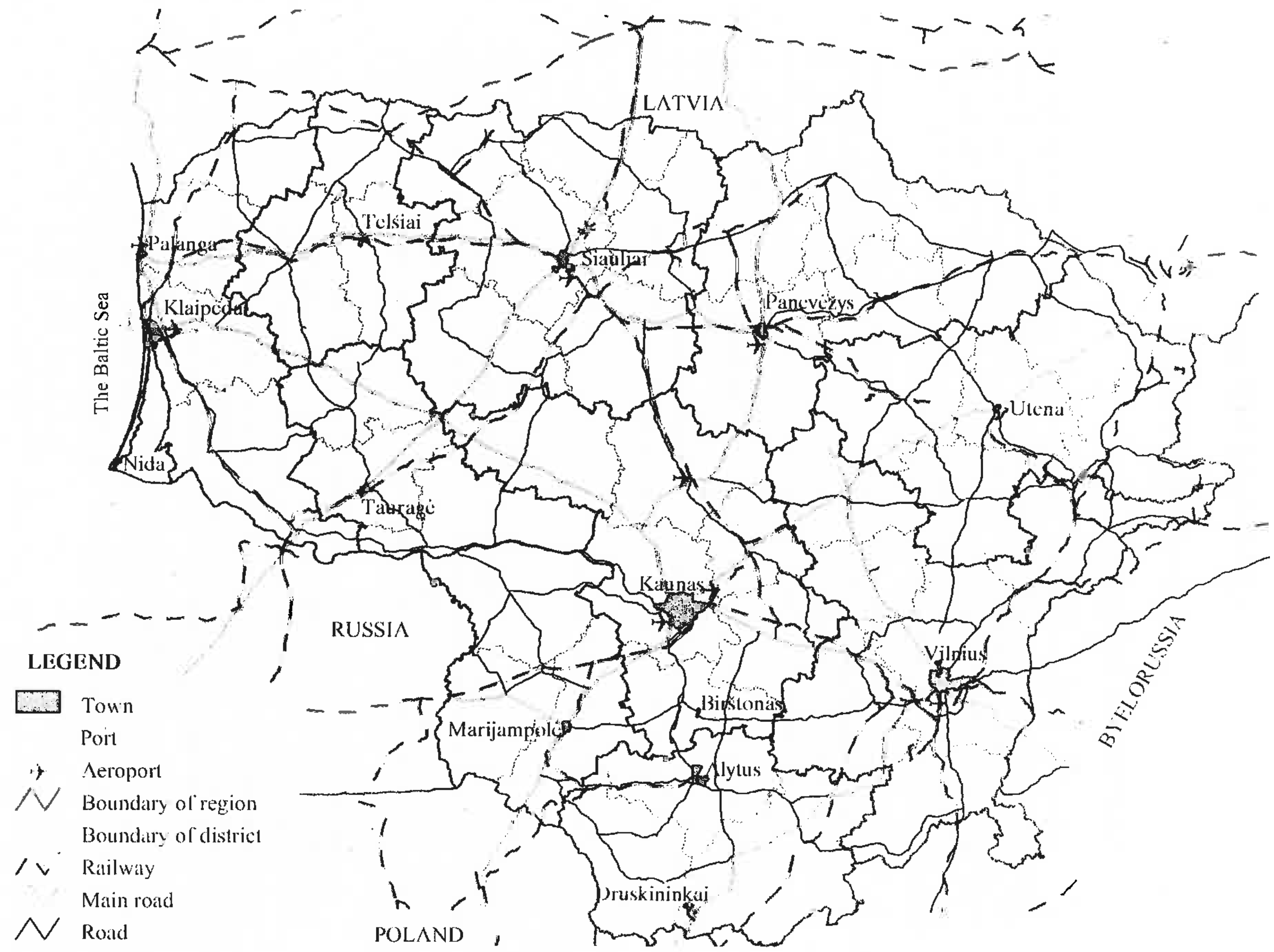
Lithuania's landform consists largely of a plain, where the highest points are less than 300 m above sea level and the most hills are less than 150 m., but the variety of landscape is typical. Lithuania has a dense network of rivers and streams. Occupying an area of 6,530,000 ha, there are 722 rivers more than 10 km. long and 21 of them are more than 100 km long. There are 0.6 km of riverbeds per one sq.km. The biggest river, the Nemunas, lies horizontally across the country and, together with other rivers from most parts of the country, flows into the Baltic Sea via the Courland lagoon. Lithuania contains one of Europe's largest number of lakes. There are more than 3,000 lakes, including 25 with an area of more than 1,000 ha, 26 of 500 - 999 ha, and 28 of- 300 - 499 ha.

Arable land and permanent cropland together account for 51 % and forests for 28 %.

Lithuania's climate is predominantly maritime in the west, tending to continental towards the east. The average temperature in the capital city, Vilnius, was 6.5 degrees C in 1994, while the temperature varies between 0.6 degrees C in January, the coldest month, and 20.6 degrees C in July, the warmest. The mean annual precipitation was 687 mm. in Vilnius in 1994, while the snow coverage was 31 cm. and the congelation of soil was 66 cm.

In 1994, the estimated population was 3,724,000, of which 68 % lived in urban areas and 32 % in rural areas. Before World War II, in 1939, the figures were 23 % and 77 % respectively. in 1994, the female population accounted for 52.8 % of the total. Non-Lithuanian citizens accounted for 18.7 %. The average density of the population was 57 per sq. km.;. 1.75 ha of the Lithuanian territory fell per capita. Roughly 1,000,000 Lithuanians live abroad, mainly in the USA, Canada and Australia.

There are 92 cities and 19 urban-type settlements in Lithuania. The biggest cities are Vilnius (population 578,700), Kaunas (population 419,000) and Klaipėda (population 203,400). The populations of Šiauliai and Panevėžys account for over 100,000 inhabitants.


LATVIA
Telšiai
Palanga
Šiauliai
Panevėžys
Klaipėda
The Baltic Sea
Utena
Nida
Tauragė
Kaunas
RUSSIA
Vilnius
Birštonas
Marijampolė
Alytus
BYELORUSSIA
Druskininkai
POLAND
LEGEND
Town
Port
Aeroport
Boundary of region
Boundary of district
Railway
Main road
Road

Vilnius, the capital of Lithuania, is situated in the Eastern part of the country, at the confluence of the rivers Neris and Vilnelė. Vilnius occupies 310 sq. km and was established in 1323.

1.2. Political and administrative system

Lithuania as a state was restituted on March 11, 1990, after freeing itself from long-term Soviet occupation. This was the second Act of Restitution of Independence. The first was declared on February 16, 1918, and this period of independence lasted until 1940. The Lithuanian state was formed in the XIII century.

The new Constitution of the Republic of Lithuania declares that the Lithuanian state is an independent democratic republic.

State power is held by the Seimas (Parliament), the President of the Republic, the Government and the Court.

Its power is limited by the Constitution.

The Seimas consists of national representatives, 141 member of Seimas, who are elected for four years following universal, equal, direct suffrage and secret voting.

The President of Republic is the head of state and is elected by Lithuanian citizens for a five-year period.

The Government of Lithuania consists of a Prime Minister and 18 ministers. The Prime Minister and ministers (on Prime Minister proposals) are appointed and dismissed by the President of the Republic, following the approval of Seimas.

The right to self-government is guaranteed to state territory administrative units, which are covered by law. It is implemented through corresponding self-government councils.

Members of self-government councils are elected for two years by inhabitants of the administrative unit - citizens of the Republic of Lithuania. The self-government council forms responsible local bodies.

The state supports self-governments, which form and approve their own budgets.

Self-governmental council, using by-law boundaries, has a right to establish local levies and to foresee levy privileges following its own budget limits.

In the higher administrative units, the administration is organised by the Government following the established order by law.

In 1994, a reform of self-government was initiated with the goal of setting in concrete the rights to self-government, authorisations and responsibilities, taking into account the establishment of a higher level of administration - counties (apskritys) and liquidation of the lowest level of local administration (apylinkės).

Lithuania has become a two-level political system, which is represented by the Government and the self-government councils, as well as by a three-level system, represented by the Government, county administration and self-government councils.

At present, 10 counties and 56 municipalities have been established in Lithuania, including 44 districts (rajonai) and 12 cities of state importance. One county embraces an average of 372.000 inhabitants, and one municipality is 68,000 inhabitants. The average size of each municipality is 1,187 sq.km.

Counties are responsible for the implementation of state policy in the social sector, health care, physical planning, monument protection, land-use reform and environment protection sectors.

Municipalities are responsible for items of basic education, primary medical treatment, land-use planning, social care, housing construction and maintenance, municipal services, public security and others.

Expenditure in the structure of the national budget in 1995 were foreseen: 61 % for the state budget and 39 % - for the municipal budget.

Allocation of expenditures in local municipalities (%)
Expenditures for local authorities

	1991	1992	1993	1994
Expenditures for activity	71.4	66.1	73.0	70.9
Capital investment	22.8	28.6	14.0	19.5
Other	5.8	5.3	13.0	9.6
Total	100	100	100	100

	1991	1992	1993	1994
Education	32.1	30.4	30.4	31.7
Health care	20.1	22.2	21.8	21.0
Social care	13.7	6.9	6.4	6.4
Culture, sport	2.8	2.3	3.4	3.1
Administration	2.5	2.6	2.7	2.4
Public works	28.8	35.6	35.3	35.4
Total	100	100	100	100

1.3. Economy, investment and construction

Economic decline and its structural changes are typical of Lithuania, as well as to other countries in transition.

In 1994, Gross Domestic Product (GDP) in Lithuania accounted for 4,267 mill USD. The structure of GDP changed between 1992 and 1994: the proportion contributed by industry fell and that contributed by services increased.

Structure of GDP according to sector of activity in 1992-1994 (%)

Sector of activity	1992	1993	1994
1	2	3	4
Industry	39.4	30.4	23.2
Agriculture and forestry	11.6	11.0	8.1
Construction	9.3	7.8	8.7
Trade	4.5	16.0	23.5
Restaurants and hotels	0.9	0.7	0.9
Transportation	7.1	9.3	8.1
Communication	1.1	1.4	1.8
Banking	6.3	7.0	4.1
Other financial mediation and insurance	0.3	0.3	0.7
Other fields of activity	19.6	16.1	20.9
Total	100.0	100.0	100.0

Lithuanian industrial production fell continually since 1990. In 1994, a turning point took place in some industry sectors and sales even rose slightly. The timber industry, manufacturing of machinery, plywood and paper showed signs of stabliisation. Production and exports are increasing in light industry, especially textiles, but a number of enterprises show falling production.

The proportion contributed to GDP by agricultural production fell as well. In 1994, compared to 1993, corn production fell by 29%, sugar beet by 47%, vegetables by 53%, and potatoes by 73%.

The decline of cattlebreeding was significant since 1991; in 1994, 33% fewer cattle and poultry were bought in comparison to 1993, milk-sales fell by 22 % and only eggs sales increased.

The importance of trade for GDP is rising swiftly, and in 1994, it outstripped the share of industry production. Exports to the West rose significantly, almost equalling exports to the East.

Construction is playing a significant role in the reanimation of the economy. Even five years ago, construction contributed 10.4 to 10.5 % of GDP, but since 1991 its part started decline and in 1993 it rose to only 7.8 %. A small increase appeared in 1994, when capital construction rose to 8.7 % of GDP.

In 1994, 577.7 mill USD from all financing sources have been used for capital investment, totalling 14.25 % of GDP. The main specific weight in the amount of capital investment (35 % of all investment) fell on State and State-Joint Stock companies. One quarter of financial means are from state and municipal budgets. These budget resources have been used for construction units for the social sphere, engineering infrastructure and environment protection. In the common structure of capital investment 20 % fell to the share of housing investment and was succeeded by using tenants' financial means.

Structure of capital investment use (%)

Capital investment	1991	1992	1993	1994
1	2	3	4	5
Housing construction	27.0	29.0	23.0	20.0
Industry	26.0	30.0	27.1	22.2
Transport	2.0	6.0	14.8	16.5
Agriculture	18.0	7.0	6.7	4.3
Other sectors	27.0	28.0	28.5	37.0
Total	100.0	100.0	100.0	100.0

A new tendency has appeared during the last few years - a fall in the specific weight of state capital, by increasing the specific weight of private capital. In 1994, private capital investment amounted to 40 % of the total or more by 1.6 times in comparison to 1992. Investment from the state sector fell accordingly, especially from the budget. A deficit in the state budget influenced that. Actually, at the moment problems of housing construction are solved using tenants means by providing support in the form of soft credits.

Long-term housing crediting is being carried out only from crediting sources, being formed from the state budget, and foreign loans, which are received in the state's name. Budget assignments have been enlarged annually for the established general support fund for housing construction or purchase of dwellings. In 1994 101.5 mill Litas was allocated, and in 1995 130 mill Litas (3.4 % of the state budget expenses).

Financial means have provided the possibility of support for more than 10,000 families, building co-operative houses in a housing construction association. Finances from the general support fund were allocated in the main for the completion of co-operative houses, which started to be built by February 13, 1992 (more than 14,000 units). Waiting lists are registered in the municipalities for state support, which, according to the Law on the provision of citizens with dwellings, were moving very slow. More attention was paid to people registered opn the second waiting lists, i.e. for people wanting to be socially-supported. For that waiting list 16 mill Litas of soft credits were allocated in 1994 and 20 mill Litas in 1995.

The significant role that housing construction plays in the so-called "black" ("shadow") economy, provides the possibility of investing financial means into one-family housing construction.

The largest influence on housing construction is a rise in the price of construction, outstripping other spheres.

Even in 1991, when regulation of prices by the state was partly refused, a rise in the price of building materials and structures outstripped all other industrial sectors, including rising prices earlier granted to food products and light industry.

Prices for housing construction and assembling works since 1992 have risen faster than average construction costs and in the same year the latest index of housing construction costs outstripped the average construction cost index by 1.07 times, late in 1993 by 1.19 times, and in June 1995 it was outstripped by 1.14 times.

The reason was that in 1989 average monthly earning could cover construction expenses by 1.11 sq. m., but in mid-1994 by only 0.51 sq. m. Housing construction prices exceeded 1000 Litas per sq.m. and that forced a number of tenants to abandon their dwellings which were under construction and exit from the housing association.

The opposite phenomenon is developing in the housing market. In many areas of the country, except in the capital city, Vilnius, housing prices in comparison to the housing industry is lower by 30 -40 %. Even more prices fell for dwellings, consisting of 3-4 rooms. In our opinion, this happens due to increased maintenance costs.

The proportionately lower housing market prices reflect low incomes and undeveloped finance systems, especially in the long-term credit market.

Decreasing volumes of housing construction and market processes force us to make the conclusion that lack of housing may increase. Evaluating housing prices, it is clear that providing themselves with a dwelling may become an unreal dream for people with low incomes.

1.4. Employment and unemployment

After the restitution of independence and taking into account the transition into a market economy, Lithuania was forced into adaptation upon new economic and political conditions, new economic relations, and restructuring deep integrated industry towards the former USSR. Similarly to other post-communist countries it had a pre-determined impact on economic decline. Employment has been changing as well. The number of employed people increased from 1,799,000 in 1980 up to 1,903,000 in 1989. Later, the number of employed people fell annually and in mid- 1991 it reached 1,641,000. At the same time, the number of unemployed people increased from 4,800 in late 1991 up to 127,700 at the end of 1995.

Large industrial enterprises and their unions dominated earlier, as well as collective farms and state farms in the agriculture sector. After the restitution of independence, intensive reformation of large enterprises into smaller ones began, and state-owned enterprises started to be privatised through the sale of shares. A number of new small enterprises and companies are being established for the provision of various services. At the end of 1995, 124.000 enterprises and organisations had been registered, including 83 small enterprises embracing 2-3 people. Former land-owners started to return their property. Instead of collective farms and state farms, in 1992-1993 agricultural companies established themselves. On November 1995, there have been 2,880 companies and around 60,000 farmers.

Due to changes in the economic structure, the number of employed people began to fall. In 1995, in comparison to 1985 employment decreased by 11.5 %, and with a fall in the economically-active population the number of people looking for a job in the labour exchange increased.

After the economic reform had started, it became clear that there was the appearance of unemployment. Preparation was continuing. On this aim the law on inhabitants' employment was passed. By the end of 1990, when the status of unemployment had been outlined and founding of labour exchange and active development of labour market was foreseen. The labour exchange offices began its activity since 1991 in the Lithuanian regions.

The first indication of unemployment appeared in Summer 1991, when the first hundreds of labourers, had been relieved from their jobs. At the same time, the official statistics accounted for a proportion of the employed and the economically active population of 99.8%. In one year, the proportion of unemployed and those registered in the labour exchanges and seeking a job accounted for 1.3 %. However, only part of the unemployed people and those seeking a job are registering at the labour exchange. Another proportion of unemployed people are seeking a self-dependent job, while a large number of unemployed people are linked with the unofficial labour market. There is an opinion that 8 - 9 % of the economically active population are linked with the 'black' labour market. The actual unemployment rate has been distorted by phenomenon, whereby a large number of people are registered by enterprises as employed, even though they do not work full-time, or they are on unpaid level. Others are not registered as employed, even though they are working in the unofficial market or they are seeking unemployment benefit by registering at the labour exchange. Unemployment exists in a hidden form, including employment when they do not work a full week or are released for unpaid vacation.

1.5. Social infrastructure

In Lithuania, a system of service centres was created at four levels. The lowest level centre was agricultural settlements (mainly townships), where primary service establishments were set up: a shop, an elementary school, a kindergarten, a nursery, a snack bar , a dining-room, and occasionally a bath house.

The second level was established by territorial centres in micro-districts or service centres for serving several farms. They consisted of community service shops, secondary schools, complexes of trade and public catering, communication offices , saving banks, out-patient clinics, bath-houses, fire prevention stations, etc.

The third level is formed by centres in administrative regions, which are actually all arsenals of community services and attend all their inhabitants.

The highest level was formed in inter-regional centres, which had to attend urban and rural inhabitants living in several regions. In such inter-regional centres specialised trade enterprises, high schools museums, theatres, specialised polyclinics and hospitals have been established.

Continuing with such principles, a unified system of settlements was being created with the goal of forming homogenous life and labour conditions in all settlements regardless of their size or functional purposes.

After the collapse of collective farming system and after the privatisation process took place, many primary service functions have been lost, but by forming a private business a number of new services and possibilities appeared with the goal of complying with the needs of large settlements, near residential houses in cities and townships of different sizes.

<u>The system of education</u> embraces public and non-public educational institutions, including pre-school education, general secondary education for children and youth, vocational training, higher (colleges), universities and education for adults. Expenditure on education in 1994 totalled 21,7 % of the national budget.

Pre-school education comprises child-care up to three years of age and education of children aged 3-6 years, according to the programmes. The network of pre-school education was quite developed in Lithuania, providing 75 % of children living in urban areas and 40 % in rural areas to attend them. After unemployment increased, especially among women, and rising prices for crèches, the number of attendants decreased. Part of the pre-schoolrooms were transformed into premises for non-residential purposes and the number of pre-schools decreased by 60 %. The number of establishments declined, particularly in rural areas where the number of remaining crčches comprised only for 22.8 % of the number in 1988. The number of children attending these institutions in 1993 totalled 2.3 times less than in 1988 while in rural areas it fell by less than 5.5 times. In 1994, the number of children in pre-school establishments increased by 8.8 %.

The Law on Education in the Republic of Lithuania has enforced the compulsory education of children and teenagers aged up to 16 years in general secondary or other type of schools. The general secondary education school at present embraces three levels: primary (1-4 forms), basic (5-9 forms) and secondary (10-12 forms). Learners comprise ca 65 % of population group of the corresponding age, including 94 % of the primary level, 89 % of the basic level and 74 % of the secondary level. Classic secondary school ("Gimnazijos"), providing a wider general education and higher tasks, are being created very fast. Ca 12 % of pupils are learning in schools with intensive taught subjects, including more than half of them (56%) in classes with foreign languages.

The developed network of schools provides teaching in one shift. Only 9 % of pupils are learning in a second (or third) shift.

Young people acquire qualifications in vocational, higher (colleges) and high schools (universities). Each fourth youth aged 20 - 24 has aspirations for a third educational level: higher studies (colleges) and higher education. There are 6.4 students in specialised secondary institutions per 1,000 of the population and 13.8 university students per 1,000 of the population. From the total number of 15 high schools, 12 are located in the two biggest cities and they involve 75 % of the total number of students.

Health care is in the state regulation sphere. Expenditure on health care in 1994, accounted for 4.6% of GDP.

The system of health care embraces university-, republics and specialised hospitals under the regulation of the Ministry of Health Care and concentrated mainly in two cities: hospitals, polyclinics and outpatient clinics, providing primary and outpatient medical aid are under municipalities' responsibility.

In total, there are 11.1 beds in hospitals, four physicians and 11 paramedical personnel per 1,000 persons.

The number of publicly-owned pharmacies is diminishing, but there is an increase in the number of private ones. By the end of 1994, one pharmacy served a catchment area of 6.7 thousand inhabitants.

Cultural sphere embraces theatres, museums, libraries, cinemas, state archives, as well as publication of books, magazines and newspapers.

After the restitution of independence, 11 museums were established, but due to the decline in the number of tourists and the decrease in the population's income, attendance fell by 3.2 times.

The number of libraries has fallen significantly. In comparison with 1987, (when the number of libraries was highest), in 1994 the number fell by 25 % (in urban areas by 34 %; in rural areas by 24 %).

At the same time, the number of seats in cinemas decreased by 5.2 times. Ten years ago, 1,200 rural settlements had cinema-halls, in 1994 - only 88, i.e. almost all rural settlements have lost their stationary cinema-halls. During the period with the highest number of spectators (1985 - 1987), each person visited the cinema 13 - 14 times per year on average, while people in rural areas visited 12-13 times. In 1993 - 1994, the corresponding figures were 0.4 and 0.1 times.

A more favourable situation appeared in physical culture and the sports sphere: the number of sport schools, gymnasiums, stadiums and swimming pools did not decrease, while a number of them even increased.

Retail trade has fundamentally changed. After the privatisation of state-owned shops and after the establishment of commercial enterprises in privatised and purchased dwellings, including the trade in owners' apartments and commercial kiosks, the retail trade became quite dense and following the law of the market is developing without any state investment.

During the past five years (since 1990), the number of shops increased by 2.2 times and only 15.4 % of trading enterprises were left in state hands. Low monetary incomes for most of the population limit the turnover of foodstuffs to 64 %. Only in 1994, did the trading area increase by 25 %.

The charged services for the population is falling every year, despite its reality: in 1994, it was provided by 18 % fewer people than in 1993 and in comparison to 1990 by 66 % fewer. Personal enterprises dominate in almost all sectors of the community and their specific weight is increasing annually. By the end of 1994, from among 3,200 community servicing companies, joint-stock companies' workshops and enterprises' 2.400 were private (77%). Due to the law of the market and in terms of unemployment, an increase is expected in small business development and demand should stipulate the appearance of supply and its development.

2. DEMOGRAPHIC AND SOCIAL CHANGES

2.1. Demographic changes

At the beginning of 1994, the estimated population of Lithuania was 3,724,000. The urban population accounted for 68 % of the total. Women outnumbered men by 1,114 to 1,000, and in urban areas by 1,125 to 1,000. Although more boys are born, the gender difference does not became equal for 26 years.

Average life expectancy in 1994 was 68.7 years (62.8 years for men and 74.9 - for women). As the mortality rate among economically-active males increased, average life expectancy for men in the last five years became shorter by 4.9 years, and for women, by 1.7 years.

The ageing process is proceeding fast in Lithuania. The specific weight of children (age 0-9) in the total population is falling (18.6 % in 1959; 15.5 % in 1989; 14.6 % in 1994). Part of the economically-active population is decreasing, especially in rural areas, where they account for less than 50 % of total. The proportion of pensioners in rural areas accounts for 26.7 %, but in the same areas every third inhabitant is a pensioner.

Changes of population by main age group (%)

Age group	1970	1980	1990	1994
1	2	3	4	5
All inhabitants				
0-15 of age	28.8	25.2	24.0	23.8
Working age	53.5	57.5	56.8	56.6
Pension age	17.7	17.3	19.2	19.6
Total	100.0	100.0	100.0	100.0
Rural inhabitants				
0-15 of age	30.5	25.9	23.5	23.6
Working age	46.4	50.1	49.9	49.7
Pension age	23.1	24.0	26.6	26.7
Total	100.0	100.0	100.0	100.0

Natural increase of population

Since 1950, Lithuania's population grew by almost by 1.5 times. Due to the high degree of urbanisation, the urban population has grown 3.5 times, while the rural population has fallen by 36 %. The urban population grew due to domestic migration. 4-

5 % of the population changed their place of residence each year. External migration comprised only 0.2 - 0.3 %.

According to the natural increase level, Lithuania belongs to those European countries with a normal population increase, where every woman during her life gave birth to 2-3 infants and the annual increase in the population was 9-10 %. But in 1993, the birth and mortality rates became equal and in 1994 the mortality rate reached a watershed, when, for the first time death outnumbered births by 3,600, or a negative natural increase of 1 %. Depopulation started in Lithuania. The main cause is the decline in the birth rate.

Birth rate

During the past 50 years, the fertility rate was the highest (23 %) in 1950 - 1960, the rate consistently fell, and in 1990 it accounted for only 15.2 %. Last year the birth rate fell, particularly in urban areas, where there were only 43 births per 1,000 women of child - bearing age. In rural areas, the birth rate is traditionally much higher (69 births per 1,000 women of child - bearing age).

The decline in the birth rate can be linked to a number of factors, economical and social. At first there is a disproportion of gender, when 52.8 % of the population are women. Secondly, the drop in marriages is matched by a steady rise in divorce. In 1960, the number of marriages was 10.1 per 1,000 inhabitants and only 0.8 divorces per 1,000 inhabitants, but in 1991, the number of marriages outnumbered divorces by 9.2 to 4.1 and in 1994 by 6.3 to 3 respectively.

More and more children are born to unmarried women: even five years ago, every 16th infant born in urban areas and every 12th born in the countryside was registered as illegitimate. In 1994, every 10th urban child and every 9th rural child was illegitimate.

Incidentally high is the abortion level: there are 72 - 75 abortions per 100 pregnancies, arranged according to the woman's will.

Mortality

Compared to the Nordic countries, Lithuania has a mortality rate at least two times higher.

The lowest mortality rate was in 1960 and comprised 7.8 %. Then it began to increase and in 1994 the rate was 12.5 %. Such mortality rate may be compared only to figures from World War II or the first post - war period.

The increase in mortality is not equal in all age groups. In 1951 - 1955, the infant mortality rate was 73 per 1,000 live births, in 1990, only 10.2. As the mortality rate increased, in 1994 it reached 13.8 % .

The mortality rate in rural areas is as much as 1.2 times higher than in urban areas (in 1994, it is correspondingly 15.0 and 12.2 per 1,000 live births).

Mortality among children and teenagers remained unchanged, while mortality among older people increased by 8 %. The highest rate of 41 % appeared among people of working age.

In addition to the former reasons for death, there appeared some new tendencies - infectious diseases, mental disorders, pneumonia, tuberculosis. During the last five years, the mortality rate from infection and parasitic diseases increased by 1.66 times. The most alarming increase has been the sharp rise in the mortality rate of suicides (1.69 times) and homicides (2.35 times). The victims were mainly young males - 83 % of young males (15 - 29 years of age) and almost 50 % of older men (30 - 49 years of age) died of non-medical causes, due to accidents and poisoning.

Mortality in rural areas is 1.75 times higher than in urban areas (10.1 % in rural areas in 1994), because 23 % of the urban population are aged 60 and over (in cities, 14.9 %). The suicide, accident and poisoning rate is much higher in rural areas.

<u>The mechanical increase in the population</u>

Due to external migration, the population in Lithuania started to grow in 1958, when the net migration rate was 0.2 - 0.3 %.

After the restoration of independence, a reverse process took place - the number of immigrants fell and the number of emigrants increased.

In 1989 - 1994 2.8 % of the Lithuanian population moved to other countries and only 1.5 % came to Lithuania. The migration net became negative. The number of emigrants was increasing between 1958 to 1992. In recent years, the number of emigrants is diminishing.

Migration within Lithuania is declining as well, meanwhile in separate periods it exceeded 4 - 5 %. Mainly, people moved from rural to urban areas: approximately 70 % of urban population are migrants from rural areas. Because of young and working age people were moving from rural areas, now that is the main cause of ageing of the country side. Since 1992 began a reverse process - migration from urban to rural areas.

A new problem faced Lithuania - the flow of illegal transit migrants from Asia and Near East, arising problems not only to Lithuania, but also to neighbour countries.

2.2. Families and their budget

At the beginning of 1995, the estimated number of families was 1,015,000. In the early years, the number of families used to increase annually by 10-11 thousand. As a consequence of the fall in marriages and rise in external migration, the number of families in 1992-1994 declined by 1 %, i.e.approximately by 10,000. The proportion of single (unmarried) people is growing, composing 7.7 % of total population; women account for two-thirds of total single people. More than 12 % of families (120,000) with children contain only one parent. Typically, children live with their mother and only one in 10 with their father.

The average size of family is declining: in 1959 average family consisted of 3.57 member, in 1989 - 3.21. The constantly ncreasing number of families, consisting of two members, and incomplete families living together, childless spouses, etc.

As the birth rate declines, the number of children in families fell as well. Of those families with children aged under 18, almost 51 % have only one child, 40 % have two children, 7% have three and 2 % have four and more children.

Families by size

No		Unit of measure	1959	1970	1979	1989
1.	Total number of families	x1000	670.9	801.6	901.0	1000.0
	Families, consisting of :					
	2 persons	%	27.8	28.9	31.8	33.8
	3 persons	%	28.0	27.9	29.2	28.7
	4 persons	%	21.8	24.5	25.4	25.5
	5 persons	%	12.2	11.7	9.1	8.0
	6 persons and more	%	10.2	7.0	4.5	4.0
2.	Single persons	x1000	162.8	224.2	249.8	274.0
3.	Number of households	x1000	833.7	1025.8	1150.8	1274.0

Household budget

According to surveys, households incomes consist of various sources (wages, state benefits, incomes from individual farms, etc.)

Approximately, 90 % of incomes are composed from 3 sources:

a) earnings and business - 65-70 % of total incomes and its specific weight is stable;

b) specific weight of pensions and benefits is falling (from 18.4 % in 1992; 15.6 % in 1993, to 14.3 % in 1994);

c) incomes from individual agricultural farms, permanently accounted for 9 - 10 % of household incomes, and in 1994 dropped to 5.9 %.

As of 1992, a new income source appeared in the household budget - dividends and interest, the specific weight of which consists of 1 % of total incomes, but 70 % of the total sum is taken by the decile of the wealthiest population. The amount of dividends and high-interest accounts for almost 30 % of the incomes of the group receiving the lowest incomes.

The growth in disposable incomes has been accompanied by a polarisation and concentration of incomes. In 1994, the proportion of incomes for the poorest quintile of households was 6.5 %, while the incomes of the wealthiest was 44 % of total incomes. The difference is more significant when calculated in deciles, when incomes between wealthiest and poorest population accounts by 12.1 times (correspondingly 28.6 % and 2.3 % of total incomes).

There is significant polarisation of households in the structure of consumer expenditure. Food's share (57 - 60 %) dominates, although in large household incomes food takes the lowest share. Families earning the highest incomes could spend 40 % of their incomes on food, while the poorest families spend 66 % , however, their cash value for food was 3.1 times lower. Even higher polarisation takes into account non - food commodities: 7.2-fold for clothes and foot-wear-, 10-fold transportation and communication, 13.3 fold on education, relaxation and culture and 5.3 - fold on housing costs. The latter factor is low in comparison with others, because poor families cannot always pay for municipal services, where costs are increasing constantly (6.6 % in 1992 and 12.5 % in 1994 of total consumer expenditure).

Unaccidentially, by 01.10.1994, 15 % of households had been in arrears for municipal services, from which only every sixth family could be socially -supported, according to a valid law.

Expenditure on education and culture composes approximately 3 % , and for health care and medicine (where the cost increase is higher than food costs) only 1.8 %. In order to satisfy basic needs, poor families have to decrease other expenditures.

Families with low incomes often have young children. In 1994, the surveyed households' average family size was 2.7 persons, the poorest families consisted of 3.58 people and wealthiest 2.19 people.

According to the household survey, lower incomes grew fastest, but by taking into account the absolute amount, the increase was insignificant. Approximately 15 % families had incomes, lower than the minimum living standard.

Since establishing the national currency Litas on 01.06.1993 incomes in the urban households exceeded the consumer price index , but rural households with small fluctuation corresponded to the index. According to the consumer price index, the minimum living standard and minimum monthly wage has been corrected. But the level of real incomes is low, in 1994 the average level of real incomes accounted for 47.1 % of the level in December 1991.

After re-establishing the Litas as the national currency, inflation did not disappear, but it declined to only around 4 % per month. The expected drop in inflation did not happen after linking the Litas with USD by the fixed rate of four to one.

2.3. Social security net

Social security system is financed by National budget and State Social Insurance Fund. In 1993- 1994 expenditure on social security composed 10.% of GDP.

Expenditures from the National budget on social security in 1993-1994 composed approximately 47% of total expenditure, including 43-45 % for education, 30 % for health care, and almost one sixth- for social insurance, social security and welfare. The largest part of expenditure (about 70%) went on pension payments.

Almost a quarter of the population (24.4 %) are pensioners, including every seventh person as a disabled pensioner. Until 1994, there was in force a Law on Pensions, foreseeing an early retirement age of 55 years for women and 60 years for men. Since January 1995 a new Law on Pensions was enforced. It will reform the entire pension system, including postponement of the retirement age. That in the short term will diminish the number of people receiving pensions.

The proportions of the average pensions and earnings changes constantly. In 1991, the average monthly amount of pension consisted of 90% of the average earning in the public sector, in 1994 it was 31.8 %.

More than 10 types of benefits are paid from the State and local authorities fund. The major part goes on childcare (circa 24 %) in 1994, 20.9% of the compensation for the kindergarten's expenses, 14.5 % of social benefits received by 15 % of the total number of families, 12.6 5 for the maternity benefit. In 1994, 9.9 % of the fund fell for funeral grant. Besides that, in some cases state grants are paid for funerals as well.

In later years, more attention has been paid on social care, but the need for such care is surpassing possibilities for provision.

In recent times (1992-1994) the number of minors who lost parental support increased significantly. The number of minors increased by 2.3 times in 1994 compared to 1990.

Taking into account the fact that every seventh child, who lost parental support, was an orphan in 1994 and 80 % of children who lost support were from asocial families, a precondition may be determined on an exceptional social and economic causality. Children without parental support are being distributed into institutions run by the state or by private persons or families or are being adapted.

Adults and elderly people who need constant care are transferred to care or nursing homes. 53 care and nursing homes for adults operated in 1994. an Additional 23 homes started their activity in one year. Childcare homes for the aged and disabled people have been set up not only by the Government, but also by local authorities, the 'Caritas" federation, religious communities and public organisations.

Since 1992, a Law on Provision Citizen with Dwellings has been enforced. According to the law groups of citizen to be socially-supported are legitimated, to whom State support has been foreseen in the provision of dwellings.

State support may be provided according to one of the forms, as follows:

- credit with low interest;

- availability of rent dwellings, owned by local authorities and by accommodating rent taxes which are under state regulation;

- availability to purchase rented dwellings, owned by local authorities and state enterprises.

Approximately 100,000 families are included into the waiting lists, from which 10 % are supposed to be socially-supported. Families and single persons are among those who are socially-supported.

To the socially-supported group may be attributed as follows:

- orphans and minors, who lost parental support and they are in childcare institutions or in strange families taking care of him. in any case, if they are not able to take up their former residence or they have no such residence at all;

- families with disabled person of 1st or 2nd group or disabled children of 16 years of age in case he needs permanent care;

- families with four or more minors, living together, or people, who are taken two or more orphans or minors left without parental support;

- single mother or father, taking care of two or more minors.

The Lithuanian laws, meanwhile, do not make any differentiation between families according to their standard of living. In 1994, when the living standard accounted for 30 USD, 15 % of families lived below that standard. In 1993-1994, State support has been provided only to 6 % of families to be socially-supported.

In special cases, support is being provided to cover housing expenses. In 1994, some financial means have been allocated from the State budget in order partly or completely to cover arrears for municipal services for families with incomes lower than the determined minimum.

In 1995 the Resolution was approved, foreseeing that expenses for heating and hot water should not be higher than 20 % of household incomes. In the presence of higher costs, the difference should be paid from the state budget.

3. PROVISION OF HOUSING AND USE OF HOUSING STOCK

3.1. Changes in the legal basis of the housing sector

Housing policy items have been one of most important during the political discussion on the transition into a market economy. The basis of economic reform was laid in 1991, after the Government Programme was approved by the Supreme Council of the Republic of Lithuania.

To solve the problems of providing citizen with dwellings, the Government decided to keep to the following principles:

- providing citizens of the Republic with lodging, and the gradual transition from unpaid provision to purchase as a material value;

- refusing monopolised housing construction and provision, to create real conditions to tenants for choice and acquisition according to available savings, at the same time as providing social equity. The State itself retains its duties only in respect of the socially vulnerable and economically-weak citizen groups, by providing them with a pre-determined size of living space;

- in every possible way, to promote construction of residential houses and dwellings, to create privileged conditions for crediting;

- considering construction of residential houses as a priority, to promote the activity of both public, public-joint stock- and other entities and associations, as well as separate contractors;

- to refuse grants for maintenance of the state and public housing stock; in case of need, such grants may be provided from the municipal budget only for the socially vulnerable and economically weak tenant groups, using the mechanism of social security;

- to create legal and economic conditions for privatisation of the state and publicly-owned housing stock, etc.

The above-mentioned principals have been implemented by approving corresponding legal and normative acts . Law on the privatisation of dwellings in the Republic of Lithuania was passed in 1991, and conformable Governmental Resolution on order of dwelling privatisation, selling and operation was approved. These documents provided all permanent citizen, living in public or departmental housing stock with the right to privatise them. According to the law, 77% of existing state- and publicly-owned housing stock was privatised by early 1995.

A law on the order and conditions of restitution of citizen rights for the remaining immovable property was passed in 1991. The Law provided for the return to citizens of nationalised property physically or by repayment of compensation.

In 1991, a Law on land reform was legalised and private ownership on land.

As important act in the housing sector was passed in the 1992 Law on the provision of inhabitants with lodging. The law determined that each citizen has a right to lodging, i.e. to construct or to acquire a residential house or flat as ownership in another legal way, as well as to rent lodging in municipalities or on other legal entities and physical persons. The number of houses or flats, as well as their size, are not limited. Citizens may construct a house or flat individually or by joining one or several housing construction and by establishing a housing construction association, which will have legal rights and will operate according to by-laws registered in the municipality.

The law also provided conditions and order of the state support in order to acquire lodgings. A right to state support is provided to citizens lacking adequate housing from the point of view of sanitary and hygienic requirements. Priority is rendered to people who are socially-supported, including orphans, the handicapped, those ill with chronic disease in some serious form, elderly pensioners, and large families.

Certain changes took place in registering inhabitants according to their living place, although registration in essence remained. Some limitations for registration in the biggest cities were abolished, especially in the capital city, Vilnius. Thus are repealed limitations in providing or purchasing a flat, because in Soviet time it was necessary to live in certain territory not less than five years.

Besides the law and other normative acts, housing relations are being regulated. The Lithuanian Civil Code and in Soviet times the approved Housing Code. Therefore some problems appear when there is a need to determine the law by answering concrete relations in the housing sector. At present, a new draft Law on housing is under preparation. Regulation of the main relations concerning housing ownership, management and operation have been prepared.

The above-mentioned laws abolished a number of restrictions, which limited human possibilities of choosing adequate housing and living places. Flats or houses and land plots came under the ownership of the majority of the people, providing for the right to free disposal and the appearance of market relations in the housing sector.

New legal acts, regulating the operation, maintenance and renovation of privatised residential houses and flats were approved. Governmental resolutions on home maintenance and association pilot by-laws were approved in 1993 and in early 1995 a Law on homeowners' associations was passed.

Thus approaches have been created for tenants of multi-family houses for self-maintenance of their houses and increasing the influence of living environment formation.

However, it is necessary to point out the many problems in an organisational, social and financial sense, arising by implementation of the mentioned legal aspects.

Questions of housing policy formation and its implementation are entrusted with the Ministry of Construction and Urban Development. The Ministry is in charge of solving general questions on the provision of dwellings, the construction of residential houses and renovation.

These questions are solved by the guidance of the State-supported Programme "Būstas"("Housing").

The Ministry does not establish compulsory goals and tasks for municipalities. It makes an impact on municipalities through the construction of norms and regulations, the allocation of budget assignments (state support), state supervision of construction and housing maintenance.

Municipalities are carrying out a register of housing needs and state support. They take decisions for grants of state support, the rent of flats in the municipal housing stock. Also, they decide on items, concerning the maintenance and operation of residential houses.

Municipalities are in charge of building up cities and settlements, land-lease and sales, giving permissions for the construction of houses.

However, municipalities in Lithuania until now did not have ownership rights to land and real estate. Therefore, rental fees, items of privatisation and restitution are being solved centrally.

Only in 1995, did a Law on the municipal ownership rights according to which the majority of state-owned residential houses and public buildings will be inherited by the municipalities.

Laws lay a large amount of responsibility on municipalities in solving housing questions, administration of housing construction and renovation. They inherited the major functions carried out earlier by state enterprises, taking part in solving provision with dwellings for their collaborators. State-owned and private enterprises at present actually do not participate in solving questions of provision with dwellings for their staff.

3.2. Privatisation and restitution of dwellings

Privatisation started in Lithuania in 1991. The Supreme Council passed a Law on Housing Privatisation in 1991, which provided possibilities to dwellers, living in state and public owned dwellings to purchase living space into the private ownership. The matter was going on residential houses, dwellings in multifamily houses and hostels. Houses and dwellings of damage status also could be privatised if according to the approved plan of city development would be not demolished. Right to purchase a residential house or dwelling had each person permanently living on the territory of the Republic of Lithuania, as well as persons, who on the day of the law enforcement were tenants or their family members of the house or dwelling or whom the living floor had been provided according to the order established after passing the Law. Following valid legislation foreigners also may purchase the private right to a dwelling or house like citizen of Lithuania. land plots for foreigners will be sold or leased.

For the purchase of (privatised) residential houses or dwellings the buyer could proceed in the following ways:

- by at once paying the whole price for a residential house or dwelling in cash with not less than 20 % and 80 % in vouchers, i.e. in state one time payments and by targeted reimbursement, or all price in cash;

- by instalments, paying at first initial cost not less than 10 % of total price and not mere than 80 % of total price in vouchers or in targeted reimbursements. the rest amount could be paid in cash;

At the beginning of 1996, 532,900 residential houses and dwellings from the public and state-owned dwelling stock were privatised by complying with 94 % of declarants for privatisation. The total useful floor area of the sold residential houses and dwellings amounted to 28,600,000 sq. metres. Dwellers paid for the houses and dwellings they bought in cash by 22.6 % and in vouchers by 76 %.

The housing privatisation in Lithuania had some positive and negative aspects. From one side, dwellers received the opportunity to buy residential houses and dwellings from the rented state.and public owned housing stocks with the right to dispose, to buy, sell, mortgage, etc. From the other side, it seems that all people have equal opportunties to privatise their flats, but the starting positions have been different. Some of them could privatise only one room in a hostel, while others had a chance to privatise good equipped, comfortable flats. Another mistake of privatisation was the permission to privatise almost all houses: with physical and moral wear and tear with a worn-out engineering network, hollered roofing. Now and then, many new problems have been raised connected with house or flat refurbishment, renovation and thermal insulation. Information exists that in some Western countries they are not allowed by law to privatise flats in multi-storey buildings. in some East European countries it is permitted to privatise only new residential houses.

In 1991, a Law was passed on the terms and conditions for the restitution of citizen's rights to remain real estate . The law determined the order and conditions for the restitution of ownership to Lithuanian citizen whose immovable property had been nationalised or made public in another way during the Soviet occupation times. In connection with the implementation of the law, many problems appeared. That is the restitution of residential houses and dwellings to their former owners, the eviction of tenants who live in houses and dwellings by providing them with new living space. in order to solve the above-mentioned problems, separate programmes are under preparation and targeted financial means are being allocated.

At the beginning of 1995, there were in Lithuania 11,300 families living in residential houses and dwellings to be restituted for owners. During 1994, 6,200,000 Litas have been allocated for tenants' eviction needs, but only 494 families were evicted. As reimbursement, 9,000,000 Litas have been allocated for residential houses and dwellings buying up from former owners. By early 1995, 20 % of residential houses had been restored to their owners.

Privatised or restituted dwellings came not only under the ownership of the majority of Lithuanian citizens, but also as goods that may be sold. Restitution and privatisation influences the housing market differently, depending on social groups of tenants. There is visual differentiation, when families with low incomes move to small size flats, while families with high incomes into big size ones or detached one-family houses.

After privatisation the state owned housing stock showed a number of new problems:

- Government and municipalities do not have at their disposal any free living stock (reserve, which is necessary in certain circumstances such as diseases, catastrophes, etc.);

- in the privatisation process, any preservation mechanism was not foreseen, that could block out decisive conversion of lodgings into non-living premises, why no small part of the living stock has been lost;

- after privatisation of multifamily houses (which within separate flats could be not privatised) the legal definition of common ownership rights were left not outlined on other elements of the multifamily house or environment - staircases, cellars, roofs, disposable land plots, recreational, economic, parking, sports grounds, etc.;

- after privatisation, the management of the enterprises changed in essence. Municipalities and their enterprises in the main part have relinquished responsibilities for maintenance of such houses, their normal operation and repair. Any amortisation deductions for the renewal and upkeep of these houses are not fulfilled;

- the activities and decision - making of the newly formed homeowners associations and decision making are hampered by the unequal financial status of the families;

- the actual restitution of houses to their former owners raises certain tensions in relations between them and their current tenants; a number of claims have to be solved in court.

3.3. The Lithuanian housing stock and its quality

As of late 1994, there were 1,225,800 dwellings in Lithuania (including individual houses) with common space of 73,270,400 sqm. There were 329 flats per 1000 inhabitants or 19.7 sq.m. of useful floor area per capita. In comparison to 1990 the number of flats increased by 105.7 % and its common floor area - by 101.8 %.

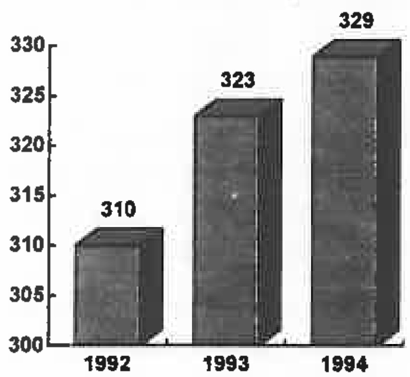
The Lithuanian dwelling stock
1990 - 1994 (end of year)

Indicators	1990	1991	1992*	1993	1994
Number of flat units	1,159,200	1,165,700	1,110,500	1,203,800	1,225,800
Total useful floor area sq.m. **	71,989,200	70,981,100	67,514,70	72,907,700	73,270,400

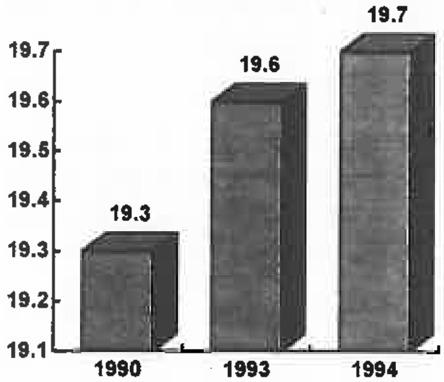
* The decrease may be explained by exclusion of some units due to privatisation

** Floor area of hostels has not been included.

Number of flats per 1000 inhabitants



Common useful floor area per capita



Refusing decline of the housing construction and reorganisation of part of the housing stock into non living premises (economic and commercial), especially in large cities, the tendency of indicators of provision with dwellings proportionally left positive. The bigger increment of the number of flats in compare with its useful floor area and capacity of construction is connected to privatisation of hostels and reorganisation of their rooms into flats.

Positive influence into indicators of provision with dwellings is being made by demographic changes as well, i.e. decrease of the population increment and number of population.

Refusing positive improvement in provision with dwellings the housing situation in Lithuania is not sufficient.

At first should be mentioned physical lack of dwellings. Now the lack accounts 100,000 dwellings. That is confirmed by number of families registered in municipalities into lists for the state support in order to afford with dwellings. In the beginning of 1995 98,500 families waited for the support.

The level of provision with dwellings in Lithuania is lower than in developed European countries.(for instance, in Denmark there are 473 dwellings per capita, in Sweden - 471 dwelling per capita).

There are quite remarkable differences in provision with dwellings between urban and rural areas.

Indicators of provision with dwellings in urban and rural areas (end of year)

Indicators	urban areas		rural areas	
	1990	1994	1990	1994
Number of flats per 1000 inhabitants	292	322	349	345
Total living floor area per capita, sq.	17.0	17.8	24.1	23.7

Qualitative housing indicators are better in rural areas. There actually does not physical lack of dwellings. However there are lower qualitative indicators, at first by provision with municipal service: water supply, sewage, hot water, district heating.

Qualitative indicators of the dwelling stock (end of year)

Indicators	1990	1994
Average useful floor area of dwelling, sq. m.	57.5	58.3
including:		
- in urban areas	53.1	53.5
- in rural areas	65.4	67.8
Urban dwelling stock with equipped (%) :		
- water supply	88.4	89.9
- sewage	88.0	89.5
- district heating	86.8	87.7
- hot water	72.3	72.6
- bath (shower)	79.4	81.8
- gas	84.4	82.7
- electric stove	9.7	10.0

There are not sufficient statistical data concerning provision with municipal service in rural areas.

Following questionnaire interrogatories, provided by separate investigators it is possible to make a conclusion that in rural areas provision with water supply amounts ca 60 %, hot water - 56 %, district heating - 62 %.

According to interrogatory, carried out by the Statistical Department, ca 34 of respondents are not satisfied by quality of flat.

Urban population are not satisfied by size (living space), thermal and noise isolation characteristics.

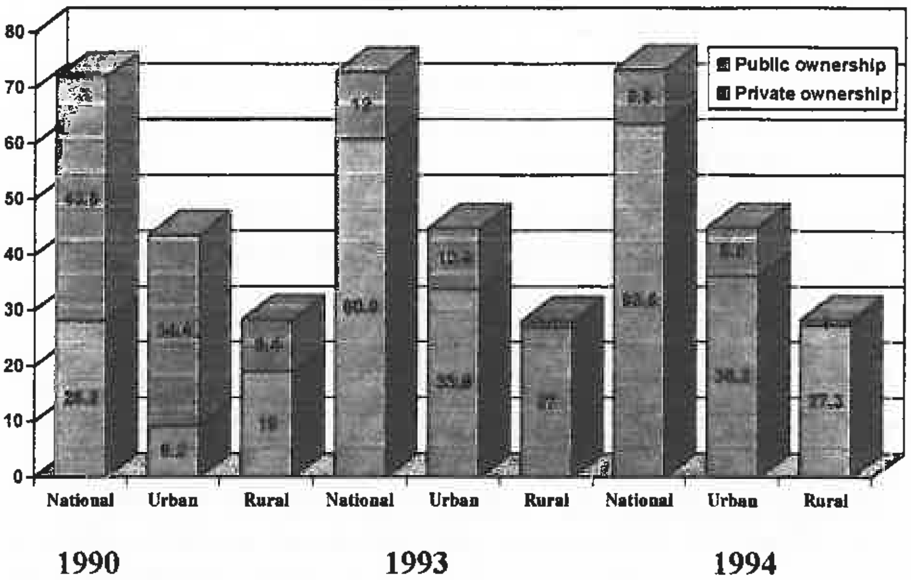
Therefore, the most important problems which must be solved in cities are physical lack of dwellings, improvement of spatial and thermal

3.4. Principal housing sectors

Until restitution of independence a public owned rented dwelling sector was dominating in Lithuania . 1986-1990 the public dwelling stock included 60 % of the total dwelling stock (80 % in urban areas). After restitution of independence passed legal acts (Law on dwelling privatisation, Law on restitution of ownership rights to remained real estate, etc.) established approaches essentially change to the dwelling stock structure according to the ownership and operation forms.

The main part of the dwelling stock became as personal ownership of the dwellers. In 1995 early 87 % of the country living stock was dependant upon the personal rights (81 % - in urban areas, 96 % - in rural areas).

The Lithuanian dwelling stock according to ownership forms
million sq. (end of year)



In 1990 passed Law on residential houses construction co-operatives set members of residential houses construction co-operatives, completely paid dwelling share, become owner of the dwelling and stop being member of the co-operative. Therefore, the co-operative ownership actually disappeared.

Really disappeared dwelling stock owned by enterprises and organisations, which composed in early 1995 only 2.8 % of the total living stock.

Part of the dwellings and individual houses being dependant upon personal ownership rights are used in aim of the commercial rent. At present the private rent is not under register. Since mostly dwellings and houses, dependant upon physical persons ownership are rented, the activity is not registered as business. According to investigations it is possible to underline 5-8 % of the dwelling stock are used for the private rent.

In 1994 use of the living stock was as follows:

- rented by state - 12.9 %
- rented by private persons - 8.5 %
- owner occupied - 78.6 %

Dwellings rented by state can be divided into two categories:

rented by municipalities and official dwelling stock.

Apartments, rented by municipalities are devoted to tenants following waiting lists. Rent contract is being concluded for unlimited term. Renter has a right to change a rented flat in market, to purchase in instalments and members of family may it inherit. Providing with dwelling any fee is being received. Rent fee has to be paid monthly. Rent payment is under regulation by the state. If renter does not pay a rent he may be evicted without provision any other flat.

Privatisation of flats for new owners available according to the new law on flat selling without any privileges and only for payment in cash following actual the flat construction price, with price index .

Departmental dwellings - it means former and newly allotted dwellings of certain institution, which could be provided for own staff (defence, police, transport, etc.), who are to live in working place or near to that. In the total housing stock they account up to 1 %.

The municipalities' rented dwelling stock became low significant. However, according to data registered in aim to get state support, 14,608 families expressed their will to rent living space in the municipality dwelling stock paying tariffs set by state. Now then, there is an important task to extend municipality dwelling stock. The problem is going to be solved by construction new and cheap municipal dwellings as well as by redeeming existing ones. owners of latter dwellings will receive opportunity to purchase more spacious dwelling and of more high standard.

The strategic approach of the state housing policy - to promote privates in the housing sector - will be fated by dominance of the private ownership sector in the structure of dwelling stock. However, to afford own dwelling or private house will be able not everybody. On other hand will be worth not in every case. Therefore, the demand of the private and municipal dwelling rent will be sufficiently high.

3.5. Formation of the housing and the land plot market

After privatisation of the state- and public owned dwelling stock as well as after abolishment of restriction by purchasing a dwelling prerequisites appeared for the active housing market formation. According to data presented by the Lithuanian Office of Inventory, Design and Services 57,750 transactions took place in July - December, 1994, and in January - October, 1995

already 109,800 transactions were registered. A conclusion may be made on 7-8 % of existing dwelling stock is in the housing stock turnover.

The dwelling market in large part is stimulated by need of premises for the commercial and economic activity, especially in bigger cities, when flats in favourable locations are being repurchased, and former tenants are moving into other dwellings. Not seldom dwellers with low incomes but having big size flats or dwellings in prestige city districts change that in little ones located in outskirts of city or in periphery of the country. As a result processes of segregation are observed when economically weak people flock together in periphery and having no prestige regions and multifamily houses of low standard, meanwhile, more economically strong people - in inner city areas, in better installed houses and in resort cities as well.

It would be important to point out a problem of fast decrease of population in Neringa, unique in nature sense, having status of the National park. Paying high price, houses of local inhabitants and flats in multifamily houses are purchased and people move to other regions of country. These bought houses becomes ownership or second house of rich people, living in the biggest cities or outside Lithuania. Second home becomes home without inhabitants.

Housing supply at present noticeably exceeds payable demand, especially in periphery regions. Therefore, housing price in many places is lower than construction cost. In majority of the regional towns, for instance in Ukmergė, Utena, Švenčionys, Raseiniai, Tauragė, etc. housing buying price amounts 60 - 65 % of its construction cost. Even in the second Lithuanian city Kaunas housing buying price is 15 and more % lower than construction cost. Only in Vilnius and in some resort areas housing price is equal to construction cost or exceeds that.

The proportionally low housing market price in compare to its construction cost comes into being due to low level of incomes and savings and due to absence of long - term housing purchase credits in the financial market and other reasons.

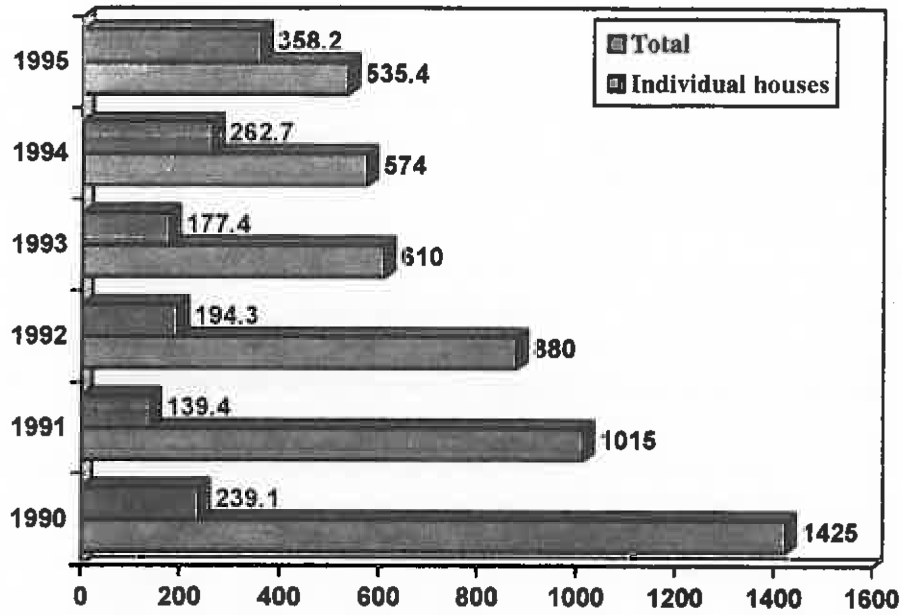
To receive credit in any commercial bank at the moment actually is not available, due to the reason that commercial banks do not dispose long - term deposits. Long term soft credits may by allocated from the General and municipality support funds for construction or purchasing of residential houses and dwellings as the state support for people, having legal right to that. Mostly the credits are allotted to dwelling construction. From 108,000,000 Litas used for purchasing of dwellings from the General support fund, 90,000,000 are allotted for crediting of dwelling construction and 18,000,000 Litas (16,7 %) for purchasing of dwellings in market.

Such structure of the state support is being dictated by the Government commitment for builders of co-operative houses, who made the initial payments up to February, 1992.

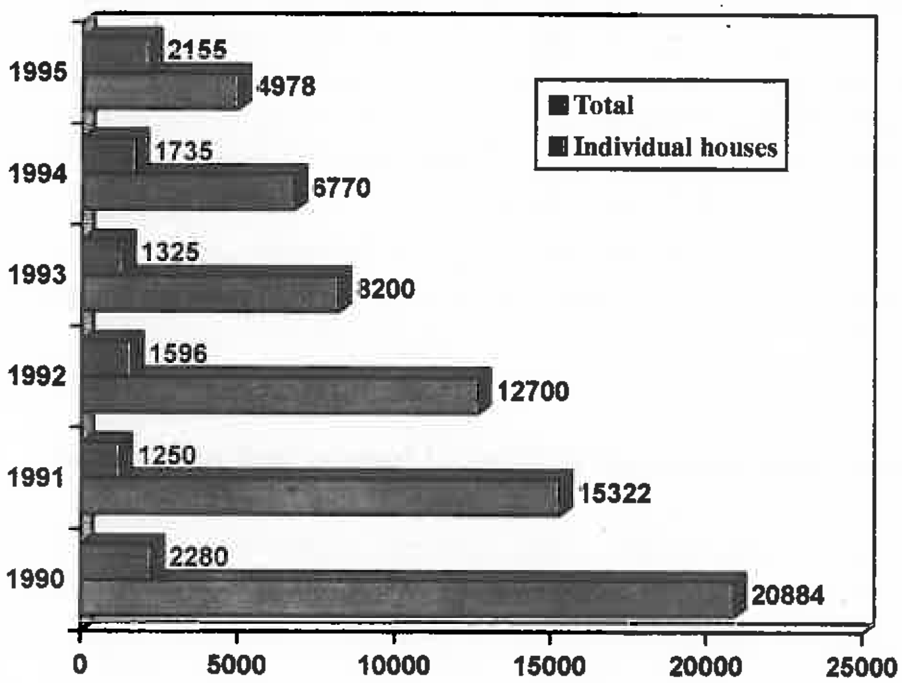
3.6. Construction of residential houses and investment

During period of 1990 - 1995 economic transformation being laid the amount of residential housing decreased from 20,884 to 4,978 flats and corresponding proportional indicator from 5.6 to 1.34 flat per 1000 inhabitant.

Construction of residential houses (apartments)
Common area, thousand sq.m.



Number of dwellings (units)



Average completed flat area

Average completed flat area

1995 - 107.6 sq.m.
1996 - 84.8 sq.m.
1993 - 74.4 sq.m.
1990 - 68.2 sq.m.

Until 1990 the main part of built up houses were multifamily prefabricated large panel and brick houses. A comparable part of one-family houses accounting by number of flats was 10-11 %, and accounting in common useful floor area - 16 -17 %.

Big impact for changes of the residential houses structures and technologies influenced the new Construction Code, Thermal technical of walls and roofs.

After change of construction regulations and customers' needs , in 1993-1994 capacities of brick housing increased significantly and their comparable part rose to 60 %.

Groups of enterprises for production of prefabricated large panel houses have actually liquidated, split down into little enterprises, which are completing construction of earlier started houses. According to 1992 data in country were 14,500 uncompleted co-operative houses. Until early 1995 circa 10,000 flats were completed.

Resolutions adopted by the Lithuanian Government on residential houses construction issues in 1990-1992 encouraged construction of one-family houses very much. The comparable part of individual houses in 1995 by number of completed flats increased up to 43 %, and accounting by common useful floor area - up to 67 %. According to 1995 data 27,980 individual houses were commenced to be constructed, even more plots were allotted.

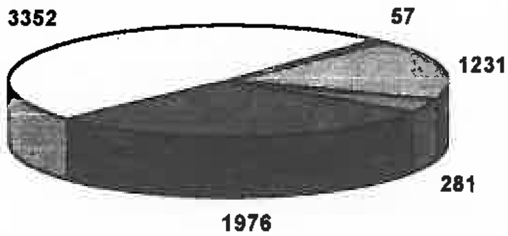
Majority of the houses have been designed following earlier norms and understanding of certain customers. Their size and volumes exceed reasonable quantities in economical and functional sense.

After construction cost increase and decline of the living standard, rate of the houses construction, being started, became slow.

Quite significant changes took place in the financial structure of the residential houses (apartments) construction.

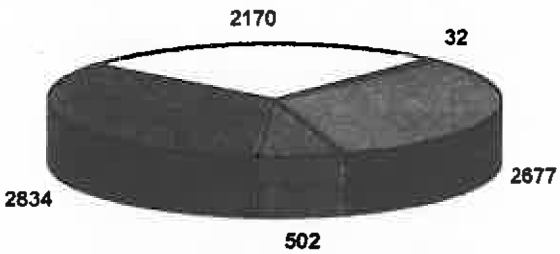
Structure of the apartment construction according to sources

1994



	units	(%)
Public sector	1231	(17,8)
Joint stock companies	281	(4,1)
Co-operatives of housing construction	1976	(28,7)
Individual developers	3352	(48,6)
Other developers	57	(0,8)
Total:	6897	(100)

1993



	units	(%)
Public sektor	2677	(32,6)
Joint stock companies	502	(6.1)
Co-operatives if housing construction	2834	(34.5)
Individualdevelopers	2170	(26.4)
Other developers	32	(0.4)
Total	8215	(100)

The comparable part of the state sector decreased and increased part of individual and other developers. The trend witnesses on development of the private sector initiative and growing possibilities to solve housing problem in certain way. The main obstacle for development of the mentioned trend is low incomes rate and undeveloped financial market.

3.7. State support in the provision with dwellings

The law on the provision of Lithuanian citizens with dwelling was passed in early 1992. The law determines ways of providing citizen with dwellings, forms of state support for accessing residential houses or flats, the order and conditions of the allocation and use of state support.

Until adoption of the Law, valid legal regulations determined provision with dwellings, and the main criterion for the right to be registered into the waiting list for provision with dwellings was the norm of available floor area - 5 sq. per resident. The sequence of provision was determined solely by the data in handling applications. Waiting lists for provision with dwellings were formed in enterprises, in offices, in organisations, managing committees and co-operatives for housing construction. At the end of 1987, 143,700 applications of families and individuals had been registered in waiting lists.

For several years, the number of families and individuals has not fallen, although some were provided with dwellings.

The law on the provision of dwellings changed not only the criteria, but the principles as well, i.e. it changed the established order. Following the law the role of state is not provide a living area, but support citizen in provision. At the same time prohibition to have more than one dwelling, house or the living area was abolished. However the state supports only in cases which are foreseen in the law. The indicator to be supported is availability less than 10 sq.m. of conventional area per one member of family. The conventional area is determined taking into account size and quality of room following the methodology, provided in the law. The state support for one member of family is equal to cost of 18 sq.m. of the total useful floor area construction.

The state support is being provided in forms as follows:

1) to receive soft credit or subsidies for construction or purchasing of residential house or flat;

2) to rent municipal living premises by applying tariffs of rent fees, being regulated by state;

3) to buy paying by instalments living rooms rented from municipalities and state enterprises.

Registration of citizen having right into state support is carried out in municipalities. There are two waiting lists. By providing state support priority is foreseen to persons to be social supported, who are registered into second list. As social supported persons are attributed orphans and children left without parents care, families with handicapped of Ist or IInd group or child invalid under 16 years of age, families where both spouses are pensioners or families with 4 or more children under age, etc.

In early 1995 98,500 families and individuals were included into registers for state support in order to be supplied themselves with housing. It forms 7.6 % of total number of families and individuals in Lithuania. In compare to 1993 number of families waiting for the state support increased by 7 %.

From the total number of people who are waiting for state support, 92,500 families live in urban- and 6,000 - in rural areas. The majority of families having a right to be social supported (80%) requests to receive soft credits for construction of dwelling or residential house, circa 15 % would like to rent municipal living premises and only 5 % - would buy in instalments the rented residence. Two third (66%) of families to be social supported requests to rent municipal residential premises, more than 31 % want to get a soft credit and 3 % would buy in instalments the rented residences.

From total number of families waiting for state support, 10,700 families are to be social supported.

Recession in the housing construction influents negatively in provision with dwellings. In 1994 only 1417 families and individuals (727 families to be social supported) or only 1.4 % have received state support for provision with dwellings. Half of them (52 %) have got soft credit for housing construction or purchasing. The average soft credit was: 16,700 Litas in urban areas and 18,700 Litas in rural areas. For residents included into first waiting list credit has been provided with annual interest rate of 5 % and for people included into second waiting list (to be social supported) - credits are provided without any interest. In all cases credits are provided for 25 years.

From residents, who received state support in 1994 according to sequence, 46 % have rented municipal living premises. Average one family has rented 45 sq.m. of useful floor area. Only 27 families (2 %) have bought the rented living residences.

The main part of budget means, planned for soft crediting, have been turned towards completion of co-operative houses. During period of 1993-1995 residential housing construction associations have received soft credits of 129,000 million Litas, that helped complete 12,000 apartments.

Likely, in 1996 problem of unfinished dwellings will be solved and later more means will be allocated for residents, who are registered in waiting lists for state support.

In latter period a task is raised for some priority to young families with children for provision with dwellings. Such draft of law has been submitted to The Seimas of the Republic of Lithuania.

3.8 Housing taxes: rent and service

Taxes consist of rent fee, if person or family do not have a flat and is renting, land taxes, if he has own housing and land plot, and in all cases taxes for municipal service. Real estate tax is not enforced in Lithuania.

Though subsidies for maintenance of the state owned housing stock had been abolished in 1992, the rent fee for the state owned dwelling sector increased insignificantly. At the moment municipalities determine the rent fee and if fluctuate in boundaries of 0.16 - 0.25 Litas per sq.m. of the total floor area.

The dwelling rent tax comprises only 1.5 % of the average household incomes.

Significantly higher rent fee in the private sector. Depending on location and quality of dwelling, the fee fluctuates in boundaries 3 - 35 Litas per sq.m. of the total floor area, i.e. it is 12 - 140 times higher than in state owned sector. Towards average family incomes it makes ca 25 %. Therefore, is clear that rent in the private sector is available only for tenants with higher incomes.

Land fee shall be paid by owners of the private houses. Owners of co-operative houses (homeowners associations) do not pay the land tax, because land plots are not attributed to them.

Tax fee for municipal service: electricity, gas, heating, hot and cold water since 1991 systematically grows.

Indexes of fee for municipal service and energy

Second part 1992 = 100

Municipal service and energy	1993	1994	1995
1. Electricity (day tariff), kWh	2.135	3.250	5.678
2. Gas, cub m.	2.702	4.536	6.103
3. District heating, 1 sq.m. of total floor area	5.691	20.407	41.842
4. Hot water, cub.m.	12.225	29.543	65.664
5. Cold water, cub.m.	4.913	14.291	26.472
6. Coal	4.814	18.859	25.706

Taxes for heating and hot water increased especially. The comparable part in the household balance increased about 2 times. Part of expenses for municipal service in cities in compare to 1991 increased by 12 points, in rural areas - by 6 points.

The taxes increase for households with low incomes became as an unbearable burden and many of them can not pay off. About 155,000 households were in arrears (ca 12 % of total number of households)in early 1995, though according to Governmental decisions taxes for heating were subsidised in case if their amount exceeded 15 % of the household monthly incomes. Since 1995 heating season taxes for heating and hot water are subsidised if its amount exceed 20 % of the household monthly incomes. Ignoring that, arrears are not diminishing. Likely, the reason is that support is being provided not to all households, but only for employed persons or unemployed due to serious reasons.

Besides that in the Governmental decision is not foreseen to cover all earlier arrears. Taking into mind increase of disposed incomes in 1995 only by 17 % and increase of housing and energy costs by 42 %, majority of households with arrears were not able to liquidate their debts.

From the presented situation conclusions may be done, that in order to found a precondition for pay ability of households the subsidies should be directed to those households, who objectively are not able to pay for dwelling of the normative size. Would be necessary to subsidise not only fees for heating and hot water, but total expenses linked to upkeep of the normative dwelling.

4. URBAN DEVELOPMENT AND LIVING ENVIRONMENT

4.1. Urban situation

Lithuania has a well balanced urban network. The basis is formed by:

- 2 large cities with population more than 400,000:
  Vilnius and Kaunas;
- 3 big cities with population exceeding 100,000:
  Klaipėda, Šiauliai, Panevėžys;
- 2 average towns with population exceeding 50,000:
  Alytus and Marijampolė;
- 13 towns with population 20,000 - 50,000;
- 19 towns with population 10,000 - 20,000.

The urban network is distributed evenly and is able to serve surroundings of towns and cities by optimum radius. The urban network virtually had been formed after the World War II . Before the war here in Lithuania were only two big cities - Vilnius (186,000 inh.) and Kaunas (154,000 inh.) and one average - Klaipėda (51,000 inh.). Because of ability of the sufficient amount of free labour in Lithuania, Soviet Union at that time was deeply interested in use of the labour by founding number of large industrial enterprises of the former Union significance. Since 1960, according to proposals from local scientists, the industrial infrastructure had been distributed by approaching to the sources of labour in small - sized and middle - sized towns and settlements. At the same time the apartment housing areas had been constructed together with the necessary both social and engineering infrastructure.

Large restructurization within Soviet time has been provided in agriculture as well. The single system of farmsteads, had been before the war, was reorganised by shifting circa 120,000 farmsteads into existing little towns and settlements. The small villages are typical for Lithuania, therefore their network is quite dense. In the biggest settlements and boroughs there a social infrastructure had been created, which could provide child care, education, health care, trading with urgent goods and the life service. At the same time large cattle - breeding and poultry interfarms had founded for production of meat and milk products and exporting them to former USSR and domestic needs.

The principle motorways, gas- and oil pipelines had been constructed for the Lithuanian mobility network needs, however, the high capacity power plants, nuclear power station, hydro accumulative electric power station - exceeding the Lithuanian needs.

For protection of nature, flora, fauna and cultural objectives there are under operation 5 public reservations. 29 preserves, 62 municipalities preserves, 30 regional parks covering total area of 728,000 ha.

After restoration of independence in 1990, due to changes of the social - economic conditions as well as privatisation and restitution of properties, the urban situation started to be changed itself: Many large enterprises have lost orders for producing goods, possibilities to get raw materials from Russia, they had to substitute production and diminish number of jobs:

- the main part of former large agricultural collective farms had cancelled their activity, and had been divided into small ones; its common land in 1994 dropped to 30 % of all former farming lands;

- due to the land privatisation and restitution of former property, 127,000 private farm have been founded with average land plot of 9 ha (34 % of the agriculture land);

- according to passed law, former workers at the large collective and state farms have been provided with 3 ha land plots as individual private property (25 %);

- due to farmers settling in separate land in some distance from farmsteads, part of existing houses in rural areas became poorly useful. Therefore, need for new housing, including people migrated from urban areas, increased.

Due to the ongoing land reform (3rd land reform during the current century), new land use plans for agriculture and forestry are under preparation. Actually, it reflects revision of land and separation of territories to be not private. Meanwhile, other complex items of physical planning as economy, social infrastructure, reconstruction of pipelines, etc. are not foreseen in the plans.

At present Lithuania does not have a national physical planning programme and the legal regulation basis is under preparation. Municipalities and public is playing a new role in remaking plans of towns and settlements, Since the physical planning in country has been not nominated as priority, a technical assistance from foreign countries is not sufficient as well. At the moment it is limited by the central Government level and some assistance for main cities as capital Vilnius, like to other capital cities in Baltics as Riga and Tallinn, where the Canadian Urban Institute provides consultancy, according to programme, being funded by the Canadian Ministry of Foreign Affairs.

4.2 Legal aspects of the land use

After the independence restitution, the land ownership by carrying out the land reform became a key item. Republic of Lithuania after confirmation of property rights continuity has adopted the basic approach: the Lithuanian citizen may restitute in legal framework and according to Law the real estate, which was in their ownership physically or in case non availability to restitute - to receive a determined compensation June 18, 1991 the Law on Restitution of Remained Immovable Property and Conditions was passed. According to the Law the former owners and their inheritors are enabled to restore their rights to the nationalised land.

The Law on land Reform passed in November 18, 1991 has approved the main approaches of the land ownership. The law enforced categories of land not be privatised, order for land provision, restitution, and compensation, order of priority by provision with land, other important terms.

Carrying out the Law on Land Reform, Government adopted a Resolution on Nominal Price of Land, Forest and Water Reservoirs and their Redemption, approaching conditions and prices for State procurement and repay for owners. Also, the Resolution outlined order for land plot prices determination and order of repayments.

According to the Resolution State could to redempt a private land from owners or inheritors in case as follows:

- land is being used for State purposes;

- land was provided to other users according to valid law;

- owner or inheritor being requested for such redemption, etc.

State could to sell land to citizen living in the rural area and requesting to buy it during the land reform as well as farming plots for private estate and construction of the individual house, to members of the collective garden - associations.

Main approaches of the landuse in urban area had been enlarged and made more precise in Resolution on Sell and Rent Order of Land Plots not for Agriculture Needs as well as Garden Plots for Members of Garden Associations, passed February 7, 1992, which provided possibility to purchase plots also for economic-commercial activity.

The same Resolution provided background of the land rent. In March 13, 1992 was passed Resolution on the Rented State Land Tax. Later was passed Law on Land Tax, which legitimated order for private land taxing.

According to ownership type, the Lithuanian land stock is divided into:

- private owned land;

- public owned land.

Land users are as follows:

- land owners

- other rented land owners are the Lithuanian citizen, who use land on private ownership right.

Other land users- physical and legal persons/entities, who use land on rent, loans or other legal basis.

Land for private ownership may be acquired for private households, construction of summer- house or for other activity.

Land plots may be sold together with existing houses only if they belong to one-family or two-family houses. Land plots for apartment houses remain as State ownership and are rented for unlimited term.

Later passed resolutions especially after change of political parties made changes to some positions in order to precise and correct them, however, the main approach remained: land from the „nation-wide ownership" was transformed into State and single ownership, became as part of the real estate and active subject of market.

Law on the Lithuanian Land, passed April 26, 1994, became as document generalising land ownership, purposes, determining users, taxing, limitation of activity, regulating cadastre.

4.3. The natural environment and its quality

Water quality . Water pollution is the serious ecological problem. The majority of pollutants gets into rivers from the biggest Lithuanian cities. Mainly the Lithuanian rivers are polluted by organic and biological materials. According to 1994 data 10 % of rivers were very high polluted, 55 % - upon the average, 35 % of rivers were relatively not polluted.

Large amount of pollutants get the Baltic Sea through flow of rivers. For the Sea coast pollution main influence is being made by the Kuršių marios (Couronian Lagoon). Amount of phosphates at the Klaipėda on the zone of impact of the Kuršių marios was in Summer 2-3 times bigger than in open Sea. Large amount of nutrients are being fixed whole year at coast zone.

At the period of the economic decline volume of pollutants flowing into open water basin decreased. In 1989 - 1990 sewage water totalled ca 500 million cub.m., in 1994 - 350 million cub.m.

Drinkable water in Lithuania mainly is high quality underground water. However, in rural areas water for drinking is used from not deep wells and therefore is polluted by nutrients. Almost 70 % of wells does not satisfy requirements of standards.

Air pollution. The most widespread local air pollution (71 %) is caused by mobil transport vehicles. In 1994 618,000 tons of emission has got atmosphere. Emission from mobil sources is increasing due to increasing number of old imported cars, meanwhile emission from stationary sources is decreasing due to the decline of production.

The economical recession predetermined decrease of the pollutant emission more than by 2-folds and given only once SO_2 does not exceed the main limited concentration in Lithuanian cities, however:

- concentration of CO in the biggest cities has exceeded the main limited concentration up to 5-folds and mostly due to emission of the automobile pollutants;

- NO_2 concentration only in some cities had exceeded the main limited concentration for 1-3 times;

- dust concentration in some cities exceeded main limited concentration 1.3 times, meanwhile in towns with there located cement and other factories exceeded 5.6 - 9 times.

Waste. Cities are polluting the natural environment by hazardous too. Ca 0.6 cub.m. of hazards are formed per capita per year in Lithuania (0.16 tons), from which:

- 47% are shifted to equipped damps;

- 35 % are regenerated;

- 2 % are burned;

- 16 % are used in another way.

Radioactivity. There are in Lithuania two problems of pollution with radioactive materials: impact of the Ignalina Nuclear Power Plant and results of the accident in the Chernobyl Nuclear Power Plant. The accident which took place in April 1986 is the biggest until now in the world. Air masses carrying radionuclides from the Chernobyl have disseminated them in South, south-west and West Lithuania. Therefore, pollution with radioactive materials is highest in mentioned territories including soil as well. It is determined that pollution with CE-137 had fluctuation from 7.4.102 to 3.0.104 Bq/ sq.m.

Some environmental investigations and observations are being co-ordinated with other countries around the Baltic Sea. The general regulations of the preservation of the Baltic coast line, adopted by the Helsinki Commission (HELCOM) is important step towards pointed out direction.

4.4. Protection of cultural heritage

Lithuania has plenty of cultural monuments, which are to be protected, restored and properly used.

There are 1078 units in the list of architectural monuments, including 271 residential houses, 218 farmsteads of peasants and fishers as well as single buildings, 75 estate palaces and farmsteads, 40 ethnographic villages.

For protection of ethnographic wooden houses from various Lithuanian regions is established the Lithuanian people's museum of mode of life in open area.

In the list of cultural monuments there are 66 urban units.: 5 old towns (Vilnius, Kaunas, Klaipėda, Kėdainiai, Trakai).

Part of architectural monuments, especially churches and monasteries, have deteriorated not only during war but also in post war period because of utilising them not according to right purposes and abolishing valuable elements.

More attention started to be paid for protection of the immovable cultural valuables after 1960. Law on protection of cultural monuments was passed and institutions for monument protection were established. Restoration projects of more significant monuments started to be prepared and realised.

After 1970 complex of regeneration works for the Vilnius old town and other towns started restructuring network of energetic and engineering pipelines. Gradually churches were under restoration.

After restitution of independence in 1990 attention to protection of immovable cultural values even more strengthened. New institutional infrastructure of monument protection was established embracing state power and municipalities. Law on protection of cultural values passed in 1995.

Majority of immovable cultural values were restituted to former owners (religion confessions and private persons. etc.) or privatised.

The changes interfered stabile process of restoration of immovable cultural values, including financing. Complex works for regeneration of old town and other urban monuments has stopped.

The private owners neither in organisational nor financial sense are not able to take more complexion regeneration of single or biggest monuments. At the moment mostly single parts of buildings are under repair, especially ground floors or cellars, which should be used for commercial and business purposes. Partially are repaired residential houses, when more financially wealthy persons repurchase flats from people with low incomes.

In sense of protection of the cultural heritage it is high actual to re-establish complexion regeneration principles of monumental buildings and larger groups of buildings, by preparing programmes of the finance mobilisation and provision following the world experience.

4.5. Transport and telecommunication

Possibilities for inhabitants to use city and inter - city transport. The passenger transport is important part of the Lithuanian living environment infrastructure. Majority of passengers are being transported with them- each day 30 times more than by railway, air and water transportation in total. Every day 1,4 million of the Lithuanian citizen take regular bus communication. The road transport is the cheapest transport for the local passenger communication.

Passenger transportation by public transport

	1989	1990	1991	1992	1993	1994
Railway transport	40.7	43.4	35.0	21.9	25.1	18.3
Road transport	1048.5	989.2	1068.3	973.0	790.0	768.1
Water transport	4.1	3.4	2.7	1.5	1.3	1.8
Air transport	1.8	1.9	1.7	0.7	0.2	0.3
Total	1095.1	1037.9	1107.7	997.1	816.6	788.5

General economic decline influenced decline of the public transport as well. Working conditions of the bus and trolley-bus significantly worsened during the latter time due to lack of investment into new transportation vehicles. At the same time circa one third part of buses rotes were closed. Total length of them became shorter by 34,100 km. or by 22 % in compare to 1989.

At present there are in Lithuania 47 bus parks. Number of buses decreases each year. In 1994 the number of buses was 3,613 or by 28 % less than in 1989.

International transportation of passengers in 1992 was 3 times more than in 1994. The average distances of passengers far transportation in 1994 decreased by 36 % in compare to 1991. However, distances in local transportation remain the same. Average one passenger is being transported for 4 km.

In international transportation distances increased significally. In 1994 one passenger was transported for 85 km, that means it was 20 km more than in 1991 and 53 km more than in 1992.

<u>Passenger transportation by railways.</u> In 1993 25.1 million of passengers were transported by railways, however, in 1994 the number decreased to 22 million.

From technical point of view railways in Lithuania are lagging behind, they do not correspond to the European standards. In many places condition of railway is poor with decayed sleepers and worn out rails. Therefore, there are lot of intervals where speed has to be limited.

Part of railways is electrified, at the moment only 122 km. Lay of new electrified lines is foreseen, for instance, interval between Šumskas and Klaipėda. Speeds should exceed 160 - 200 km

"Lithuanian Railways" successively seeks its goal to return to European group and to become again as equal partners. Especially significant day was November 1, 1995, when Lithuania returned to membership of OTIF (it was member since 1923), joined to

COTIF. The special kind of Joint stock company "Lietuvos geležinkeliai" was accepted into CIT.

Transportation of passengers by aircraft's of the Lithuanian air companies In Soviet period Lithuanian did not have own air lines. All passengers were flown by "Aeroflot". Every fly abroad was available only through Moscow. After restitution of independence the state air companies have reoriented their service from East market to West one.

Air companies "Lithuanian airlines" and "Lietuva." carried out 21 regular flight in 1994. At present the passenger's network between Lithuanian and West countries is constantly developing. New 6 destinations have been opened in 1994.

In the same year were transported 264,500 passengers or by 18.1 % more in compare to 1993. The same tendency of grow is seen during last 3 years. In 1994 354,000 passengers used the main Vilnius international airport. It embrace 80 % of total number of air passengers. Quality of the provided services increased as well.

Air company "Lithuanian airlines" successfully develops network of tourism tours to West countries. Majority of tourists used to fly from Frankfurt am Mine to Palanga, who were interested in Kuršių Nerija. Less number of passengers flew from Moscow to Palanga. Basically, number of flights to East is diminishing and increasing to West.

Transportation of passengers by inland water-ways and Sea. Transportation of passengers by inland and Sea is poor. In 1993 only 15,900 passengers were transported, including 14,100 by ferries. In 1994 there were 24,600 passengers. including 96 % by ferries again. At present there are no special passenger's ships. From Klaipėda go only cargo ferryboats with some places for passengers.

In transportation by inland rivers are involved two companies "Smiltynės perkėla" and "Lietuvos upių laivininkystė". In 1994 1,800,000 passengers were transported by inland water. However, a number of passengers decreased by 55 % in compare to 1989, but increased in compare to 1993 by 46 % and in compare to 1992 by 21 %. The company "Lietuvos upių laivininkystė" is carrying only during navigation period. The transport provides small role due to its domestic purpose.

Infrastructure of the Klaipėda port is being adapted slowly to the passenger transportation. In 1994 Klaipėda was left by 17,200 passengers, i.e.2.5 times more and arrived 15,600 passengers, i.e.2.2.times more in compare to 1992.

According to prognoses of increase of passenger flows in 1995-1997, there is foreseen to establish the passenger service infrastructure. Favourable geographical location of the Klaipėda port, its good cohesion to motor ways and railways infrastructure towards East - West provide assurance in sufficient loading of the future terminal and successful development of passenger transportation.

Individual transport. Before restitution of independence only cars produced in Russia were imported. In 1989 there were 123 cars per 1000 inhabitants. At the moment there are ca 180 cars per 1000 inhabitants.

After regaining independence new market laws are under development. Flows of used cars, produced in West countries rushed to Lithuania. Mostly they are imported from Germany, Netherlands and France. At the same time quite big amount of cars produced in Russia go back to CIS.In 1995 the Lithuanian companies sold 5,800 new cars.

Lithuanian roads. Total length of roads in late 1994 amounted 59,300 km., including highways and country roads - 21,100 km (50 % of them with black pavement), local roads - 33,500 km, city roads - 4,700 km. The highways totals by 394 km.

In 1993 103.8 million Litas have been allocated in 1--3 for the Lithuanian road direction enterprises, in 1994 - 114.3 million Litas. However mentioned amounts can not cover needs for the road improvement.

Across Lithuania is foreseen lay of the Via Baltica motorway from Kalvarija (cross border with Poland) and further through Kaunas, Panevėžys, Saločiai (cross border with Latvia). The motor way stretches on basis existing roads, by reconstructing its pavement, building up by-passes, by increasing number of traffic lines, building bridges and cross-roads in two levels. length on the Lithuanian territory amounts 274 km. The motor way shall link the West and Central European network in South and Finland - Russia - in the the North. According to preliminary calculations for the Via Baltica implementation 60 million USD investment will be necessary until 2000.

Telecommunications. Late in 1994 897,600 basic telephone units had been in Lithuania, including 80 % in urban areas and 20 % in rural ones. There are 24 telephone units per 100 inhabitants, including 28 in urban areas and 15 in rural areas. The level of telephonisation is realised by 70 % in urban dwellings and 37 % in rural dwellings.

The further development of telephonization is oriented into establishment of new digital systems of telecommunication. The first digital stations will be completed in Vilnius and Klaipėda by 1995 and in 1996 - 1998 in Kaunas, Šiauliai, Panevėžys, which should allow to increase number of units.

There is a plan to install 35,000 telephone units annually. However, needs for telecommunication will not be satisfied. in 1994 there were not satisfied 177,300 applications, including 131,600 in urban areas and 45,600 - in rural ones. Due to lack of financial means the telephonisation will be developed by 4,000 units annually in rural areas.

Flows of telephone call is increasing constantly: 96,500 - in 1990, 80,900 - in 1991, 100,400 - in 1992, 102,700 - in 1993 and 131,200 - in 1994.

Number of international channels will increase unsignifically. They will extend only in 1997 - 1998 after completion of the digital international telephone station. Number of the satellite communication will enlarge from 105 to 115.

Mobile communication service in Lithuania is under development. Currently 25 million USD were invested into the latter business. That is at the time the largest investment into the Lithuanian economy.

5. THE NEAREST TASKS FOR DEVELOPMENT OF SETTLEMENTS

5.1. Prognoses of economy development 1996 - 1998

According to the prognoses of the Ministry of Economics the Gross Domestic product in 1996-1998 may acquire trends to grow with expected annual increase by 4 %. The highest increase is foreseen in industry, construction and agriculture.

Real earning increase is expected by 3.6 % annually, which makes 0.5 % less than increase of GDP.

In the nearest future is expected unemployment increase up to 11 % (in ratio to the number of active population), e.g. number of people, looking for a job may increase up to 190,000. However, at the end of the period by improving economy indicators the unemployment rate should decline approximately up to 9 %. Therefore, the particular attention should be taken into implementation of efficient market policy measures related to prevention of the unemployment: preserve of the efficient working places; vocational training of employees directly at enterprises; establishment of new working places in the private sector; promotion of family business.

Up to 01.07.1995 72 % of planned state capital was privatised. The total capital investment in 1994 accounted 600 million USD.

The average use of industrial capacity in first half of 1995 comprised for 44 %. Increase of industrial capacity use in the prognoses period accounted by 9.3 %. Straining the competitiveness in 1998 part of enterprises will be restructured for producing new products. Only 18 % of production have a big demand, 41 %-normal and 40 % - have no demand at all.

Energy. Local energy resources constituted in 1994 for 5.4 %. There is foreseen increase only by 5.9 % in 1998. The main directives of the National Energy Strategy should be implemented in the planned period. All now existing power plants should operate until 1998. Increase of energy production should reach 18 % in 1996 - 1998, and consumption - by 12 %. The production of energy could increase by 4 - folds in case of attractive export conditions being established. Capacities are available for mentioned increase.

Agriculture. In 1994 agriculture was in critical status; about 280,000 her of land was remaining uncultivated. In 1995 decrease of crop area accounted by 162,000 her (13 %). Due to inefficient care of crops the harvesting losses accounted 5-7 cnt per ha.

Volumes of land reclamation measures decreased, as well as care of the improved land, liming of acidic land and use of mineral fertiliser and pesticides diminished (by 8 - 9 - folds in compare to 1990).

Several programmes for development of agriculture sector are under preparation. In the planned period quite insignificant increase of plant-growing and cattle-breeding is expected.

Transport. Actually transport for cargo and passenger transportation is sufficient now. There are planned decrease of passenger transportation in 1998 by 5.1 % in compare to 1994, meanwhile cargo transportation will diminish by 13.7 %. At the same time is expected increase of incomes by 12.3 %..

The main strategic goal is an integration into the Baltic Sea region and European transportation network and network of the transportation service. The precondition of the transport restructuring is harmonisation of the legal and normative basis with the European ones. The Government adopted the national Transport Development programme even in 13.01.1994, which foresees:

- development of railway, including the European standard rails;

- reconstruction of the Klaipėda State Sea Harbour;

- reconstruction of airports in Vilnius and Kaunas ;

- reconstruction of motorway Via Baltica as well as existing roads with asphalt pavement.

The actual investment into mentioned programmes is lagging behind at the moment (i.e. only 33 % of investment was in 1995, and in 1996 even less). There are foreseen assistance and credits from the international financial institutions (World Bank, EBRD, Phare, etc,).

Communication and Informatics. The further development of telecommunications is oriented into establishment of the digital telecommunication systems.

There are foreseen put in operation 40,000 telephone units in 1996; 35,500 - in 1997; 38,000 - in 1998. After start of operation of the new digital international telecommunication station, number of telephone channels will increase significally. Number of the satellite communication channels will increase from 105 to 115.

Establishment of data transmission, corresponding to the international standards is task of the strategic importance. In 1996-1998 is foreseen establishment of unified requirements corresponding system of classificatory and registers.

The administrative information system as well as computerised system „Savivaldybė"(„Self Government") and custom information system are under foundation now.

Investment. There are foreseen increase of investment from various sources by 9.4 %.

An approach is under consideration for low change of the construction costs during the planned period 1996 - 1998 by 45.4 % in compare to increase of customer prices 58.6 %. Expected index of contractor works is 1.15 in 1996; 1.10 - in 1997; and 1.10 in 1998.

Circa 850,000 USD should be utilised for investment in the short term. The main objects:

- construction of the oil terminal;

- set into operation one more generator in the Hydro - accumulative power station;

- building of the environment protection objects, etc.

The main sources of investment: loans by the State guaranties or on behalf of the State.

There is a plan to allocate foreign loans for renovation and thermal insulation of the existing residential houses: 10 million USD in 1996; 14 million USD in 1997; and 25 million USD in 1998.

Social development. According to prognosis, the average earning will follow the increase of the GDP. The living minimum was approved 20 USD in 1995, however actually it is higher, (unofficially - 65 USD per month).

The real average pension in the planned period should increase by 28 %, and in 1998 should account 85 USD.

Summarising the microeconomics prognosis 1996 - 1998, approach may be done on the short term goals of the social and economic development:

- economic grow as a condition of the welfare improvement;

- sufficient grow of living standard by paying the main attention to the decrease of social differentiation;

- increase of accumulation part in the gross domestic product for 20 %;

- stabilisation and stopping decrease of population by improving economic living conditions providing economic support for the young families.

5.2. New Housing Construction

Following the need of dwellings (as it was mentioned at the moment in Lithuania is a lack of ca 85,000 flats), likely residential housing construction will increase.

There is progenies to get increase of capacities of residential housing construction in 1997 in compare to 1995 - 1996 in case if state support could be ensured according to valid laws, at first construction of municipality dwellings as well as developing the city engineering infrastructure.

Planned residential houses construction in 1995 -2005
according to the state supported programme "Būstas" ("Housing")

	1995 -2005		1995 - 2000		2001 - 2005	
	Dwelling units	x1000 sq.m.	Dwelling units	x1000 sq.m.	Dwelling units	x1000 sq.m.
Optimistic option	150,000	12,685	65,000	5,460	35,000	7,225
Realistic option	115,000	9,725	50,000	4,200	65,000	5,525

There is foreseen more fast development of individual one - family housing construction. Main part of public is oriented into such construction. It is important precondition of humanisation of living environment and housing spatial parameters.

Comparable part of individual houses in total residential housing construction should reach 40 % accounting by number of units or 50 % accounting by total useful floor area in sq.m.

Besides them multifamily houses, but smaller by height and volume will be under construction as well.

The multifamily houses will be constructed on financial means from municipalities and homeowners associations. In some cases construction may be provided on financial means of commercial developers.

Comparable part of municipalities in financing should be not less than 15-20 %.

In order to implement the programme of residential housing construction are necessary changes in the housing financing. There is need for orientation of the national financial market towards long term housing crediting and implementation of measures promoting investment as well as measures mobilising finances.

The nearest tasks are:

- to establish infrastructure of hypotec with well equipped technical basis, requesting available foreign experience and support;

- to make changes in system of taxes in order to promote investment into housing;

- to overview and in case to amend laws and other legal acts regulating activity of financial market;

- to extend co-operation with international financial institutions in order to receive long term loans for the housing construction crediting.

5.3. Rehabilitation of the existing housing stock and energy saving

The Lithuanian main housing stock actually has been constructed after the World War II (85 %), therefore, its technical amortisation is not high roughly (30 %). Buildings, completed before the war are worn out more due to insufficient maintenance and operation. Wooden houses are worn out mostly. The amortisation of the 4 % of the urban housing stock exceeds 65 %, and 2.3 % are in the damage status. 550 dwellings were abolished in 1994 due to its damage status (approximately 6 % of the newly constructed dwellings).

Buildings, completed in post-war period, mainly according to typical projects, have numbers of technical imperfections - flat roofs unreliable to exploitation, unqualified installed rain water sewerage, unadjusted heating systems, etc.

Circa 85 % dwellings in cities and settlements have complete engineering, including 52 % dwellings heated by district heated systems. However, the main thermal insulation and technical status of the existing heating supply are poor, the heat losses in pipelines are uncontrolled, but according to experts' estimations make up ca 30 %. The individual houses in rural areas have single heating systems and local sewerage.

Mainly houses are built in brick (42 %) or large panels of the extended clay (27 %), however the thermal insulation is 3 times worse than West European or Scandinavian ones. No hermetic joints of the prefabricated components and wide windows of the low standard, making average 21 % of the heat losses are very typical for the buildings, completed in the post-war period.

Average annual heat losses per 1 sq. m. totals circa 320 kilowatt-hours. It costs 5.76 USD /sq.m. per year. Lithuania utilises annually ca 417 mill. USD per 1 flat.

Therefore, the Lithuanian housing in many cases is being outdated from technical and ethical point of view. Besides that, those do not fit for disabled tenants, who amounts about 30.000. Disabled people using invalids' carts can not entry not only to their flats, but also to shops and service offices and governmental ones.

Reconstruction of housing may be more expensive than new construction, therefore the programme shall be economically balanced. Renovation of the existing housing stock became complicated due to economical weakness of the newly appeared owners of the multifamily houses, meanwhile, they and in the same house living economically wealthy tenants are not able to reach agreement for investment towards common repair works. Likely, economically wealth owners may take initiatives to thermal insulation inside and to reconstruct it according to their requirements, however, it does not solve tasks of the general reconstruction of the housing stock, which strategy should be under responsibility of the state.

The Lithuanian Government in their programme outline has expressed engagements to support socially and economically weak inhabitants and their families. Though the approach is outlined, until the last time it has not been realised. The reason is the importance of funds for co-operative housing, which has not been completed and therefore attention was directed to that. Expectable, the situation should change in the nearest future.

There are estimated costs of 5500 mill. USD for the thermal rehabilitation of the total housing stock, including 69 % for single - family housing and 31 % - for multifamily apartment blocks. It should allow to save more than 45% of the currently used heating energy, e.g. more than 200 million USD annually. The repay of the renovation costs could be realised only during 25-29 years. It may be understood as unrealistic.

In the nearest future only thermal rehabilitation should be done, which could be repaid in 5 - 10 years by installing heat meters and regulation in houses, getting hermetic and repaired windows, entry doors, insulating attics and basement ceiling, as well as walls without windows in the apartment houses, etc.

Thermal insulation of outer structures is linked with costs of finishing works, repair and physical renovation of structures, therefore, the complex renovation of houses should be realised, including its moral renovation.

Solving the mentioned complexion thermal, technical and morale renovation of the existing housing stock, it should be reconstructed as follows:

a) renovation and thermal insulation of the flat roofs, by arranging extra flats in attics above 4 - 5 floor apartment buildings;

b) moral renovation of the post-war multifamily housing by adaptation certain number of flats for disabled people in carts (separate entry to flat, including automatic opened door, reconstruction of the communicational and sanitary premises, etc.)

Outline of the state policy towards renovation and thermal insulation of the existing housing stock in short - term should be:

- due to 90 % of existing private ownership, the main part of the process should go following private initiative;

- the direct state and municipality investment should be allocated only for houses in their ownership as well as for renovation and thermal insulation of social buildings;

- state promotes and according to its possibility supports renovation and thermal insulation of the houses by establishing crediting fund for housing, dwelling renovation and thermal insulation and arranging legal approaches for establishing support funds for homeowners' associations of the multifamily housing in municipalities.

- by supporting homeowners, state is taking priorities for implementation of effective measures, with possibilities of fast repay by saved energy resources.

5.4 Planning of development of cities and settlement territories and infrastructure

The Lithuanian plans for the city and settlement as well as infrastructure development and also plans for the social infrastructure development had prepared according to former central economy principles, in bigger or smaller scale providing intensive and equal development of the territory. The planning had been linked with the unified State housing construction programme and standards.

Political and economical changes in 1990 basically substituted needs and possibilities of the city and settlement's development.

Private land ownership, housing accessibility as well as choice of location, choice among different economic activities as elements of freedom have been implemented. Directions of macroeconomics links, structure of the country economy are changing deeply. All above mentioned factors make important influence on present development of cities and settlements and on its perspectives.

More clear grow of perspectives receive the capital city Vilnius, port - city Klaipėda, the Baltic Sea coastal area, border areas (especially with Poland), zones located in influence of the international transport corridors (Via Baltica, Klaipėda - Kaunas - Vilnius - Minsk, etc.). New international links start to influence on development of the city and settlement territories and its infrastructure. The development should be co-ordinated with the housing construction programmes and possibilities, by taking into account requirements of the rational development.

5.5. Humanisation of the living environment and its reconstruction

Soviet system of the housing construction and arranging of the living environment , being existed for 50 years had been expressing the centralised policy and in many aspects ignored the human personality. There are lot of residential areas and blocks completed following principles of that time. There are very few working places, parkings and garages, long distances to the nearest shopping areas, which were centralised, attracting long buyers' queues. Volumes of the dwelling houses are often large, with huge spaces between houses, creating draughts and not cosy for relax. Kindergarten and schools used be constructed in the central points of residential areas and in large complex shape.

The Lithuanian architects have put lot of the creation attempts and reflections, in order to humanise the housing environment, including visual decomposition of the long building blocks into disintegrated ones, seeking to diminish space, arranging individualised elements of public services and amenities by forming artificial relief, planting, sport - areas, spaces for relax and children play, often escaping requirements of the former Soviet regulations and norms. Nevertheless, blocks of multifamily houses in cities and little towns in the main part seem like wall among 1-2 floor single family housing, separating two - type spaces and forming volumes - humanised and dehumanised.

The social and economical changes in the last five years, brought significant alterations in the housing environment. Due to arising unemployment a number of parents have to stay at home and are able to look after their children, therefore needs for kindergarten accrued decreased (1 kindergarten instead of 3 became needless in towns and cities and 2 kindergarten instead of 3 become needless in rural areas). The free trade called out unchecked founding of kiosks, pavilions and other similar small trading points. Private shops have been established on first floors of numbers of multifamily houses, often without any proper service roads and making troubles for tenants. Ignoring decisions, made in municipalities, existing loggias and balconies have been glazed without any adaptation of drawings. After occurrence of former owners, in many cases started destruction of sport grounds in territories of multifamily housing, meanwhile, construction of new, mainly commercial, buildings began as well. Due to the lack of financial means, maintenance and operation of the blocks as well as waste disposal become poor.

In order to improve existing situation, the main task in short - term should be as follows:

- creation of home - owners associations and promotion of their activity by reconstruction and well keeping of the groups of houses and blocks, i.e. organisation of some kind of the block self government;

- dynamic activity of municipalities in both regulation of the rehabilitation in urban areas, promotion and backing home - owners associations and their unification;

- regulation of private initiatives and investments, by targeting them into implementation of decisions, being positive from the urban and architectural point of view, by providing reserved territories for such activity.

THE LITHUANIAN SETTLEMENTS AFTER TOMORROW

6. LITHUANIA IN THE CONTEXT OF THE BALTIC SEA AND EUROPE

6.1. Lithuania in the context of multinational project "Vision and strategies around the Baltic Sea 2010"

In December 1994, on the third Conference of Ministers, responsible for Spatial Planning and Development a conception „Vision and Strategies around the Baltic Sea 2010" was approved. In the conception the current situation has been outlined and prospective for the long - term development foreseen.

Assessment of current situation

Lithuania, being located on the east side of the Baltic Sea, is distinguished from its neighbours - Latvia and Estonia by better balanced structure of settling as well as by urban network, which has been appeared by some circumstances as a result of distribution of various urban functions.

The tree biggest cities - Vilnius - capital city, historical and cultural centre, Kaunas - industrial, trading, scientific and educational centre, and Klaipėda - port, even at present are of the not only national but also international importance. Important regional centres - Šiauliai, Panevėžys,

Alytus, Marijampolė, Utena, together with the main cities are located on the Lithuanian territory quite evenly, creating good conditions for service of the population and for attainment by minimum distances.

The existing road network is quite convenient to the domestic links and has a potential possibilities to be integrated into common spatial network with the neighbouring countries along the Baltic Sea and also in perpendicular direction. railways are more wide „Russian Standard" and fit to transportation to East, however they do not compatible to the „European Standard", beginning in Poland. The Klaipėda Port is not freezing and serves to universal purposes, acceptable for transportation of the passengers, lorries and railway carriages. The existing network of airports may be enlarged by former military ones, being at the moment without any use. At integration into the international communication network a glass fibre communication cable started to be laid.

Lithuania is not rich at natural resources and useful fossils. Currently timber, mineral raw material, cement, mineral fertiliser are utilised for domestic needs as well as are exported.

Prospecting of the oil and utilisation and also Geo.-thermal water on coast and in the Sea only started.

The basis of energy sources is comprised by nuclear power station, thermal power plants, hydro- and accumulating power stations. The existing capacities exceed the country's needs. Gas and oil supplying pipelines link Lithuania to East. 95 % of fuel are imported.

Lithuania has enough water resources from underground, lakes and rivers. Coastal areas as well as east and south east territories are attractive especially for tourism and recreation. However, the potentials are used insufficiently. It is too expensive for people coming from East (for Lithuanian citizen as well), meanwhile, for tourists from other Baltic and the European countries the existing infrastructure and service standards are too low.

The Lithuanian economy at the moment is on decline, but the tendency for stabilisation has occurred. GDP in 1995 succeeded by 2-3 % increase, could grow further if the main sectors of economy - industry and agriculture would find their niches for trade with the Nordic and other European countries by competitive and high quality goods and the service sector would reach the international standards. Necessary investment and credits are inadequate in Lithuania.

Lithuania does not have still national conception of development. Spatial planning legislation is under preparation now, but practical planning at the moment is not right directed.

The land reform challenged by the processes of privatisation and restitution solves only tasks of landuse, solving bordering of the recreational areas only partially. Reform of the administrative system instead of two steps (central power - municipality) implementing 3 management steps (central power - province - local government) initiated revision of responsibilities and competence, which is at the moment unfavourable for planning even on the lowest level.

Prospective of development

Urban areas. According to prospects of the „Visions and Strategies around the Baltic Sea 2010" there are categories of cities in Lithuania as follows:

- European cities - unforeseen;
- Baltic cities - 2 (Vilnius and Klaipėda;
- National cities - 1 (Kaunas);

- Regional cities - 7 (Šiauliai, Panevėžys, Alytus, Marijampolė, Mažeikiai, Jonava, Utena).

Likely, the competitiveness of cities itself, which is going on in natural conditions of the market, should change developed earlier in Lithuania principle of formation of the equal city network which implementation was under central government responsibility. Many large complex of industry, devoted for development of the regional cities, due to the lack of raw materials and markets have to be reoriented into producing of the attractive products. Impulse for the cities' and agglomerations' grow should be initiated by establishing of the science - technological parks, international exhibitions, co-operation of cities, creation of free economic - trade zones in such points of transportation as Klaipėda, Kaunas, Šiauliai. Expectable, that in case of above mentioned factors the international importance of Vilnius may reach level of the European city and importance of Kaunas - the Baltic city level. Of course, mobilisation of all potential resources connected to system of the international mobility should be provided,

Mobility network and energy supply

In order to diminish emissions from automobiles, important sense falls to sea, railway and air transportation. New port terminals for transportation of oil products, bulk cargo, containerised cargo are necessary for Lithuania. Reconstruction of the Klaipėda Port and construction of the Butingė oil products terminal is being started. Klaipėda is potential partner for transportation cargo from other countries (Byelorus, Ukraine). Therefore, its sense without any doubts will rise , especially after establishment of the free economic - trading zone.

Technical status of the existing railways as well as travel time and services shall be improved in the international lines Helsinki - Tallinn - Riga - Kaunas - Warzawa - Berlin - Hamburg , Kaliningrad - Kaunas - Vilnius - Minsk, Klaipėda - Šiauliai - Vilnius - Minsk , etc.

Šeštokai located in the Lithuanian - Poland border area should become as Important transportation knot. It is suitable for the strategic function of cargo terminal by changing of railway width from European rails to Russian ones. It is considerable and prospective construction of the railway branch line to Kaunas transport knot, especially by establishment the free economic - trade zone and the international expo and trading centre. The railway system of the domestic importance shall provide speed transportation of passengers and cargo between main cities and their agglomerations.

For the air transportation not only existing airports in Vilnius, Kaunas, Palanga should be used and extended, but also former military in Šiauliai and Kėdainiai.

Motorways in Lithuania are important in 3 directions: Via Baltica (Helsinki - Tallinn - Riga - Kaunas - Warszawa - Berlin), Via Hanseatica (St.Petersburg - Tartu - Riga - Šiauliai - Kaliningrad - Gdansk - Szczecin - Lubeck), as well as direction Klaipėda - Kaunas - Vilnius - Minsk). In order to improve international transportation it is important to organise faultless work of the customs and free customs corridors.

Important economic sense have international co-operation by harmonising technical and legal requirements against the pollutant emissions from auto vehicles.

System of telecommunication shall minimise travel needs by establishing international "information expressways". The transeuropean glass-fibre cable system shall bind Lithuania with Western Europe and other continents.

System of pipelines for transportation of oil shall link oil terminals being under construction to the Mažeikiai refinery.

Energy complex is not used fully in Lithuania and cause not only internal but also external problems to neighbour countries. Large threat potential having the Ignalina nuclear power plant, at the moment receiving significant foreign aid towards safety insurance in the prospective term shall be closed. For the plan implementation huge financial means are required, which is possible to accumulate only by successful produced energy export to neighbour countries. Use of oremulsion imported from Venezuela do not provide insurance neither in economic nor in ecology aspect. The Lithuanian energy network some years ago being as a part of the former Soviet Union North - West energy system has to be integrated into common Nordic - East - and West energy network.

Use of the environmentally friendly sources of energy shall be developed in Lithuania, i.e. bioenergy (utilisation of urban and agriculture waste), geothermal water, solar and wind energy, as well as more wide use of local fuel sources - fire - wood, brushwood, straw, peat.

Agriculture has changed in latter years a typical for Lithuanian nature decomposed structure of landscape After abolishment of farmsteads and after completion of huge land - reclamation works, the Lithuanian landscape became beyond recognition wide, typical for the steppe climate zones. Starting 1992 as result of the land reform a main part of farms are decomposed into smaller complexes and little farms. Latter have to be established from the very beginning. The process is not been performed. In the market economy a part suffers a defeat, therefore, likely, part of the present farmers will become bankrupt at 2010. Changes of landuse and ownership will affect dynamically to landscape changes and use of the social infrastructure under circumstances. Without modern technology the Lithuanian agriculture production will not able to compete within the Baltic and European market. Clear trends for diminishing of labour and number of working places in rural areas and the existing system of settling in country side as well as servicing infrastructure have to be transformed. It is important development of small business as well.

Protected areas have to take a clear status, the corresponding to legal status actual system of protection and maintenance. There are no doubts in status of the public protection for areas of the conservative purpose in order to preserve fauna, flora, unicum geomorphologic, hydrogeological and other territories for future generations. Status of the other areas may be kept by use in way not damaging its remain whole, meanwhile economic benefit and incomes for its maintenance and preservation would be provided.

Among such protected areas main part are attractive to tourism and recreation, however, the other limited activity could be implicated (agriculture without fertilizers, etc.)

6.2. Principles of spatial planning policy

The spatial planning and vision of the country putting in order have to back on four basic postulates with the goal of improving quality of life: development, environment sustainability, freedom and solidarity. All these basic values constitute Vision and Strategy around the Baltic Sea for 2010, prepared by Group of Focal Points representing ministries responsible for spatial planning of the participating countries around the Baltic Sea.

Development goes beyond economic prosperity. Development includes social, cultural and other aspects. But economic prosperity is a precondition for many other elements of quality of life. Development shall respect individual human beings nature and cultural heritage. Standard solutions are to be avoided. On other hand diversity is to be correlated with the principles of integration: no region should develop as a closed unit.

Development shall create favourable conditions for any planned region, by evaluating its specificity, facilitate favourable conditions for investment in various fields of activity.

Environmental sustainability: Development does not deprive future generations nature and environmental values and healthy conditions. This desirable process must stimulate an energy efficient settlement structure creation, foresee the use of environment friendly transport modes and technologies, protect valuable natural and landscape potentials, avoid the defeat system of priorities in land use.

Freedom: Freedom is the possibility to choose in accordance with individual or group of people needs. There is no freedom without participation, therefore people must have the possibility to participate in the preparation of decision on spatial planning , in creation of working places as well as adequate social infrastructure in local and regional levels.

Solidarity: Solidarity should be the basic principle in solvating common and conflicting items between single regions, between regions and districts, between neighbour countries in use of bordering areas as well as reducing interregional discrepancies.

The spatial planning policy must seek balance between:

- concentration and decentralisation of human settlements and shelters;

- economic development and environment sustainability;

- conflicting land use demand.

In Lithuania the spatial planning tasks shall be carried out by the Ministry of Construction and Urban Development, backing by the legal documents and regulations. The documents being under preparation at present shall be harmonised with the legal system of the neighbouring Baltic countries.

The basis of spatial planning - local plans of municipalities and single settlements.

6.3. Settling system

The settling system following previous time, in the perspective vision should keep its basic features. The location of housing in future should be limited by 2 main conditions:

- it is convenient to live in location close to the working place, good service and social infrastructure.;

- it is pleasure to live in location with nice environment , healthy living conditions and neighbours make no troubles.

The above mentioned conditions predetermine concentration of housing in cities or decentralisation in surroundings. By taking as priority the second condition, being available good roads and not wasting automobile transportation the privileges of the second condition may be accepted.

The acceptance of the adequate housing location may be predetermined by the employment of family's members, incomes, status of the public/personal transportation and its possibilities. If a family has two cars, the freedom to choose housing in attractive environment increase. On other hand, such choice may be predetermined by being busy at the job, necessity to establish conditions for children care and education, needs of elderly members of the family, etc. If adults are on their working places, usually first conditions is taken into account. However, it does not make troubles to have respite during holiday or in summer. house, which realises the second condition. In rural areas during structural changes in landuse taking place, the settling system is under transformation in face of mentioned mixture of conditions. Farmstead's location may realise the second condition- to live in attractive and healthy place and also may be realised the first item of the first condition - to live close to working place. i.e. in personal farm. In this case both nearness and reach of services and social infrastructure also depend on mobility freedom, which may be realised by sufficient amount of transportation. The principles of the settling system being dependent on the state planning, should be transformed into spatial planning. The settling system also should be realised by principle of the free choice. Priorities of the choice may be different from those which were existing before. Therefore, the adequate system of the service and social infrastructure should transform as well. Single objects of the social infrastructure (for exempla, inter- farm palaces of culture, kindergarten, etc.) are becoming needless.

function of the State and local government must transform from direct management into regulation, by preparing not only comprehensive and detailed plans, but also by establishing other legal limitations and conditions i.e. standards of the wasting by cars, control of enforcement of urban development zones, development of public transportation, including development of railway, organisation of maintenance of recreational territories by attracting private physical and investment potentials. The majority of the tasks have to be solved by local governmental institutions and public.

Following processes of the demographic changes, expected low increase of population in the future. Grow of population in urban areas may be inspired by decreasing of population in rural areas. On other hand, likely, that in the case of ability of housing in rural areas and sufficient number of cars and increasing quality of the public transportation, part of rural population, especially living in surroundings will come to work in cities. The „principle of pendulum" exists even now.

6.4. Development of cities

There is purposive to follow principles in urban development:

- the green infrastructure should be preserved;

- the settled territory should be connected by green unit with opened space and green and recreational zones;

- the urban development should be related to structures of pipelines and public transportation network;

- priorities for city development should by given to renovation and better assimilation of the existing urban areas, instead of development outside city territories;

- protected areas are to be really protected to new generations;

- city waste have to be utilised as much as possible and rendered harmless, avoiding pollution of land, underground water and opened water reservoir;

- in order to avoid emission of the waste from motor vehicles and industry the more strict requirements should be raised.

Municipalities should take responsibility for the clean city status and well-being strategy.

Choice of dwelling in city has to be free. People able to provide with dwelling themselves afford it corresponding to their needs and financial capabilities by purchasing, renting or building up. Municipalities have to provide social service, education, health care, public transport, construction and maintenance of roads and engineering pipelines network. Socially and economically poor people and their families are to be under care of state, which should provide possibilities to rent social housing in privilege conditions.

Existing living stock has to be used efficiently by renewing and putting into order houses and environment. Into latter process tenants, house-owners and house-owners associations and neighbourhoods have to be involved. The detailed plans have to regulate putting into order of blocks. Municipalities and home-owners' associations could be as customers.

Existing blocks of the multifamily residential houses have to be reviewed. Its expediency, use possibilities, reserves of territories, increased parking needs, possibilities to appoint dwellings for persons with movement disabilities, their movement availability in district should be reviewed essentially. Existing declined housing estates with wooden houses basically located in a centre of towns shall be renovated in accordance with the best employment of the estate. Central and old town areas with the overcrowded building shall be renewed and density of the built up area shall be decreased. Tenants will get normal conditions for recreation, parking and other needs.

All plans of the renewal and new planned areas shall be open minded and accessible for public to become acquainted and considered.

Municipality of any urban area has to take care on ecological status and at first on the urban "green lungs". The majority of the Lithuanian cities and towns have comparably sufficient amount of green areas. it is important to preserve them, properly maintain and enlarge. Urban waste shall be maximum utilised. Existing and former dumps may be used for bioenergy. Daily waste have to be assorted and collected separately in order to utilise them for use as secondary raw material. Pollutants of air, soil and water have to be taxed correspondingly with a amount of waste and character.

Municipalities have to take care on strategy of the city welfare by providing privileges for businessmen and enterprises, which create new working places. Majority of the Lithuanian cities are attractive for tourism due to their individual shape, monuments of culture heritage, however, at present they have not sufficient level of tourism service - high class hotels, restaurants, amusement offices.

In order to renovate and develop the sector municipalities and single businessmen have to take care, including foreign capital should be involved.

THE LITHUANIAN NATIONAL PLAN OF ACTIONS

1996 - 2000

The national Plan of actions is prepared according to Indicator programme, proposed by the Secretariat of the United Nations Conference Habitat II.

For the period 1996 - 2000 in Lithuanian housing sector should be taken actions as follows:

1. TO IMPROVE PLANNING OF THE URBAN AND SETTLEMENTS TERRITORIES AND INFRASTRUCTURE DEVELOPMENT

The Lithuanian plans for the city and settlement as well as infrastructure development and also plans for the social infrastructure development had prepared according to former central economy principles, in bigger or smaller scale providing intensive and equal development of the territory. The planning had been linked with the unified State housing construction programme and standards.

Political and economical changes in 1990 basically substituted needs and possibilities of the city and settlement's development.

Private land ownership, housing accessibility as well as choice of location, choice among different economic activities as elements of freedom have been implemented. Directions of macroeconomics links, structure of the country economy are changing deeply. All above mentioned factors make important influence on present development of cities and settlements and on its perspectives.

More clear grow of perspectives receive the capital city Vilnius, port - city Klaipėda, the Baltic Sea coastal area, border areas (especially with Poland), zones located in influence of the international transport corridors (Via Baltica, Klaipėda - Kaunas - Vilnius - Minsk, etc.). New international links start to influence on development of the city and settlement territories and its infrastructure. The development should be co-ordinated with the housing construction programmes and possibilities, by taking into account requirements of the rational development.

Actions:

(a) to prepare comprehensive plan for the Lithuanian development until 2010, by investigating and determining the spatial development relationship between Lithuania and the Great Europe;

(b) to prepare comprehensive plans for provinces and municipalities;

(c) to prepare plans for conversion of former military zones for the economy development needs, by taking into consideration utilisation of the local citizen skill;

(d) to prepare plans for development of areas to be protected, by co-ordination functions of protection and compensation;

(e) to prepare new generation of the Lithuanian cities comprehensive plans.

2. TO GET ORIENTED THE FINANCIAL MARKET INTO LONG - TERM CREDITING

The capacity of the country's financial market at the moment is not sufficient to provide long - term credits with regard to housing construction or rehabilitation. The financial market does not dispose long - term deposits and the average interest rate is especially high - 25-30 % in 1994.

The long - term crediting for housing construction and rehabilitation as the State support is being carried out actually only from the State resources (State budget, etc.). Credits for the housing construction are being provided for 25 years with interest rate of 5 %, meanwhile for the rehabilitation needs - for 10 years with interest rate of 10 - 13 %. The housing loans comparable part accounts only 2.7 % of the total credit portfolio. According to prognoses needs and analogies in other countries the comparable part of the housing loans should be as much as 3 -4 times higher. Their absolute annual amount should be 400 - 500 million Litas (100 -125 million USD).

The long - term crediting process is stemmed by prolonged implementation of the hypotec system.

Though the Law on Hypotec was passed in 1992, the mortgage infrastructure is not acting yet.

Actions:

(a) to prepare during 1996-1997 a detailed feasibility study on financing in the world practice and to propose adaptation of the best practice;

(b) to establish the hypotec infrastructure with the good technical basis by inviting foreign support;

(c) to enlarge co-operation with the international financing institutions (The World Bank, etc.), in order to receive long - term loans for crediting in the housing sector;

(d) to review and to make amendments if necessary in legislation and normative basis regulating activity of the financial market, in order to mobilise resources for the housing crediting.

3. TO INCREASE EFFICIENCY OF THE STATE SUPPORT IN HOUSING SECTOR

At present the state support is available for citizen if they live in dwelling, which is not adequate standard provided by law: e.g. if family has less than 10 sq. m. per member of family, or more than one family live in one flat, etc. In other words the right to the State support is defined by living standard in the permanent location without any estimation of the available household incomes and property.

In order to get the State support according to law 98,000 families and single persons have registered. However, the State support priorities are available for:

- orphans and minors, who lost parental support;

- families with disabled person of 1st or 2nd group or disabled child 16 years old of age in case if he needs permanent care;

- pensioner families;

- families with 4 or more minors, living together;

- single mother or father, taking care on 2 or more minors.

Following above mentioned categories 14,400 families and single persons have been registered.

However waiting lists for the State support are not differentiated following social categories. Such situation does not provide flexible social policy in the housing sector, to make differentiation for the State support according to priorities.

Actions

(a) to revise during 1996 - 1997 law and other normative acts regulating provision of the State support for acquisition with dwellings, in order to implement estimation household incomes and property and the State capacity;

(b) to balance programmes for the State support and the State budget in order to provide sequence of the budget policy.

4. TO STRENGTH SOCIAL GUARANTIES IN THE HOUSING SECTOR AND TO ENLARGE THE MUNICIPAL HOUSING CONSTRUCTION

Tough the present laws outline local governments to dispose the municipal housing stock, however, after privatisation by more than 90 % of the public housing stock, local authorities lost almost all municipal dwellings. Actually municipalities dispose approximately 5 % of the country's housing stock, which is in poor status.

Meanwhile, 20,000 families are registered now with the municipality waiting lists seeking to get rented flat

In order to satisfy people needs and provide guaranties for acquisition with dwellings, would be necessary to supplement the existing municipal housing stock by 2,500 - 3,000 dwellings and correspondingly to enlarge comparable part of the municipal housing stock by 10 - 15 % in 5 years.

Actions.

(a) to approve by the Government a programme for the municipal housing construction in 1996 - 2000, and to provide allocation of financial means in the State budget;

(b) to build in 1996 - 2000 period 12,000 - 14,000 municipal low price dwellings, which should be provided for families with low incomes, as well as large- and young families and single mothers with children.

5. TO ENLARGE POTENTIALS OF LOCAL GOVERNMENTS IN ORDER TO SOLVE PROBLEMS OF ACQUISITION WITH DWELLING AS WELL AS ENGINEERING AND THE SOCIAL INFRASTRUCTURE NEEDS

According to laws, municipalities are responsible and must take care on needs of housing, as well as engineering and social infrastructure needs in cities and settlements.

However, due to lack of financial means they are not able to provide the main part of functions. In 1994 only 350 dwellings have constructed from the municipalities' budgets. Low amount of investment was realised into engineering infrastructure and social building. Lagging behind in development of the engineering infrastructure make influence on construction as activity, especially in individual housing lots.

It is clear, that the comparable part of the municipality budget in the national structure of budget is not adequate to amount of delegated functions (the ratio of state and municipality budget in 1994 was 3:2)

Actions:

(a) Government should to review the law basis of the national budget structure as well as substantiation of the municipality budgets ;

(b) to enlarge comparable part of the municipality budgets in general structure of the national

budget reflecting delegated them functions; investment into municipal housing and development of the engineering and social infrastructure should be considered.

6. TO MAKE BALANCE OF DEVELOPMENT OF SETTLEMENTS AND FARMSTEADS IN RURAL AREAS IN CONTEXT OF NEW ECONOMIC CONDITIONS

After economic relations and changes took place a number of former vital rural settlements and little towns are loosing their importance and perspective. The restituted land ownership changes former plans of development and regulation. Needs for new farms and new farmsteads are rising out.

Due to decline of collective and state farms, being responsible for rural settlements and little town's energy supply as well as engineering and social infrastructure, in many cases centralised systems of energy and water supply have lost a master. Municipalities are not ready into organisational and economical point of view.

Actions:

(a) Government and municipalities must provide inventorisation of plans for the rural settlements and little towns and on their basis to prepare plans of actions in order to balance its regulation and development.

(b) in the framework of the agriculture programme implementation to prepare prognosis of the farmsteads development as well as optimum options of their territorial and spatial solutions.

7. CONSERVATION AND REHABILITATION OF HISTORICAL AND CULTURAL HERITAGE

Lithuania is country with old culture. In the list of cultural monuments there are 66 urban monuments, including 5 old towns. In the register of architectural monuments are 1078 units.

Until 1990 the complex rehabilitation of old town blocks as well as single historical buildings was carried out by funding as a rule from the State budget.

Currently the situation has changed. After privatisation of the main part of houses or due to restitution to former owners and religious communities the complex rehabilitation of blocks and single houses became unrealistic. Rehabilitation of buildings now often includes only ground floors, where trading or business activity is carried out. Problems for new funding methods and sources seeking are raised now.

Actions:

(a) to legitimate ways and amounts of the State support for rehabilitation monuments of the cultural heritage;

(b) to prepare programmes for mobilisation of financial resources and financial provision of the old town rehabilitation, by taking into account the world practice;

(c) to improve maintenance of the monumental territories and monumental buildings as well as management of their regulation and rehabilitation.

8. TO DIMINISH ENERGY CONSUMPTION IN BUILDINGS AND ENVIRONMENT POLLUTION

Approximately 40 % of energy resources are used for energy supply of housing and public buildings.

In many cases thermal insulation characteristics are low, heating and domestic hot water systems are inefficient. According to calculations and experience provided by experts the energy consumption in such houses may be reduced by 50 %. The energy conservation would be especially useful in the point of view of the environment protection.

The Lithuanian Government takes a number of measures on that issue. In 1992 a State supported programme “BŪSTAS” (“HOUSING”) was adopted, where the most important measures had been foreseen for thermal insulation of dwelling houses and renovation. New housing construction regulations have approved. Housing Renovation/Energy Conservation Fund was established. A respective project is being completed by the World Bank.

Actions:

(a) to get oriented the country financial market into long - term crediting of the housing renovation and thermal insulation, by inviting foreign financial means;

(b) to make more precise the programme for housing renovation and thermal insulation, in order to reduce energy consumption in buildings by 15 -20 % in 2000;

(c) to develop co-operation with the World Bank for concentration of financial resources for decreasing of energy consumption and environment pollution;

(d) to promote investment of tenants for renovation of their houses through tax privileges and subsidies.

REPUBLIC OF LITHUANIA

MINISTRY OF CONSTRUCTION AND URBAN DEVELOPMENT

HOUSING AND URBAN INDICATORS FOR REPUBLIC OF LITHUANIA

The Lithuanian National Report for the
United Nations Conference on Human Settlements
HABITAT II

Istanbul, June 3-14, 1996

VILNIUS
1995

Name of the city: Vilnius - Capital of the Republic of Lithuania. Largest city of Lithuania. Established in 1323.

populiation	-	590.000
density	-	2 000 people/sq. km.
green areas	-	50% of the total city territory
city area	-	300 sq. km.

BASIC DISTANCES:

from the Baltic Sea	-	300 km
from the Byelorussia	-	35 km
from Minsk	-	215 km
from Riga	-	300 km
from Warsaw	-	450 km
from Stockholm	-	1 000 km

The historical Old Town of Vilnius, Which covers an area of 254 ha, has been declared an urbanistic, architectural and archeological monument and is included in the UNESCO World Heritage List.

There have been substantial changes in the political and economic environment.

The main problems: there is a need to assess Soviet inheritance and build up a new conception for the city development, to assesss consequences of urban spawl, to solve enginering, infrastructure, and transportation problems.

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A) The Changing Governance of Housing

A.1. POPULATION					
					N. L. 1980, 1990, 1994
Defined as the number of inhabitants at the beginning of the given year					
			1980	1990	1994
			'000 Inhabitants	'000 Inhabitants	'000 Inhabitants
A.1	National[2)]			3708.2	3724.0
	Local	a) the city	492.0[0]	586.6[1a]	578.7[1a]
		b) metropolitan area	3404.2	-	-

A.2. AGE DISTRIBUTION OF THE POPULATION

N. L.
1980, 1990

Defined as the distribution of the present population between age groups

	age groups	1980				1990			
		—14 %	15–64 %	65— %	Total	—14 %	15–64 %	65— %	Total
A.2	National[0]	23.6	65.1	11.3	100 %	22.6	66.6	10.8	100 %
	Local[0]	20.3	72.6	7.1	100 %	20.6	71.9	7.5	100 %

A.3. NET INTERNATIONAL MIGRATION

N.
1990, 1994

Defined as the difference between the number of emigrants and the number of immigrants in the given year

		1990	1994
		'000 Migrants	'000 Migrants
A.3	Emigrants[2]	23.592	4.246
	Immigrants[2]	14.744	1.664
	Net Migration (‰ of total population)[0]	-2.4	-0.7

A.4. NET INTERNAL MIGRATION

L.
1990, 1994

Defined as the difference between the number of persons moving out of and the number of persons moving in to selected settlements in the given year.

		1990	1994
		'000 Migrants	'000 Migrants
A.4	Person moving out Vilnius[9]	14.674	8.627
	Person moving in Vilnius[9]	16.349	5.601
	Net Migration (‰ of local population)[0]	2.9	-5.2

A.5. NUMBER OF HOUSEHOLDS

N. L.
1980, 1990, 1994

Defined as the number of households at the beginning of the year

		1979	1989	1994
		'000 Households	'000 Households	'000 Households
A.5	National°	1175	1305	1.300
	Local°	154.9	215.4	214.6

A.6. HOUSEHOLD INCOME AND DISTRIBUTION

N. L.
1994

Average household income for total population, by social groups and by housing sectors.

A.6.a. HOUSEHOLD INCOME BY INCOME QUINTILES

A.6.b. HOUSEHOLD INCOME BY OCCUPATIONAL GROUPS OF HEADS OF HOUSEHOLDS

WHITE COLLAR, BLUE COLLAR, SELF-EMPLOYED, UNEMPLOYED, INACTIVE

A.6.c. HOUSEHOLD INCOME BY HOUSING SECTORS

PUBLIC RENTAL, PRIVATE RENTAL, OTHER RENTAL, OWNER-OCCUPIED, OTHER HOUSING

Data of survey: 1994 year		National	Local
		(in USD)	(in USD)
A.6 Main Average		2405.6	2686.5
A.6.a. Average Income in theIncome Quintiles	low income	554.4	
	2. quintile	974.4	
	3. quintile	1330.6	
	4. quintile	1878.2	
	high income	3706	
A.6.b. Occupational Groups	white collar		
	blue collar		
	self employed		
	unemployed		
	inactive		
A.6.c. Housing Sectors	public rental		
	private rental		

	other rental		
	owner occupied		
	other housing		

A.7. NUMBER OF HOUSING UNITS

N. L.
1980, 1990, 1994

Defined as the number of all housing units (vacant and used) in the given year.

		1980	1990	1994
		'000 Units	'000 Units	'000 Units
A.7	National	1000[0]	1159.2[1b]	1225.8[1a]
	Local Vilnius	138.6	160.7[0]	169.7[0]

A.8. THE 1990 HOUSING STOCK BY CONSTRUCTION TIME

N. L.
1990

At the beginning of the year.

		before 1918	1918–1940	1941–1960	1961–1970	1971–1980	1981–1990	Total
		%	%	%	%	%	%	
A.8	National[0]	4.1	11.7	12.6	21.1	28.8	21.7	100 %
	Local[0]	4.2	10.5	7.8	24.7	29.1	23.7	100 %

B) Housing and Macroeconomic Stabilization

B.1. AVERAGE EXCHANGE RATE USD IN NATIONAL CURRENCY

1980, 1990 - 1994

Annual average	1980	1990	1991	1992	1993	1994
	USD	USD	USD	USD	USD	USD
B.1 the value of 1 USD in national currency	0.65[5] NAP	0.58[5] NAP	18.0[4] NAP	122.5[4] NAP	3.96[4]	3.90[8]
	Rub.	Rub.	Rub.	Tallon	Litas	Litas

B.2. GDP

1990, 1994

Defined as the value of total Gross Domestic Product in USD (on current price).

	1990	1994
	USD	USD
B.2.	22072.9[0]	4267.4[0]

B.3. INVESTMENT

1990, 1994

Defined as the value of total investment as a percent of GDP.

	1990	1994
	%	%
B.3.	33.9[0]	15.4[0]

B.4. UNEMPLOYMENT RATE

1990, 1994

The unemployed population as a percent of active population on January 1st.

	1990	1994
	%	%
B.4.	0	1.9[8a]

B.5. INFLATION INDEXES

1990-1994

Defined as consumer/construction prices and incomes compared to 1990.

B.5.a. CONSUMER PRICE INDEX
B.5.b. CONSTRUCTION COST INDEX
B.5.c. INCOME INDEX

	1990	1991	1992	1993	1994
		%	%	%	%
B.5.a Consumer Price Index	100 %	316.4[6]	3,546.2[o]	18,092.7[o]	31,155.6[o]
B.5.b Construction Cost Index[o]	100 %	332.1	3,932.6	19,146.9	35,239.3
B.5.c Income Index[o]	100 %	224.9	1,560.1	4,855.4	9547.2

B.6. GOVERNMENT DEFICIT

1990, 1994

Defined as the difference between national budget revenues and national budget expenditures in the given years as a percent of GDP

	1990	1994
	as % of GDP	as % of GDP
B.6.	1.4[o]	-1.8[o]

B.7. FOREIGN DEBT

1990, 1994

Net foreign debt as percentage of GDP in the given year

	1990	1994
	%	%
B.7.	0	16.0[o]

B.8. SHARE OF PRIVATE SECTOR

1990, 1994

Percentage of GDP produced by the private sector

	1990	1994
	%	%
B.8.	0	62.3[o]

C The Structure (Main Sectors) of the Housing Stock

C/I. Part: Housing Stock by Sectors

C.1. HOUSING STOCK BY SECTORS
N. L. 1990, 1994

C.1.a. PUBLIC RENTAL SECTOR

Defined as the percentage of the total number of dwelling units that are owned and controlled by the public sector (central or local government).

C.1.b. PRIVATE RENTAL SECTOR

Defined as the percentage of the total number of dwelling units that are owned by private owners (private persons and private organizations) and have been rented out.

C.1.c. OTHER (SEMI-PUBLIC) RENTAL SECTOR

Defined as the percentage of the total number of dwelling units that are owned by "other public bodies" (e.g. associations, cooperatives, public enterprises) and are rented out.

C.1.d. OWNER-OCCUPIED SECTOR

Defined as the percentage of the total number of dwelling units in which the family living in such a unit is also the owner of the home.

C.1.e. OTHER HOUSING

Defined as the percentage of the total number of dwelling units which can not be classified into the sectors mentioned above (e.g. common ownership cooperatives).

Sectors	Level	1990	1994
		%	%
C.1.a. Public Rental	National	51.4	12.9[7]
	Local Vilnius	82.5	19.0[0]
C.1.b. Private Rental	National	NAV	8.5
	Local Vilnius	NAV	11.0
C.1.c. Other (Semi-Public) Rental Bodies	National	NAV	NAV
	Local	NAV	NAV
C.1.d. Owner-Occupied	National	39.2	78.6[0]
	Local	6.5	70.0[0]

C.1.e. Other Housing	National	9.4	NAV
	Local	11	NAV
TOTAL	National	100 %	100 %
	Local	100 %	100 %

Worktable: Short description of the type of landlords in the different rental sectors:

The share of the subsectors and short description of the type of landlords in the different rental sectors:

Rental housing sector	Subsectors within the rental housing sectors	Share of the subsectors within the rental housing sector	Type of landlord
Public Rental Sector	1. Central government 2. Local gov.	1.5 % 93.3 %	
Private Rental Sector	1. del 2. New	0 % 5 %	
Other Rental Sector	1. 2.	0 % 0 %	
TOTAL		100.0 %	

C.2. THE MAIN HOUSING SECTORS BY BUILDING-SIZE

N. L.
1994

C.2.a. TOTAL NUMBER OF UNITS

Defined as the total number of dwelling units in the housing sector: public rental, private rental, other rental, owner-occupied and other housing.

C.2.b. HOUSING UNITS IN MULTI-FAMILY BUILDINGS

Defined as the percentage of the total number of dwelling units of the given housing sector that is in multi-family buildings (containing more than 2 flats)

C.2.c. HOUSING UNITS IN SINGLE FAMILY BUILDINGS

Defined as the percentage of the total number of dwelling units of the given housing sector that is in single family buildings (with 1 or 2 flats)

Proportion of number of housing units in multi/single family buildings (vertical %)			Public	Private	Other	Owner occ.	Other housing
			rental				
C.2.a. Total number of units	National	'000	158.1[7]	104.2	NAV	963.7[7]	NAV
	Local	'000	32.3	18.7	NAV	118.7	NAV
C.2.b. Units in multi-family buildings	National	%	98	NAV	NAV	60.8	NAV
	Local	%	100	NAV	NAV	NAV	NAV
C.2.c. Units in single family buildings	National	%	2	NAV	NAV	39.2	NAV
	Local	%	NAV	NAV	NAV	NAV	NAV
TOTAL	National	%	100 %	100 %	100 %	100 %	100 %
	Local	%	100 %	100 %	100 %	100 %	100 %

C/II. Part: Structural Changes: Privatization and Restitution

C.3. PRIVATIZED PUBLIC HOUSING

N. L.
1990-1994

Defined as the percentage of the total number of dwelling units owned by the public sector on 1 January 1990 that have been privatized: A) sold or given to the sitting tenant or B) sold or given to another landlord from 1 January 1990 up to the end of the actual year.

		1990	1991	1992	1993	1994
		%	%	%	%	%
C.3.a. To sitting tenant[14]	national	0	6	67	71.6	77.5
	local	0	4	64	70.8	79.0
C.3.b. To another landlord	national	0	0	0	0	0
	local	0	0	0	0	0

C.4. REVENUE FROM PRIVATIZATION OF PUBLIC HOUSING

N. L.
1990-1994

This indicator shows the proportion of the revenue (sales price less discounts) and the market value of dwelling units privatized during the actual year; assuming that the formal tenants – as buyers – immediately pay for the unit in cash.

		1990	1991	1992	1993	1994
value		%	%			
The share of revenue to estimated		1	1	2		
	local	% %	%	1.2	2	
		national	NAP	NAP		

C.5. RESTITUTED PUBLIC HOUSING

N. L.
1990-1994

Defined as the percentage of the total number of dwelling units owned by the public sector on 1 January 1990 that have been returned to the former rightful owner (restituted) from 1 January 1990 up to the end of the actual year.

		1990	1991	1992	1993	1994
		%	%	%	%	%
C.5	National	NAP	NAP	NAP	1.34	3.2
	Local	NAP	NAP	NAP	NAP	NAP

C.6. MULTI-FAMILY STOCK IN MIXED OWNERSHIP BUILDINGS (CONDOMINIUMS)

L.
1994

This indicator is related to the multi-family housing stock and shows how big proportion of public rental and owner-occupied flats is in mixed ownership buildings.

C.6.a. PUBLIC RENTAL UNITS IN MIXED OWNERSHIP BUILDINGS

The proportion of public rental flats (in multi-family housing stock) which are in mixed ownership buildings.

C.6.b. OWNER-OCCUPIED UNITS IN MIXED OWNERSHIP BUILDINGS

The proportion of owner-occupied flats (in multi-family housing stock) which are in mixed ownership buildings.

Proportion of flats in mixed ownership buildings		1994
		%
C.6.a. Public rental	Local	NAV
C.6.b. Owner-occupied	Local	NAV

C.7. RENT INDEX

L.
1990-1994

Defined as the median nominal rent compared to nominal rent in 1990.

C.7.a. IN PUBLIC RENTAL SECTOR

C.7.b. IN NON-REGULATED PRIVATE RENTAL SECTOR

	1990	1991	1992	1993	1994
		%	%	%	%
C.7.a. Public	100 %	NAP	NAP	NAP	*121*
C.7.b. Private	100 %	NAP	NAP	NAP	NAP

C.8. RENTAL PRICE DISTORTION

			L. 1990, 1994
Defined as the percentage of the median nominal rent of a typical rent-controlled unit to the free-market nominal rent of a comparable unit in the uncontrolled part of the market.			
		1990	1994
		%	%
C.8.	Local	*3*	*2*

C/III. Part: Housing Density and Quality

C.9. FLOOR AREA PER PERSON (H3 KEY INDICATOR)

N. L.
1994

PUBLIC/PRIVATE/OTHER RENTAL, OWNER-OCCUPIED, OTHER HOUSING

Defined as the median usable floor area per person last year.

		Public	Private	Other	Owner-Occupied	Other Housing	All forms (average)
		r e n t a l					
		m²/ person	m²/ person	m²/ person	m²/ person	m²/ person	m²/ person
C.9	National	16.4	NAV	NAV	20.2	NAV	19.7[7]
	Local	15	NAV	NAV	16.5	NAV	16.2[7]

C.10. PERSON PER ROOM

N. L.
1994

PUBLIC/PRIVATE/OTHER RENTAL, OWNER-OCCUPIED, OTHER HOUSING

Defined as the ratio between the median number of persons in dwelling units and the median number of rooms in dwelling units.

		Public	Private	Other	Owner-Occupied	Other Housing	All forms (average)
		rental					
		person/unit	person/unit	person/unit	person/unit	person/unit	person/unit
C.10	National	1.4	NAV	NAV	1.25	NAV	1.3
	Local	1.52	NAV	NAV	1.35	NAV	1.38

C.11. HOUSEHOLDS PER DWELLING UNITS

N. L.
1994

PUBLIC/PRIVATE/OTHER RENTAL, OWNER-OCCUPIED, OTHER HOUSING

Defined as the ratio between the total number of households and the total number of occupied dwelling units of all types during the current year.

		Public	Private	Other	Owner-Occupied	Other Housing	All forms (average)
		rental					
		household/unit	household/unit	household/unit	household/unit	household/unit	household/unit
C.11	National	1.13	NAV	NAV	1.04	NAV	1.06
	Local	1.35	NAV	NAV	1.15	NAV	1.26

C.12. PROPORTION OF VACANT UNITS

N. L.
1994

PUBLIC/PRIVATE/OTHER RENTAL, OWNER-OCCUPIED, OTHER HOUSING

Defined as the percentage of vacant units within the housing stock.

		Public rental	Private rental	Other rental	Owner-Occupied	Other Housing	All forms (average)
		%	%	%	%	%	%
C.12	National	NAV	NAV	NAV	NAV	NAV	NAV
	Local	NAV	NAV	NAV	NAV	NAV	NAV

C.13. INFRASTRUCTURE: WATER AND SEWER SUPPLY

N. L.
1994

PUBLIC/PRIVATE/OTHER RENTAL, OWNER-OCCUPIED, OTHER HOUSING

C.13.a. PERCENTAGE OF DWELLINGS WITH PIPED WATER SUPPLY

Defined as the percentage of all dwelling units with indoor piped water supply connected to local or regional water network.

C.13.b. PERCENTAGE OF DWELLINGS WITH PIPED SEWER SUPPLY

Defined as the percentage of all dwelling units connected to local or regional sewer network.

		Public rental	Private rental	Other rental	Owner-Occupied	Other Housing	All forms (average)
		%	%	%	%	%	%
C.13.a	National	NAV	NAV	NAV	NAV	NAV	80.33[a]
	Local	NAV	NAV	NAV	NAV	NAV	94.55
C.13.b	National	NAV	NAV	NAV	NAV	NAV	79.91[a]
	Local	NAV	NAV	NAV	NAV	NAV	94.4

C.14. INFRASTRUCTURE: MODERN HEATING

N. L.
1994

PUBLIC/PRIVATE/OTHER RENTAL, OWNER-OCCUPIED, OTHER HOUSING

C.14.a. DISTRICT HEATING

Defined as percentage of dwellings provided with district heating.

C.14.b. OTHER CENTRAL HEATING

Defined as percentage of dwellings provided with other central heating (any installation serving one building or one flat).

C.14.c. INDIVIDUAL MODERN HEATING

Defined as percentage of dwellings provided with any modern type of energy (gas, fuel, night electricity, etc.).

		Public	Private	Other	Owner-Occupied	Other Housing	All forms (average)
		r e n t a l					
		%	%	%	%	%	%
C.14.a	National	NAV	NAV	NAV	NAV	NAV	*61.3*[0]
	Local	NAV	NAV	NAV	NAV	NAV	*92.3*[0]
C.14.b	National	NAV	NAV	NAV	NAV	NAV	NAV
	Local	NAV	NAV	NAV	NAV	NAV	NAV
C.14.c	National	NAV	NAV	NAV	NAV	NAV	NAV
	Local	NAV	NAV	NAV	NAV	NAV	NAV

C.15. FIXED BATH OR SHOWER

N. L.
1994

PUBLIC/PRIVATE/OTHER RENTAL, OWNER-OCCUPIED, OTHER HOUSING

Defined as the percentage of dwelling units which contain a complete unshared bathroom within the unit.

		Public	Private	Other	Owner-Occupied	Other Housing	All forms (average)
		r e n t a l					
		%	%	%	%	%	%
C.15	National	NAV	NAV	NAV	NAV	NAV	*72.4*
	Local	NAV	NAV	NAV	NAV	NAV	*91.05*[0]

C/IV. Part: Housing Market

C.16. NUMBER OF REAL ESTATE MARKET TRANSACTIONS			
			N. L. 1990, 1994
Defined as number of transactions in the housing market during the given year.			
		1990	1994
		N of transactions	N of transactions
C.16.	National	NAP	115.000
	Local	NAP	NAV

C.17. AVERAGE PRICE OF HOUSING UNITS IN REAL ESTATE TRANSACTIONS

L.
1990, 1994

Defined as the average housing price in real estate market transactions of used properties (dwellings and houses) for the given year (in USD/sq.m.)

		1990	1994
		USD/sq.m.	USD/sq.m.
C.17.	Local	*270*	*250*

Worktable: Submarket prices and shares in real estate transactions.

The typical prices and the share of the submarkets:

Submarket	Description of the submarket	The share of the submarket in the real estate transactions (%)	Typical price (USD/sq.m.) in the given submarket
Submarket I:	Central part	*20*	*350*
Submarket II:	Mass building	*60*	*246*
Submarket III:		*20*	*162*

C.18. HOUSE PRICE TO INCOME IN REAL ESTATE TRANSACTIONS

L.
1990, 1994

Defined as ratio of the average total housing price of units in real-estate transactions in the given year and the average household annual income for the given year a) for all households, b) for households who bought the properties.

		1990	1994
		%	%
C.18.a.	Housing price of units in real estate transactions in the local housing market, related to the income of all local households	NAV	*542*
C.18.b.	Housing price of units in real estate transactions in the local housing market, related to the income of the buyer households	NAV	*260.0*

D. Affordability in the rental and owner occupied sector

D.1. RENT TO INCOME (H2 KEY INDICATOR)

N. L.
1990, 1994

D.1.a. PUBLIC RENT TO INCOME

Defined as the median annual public rent of a dwelling unit as a percent of the median household income of public housing tenants.

D.1.b. PRIVATE RENT TO INCOME

Defined as the median annual private rent of a dwelling unit as a percent of the median household income of private housing tenants.

D.1.c. RENT TO INCOME IN OTHER RENTAL SECTOR

Defined as the median annual private rent of a dwelling unit as a percent of the median household income of tenants in other rental sector.

D.1.d. RENT TO INCOME IN THE TOTAL RENTAL SECTOR

Defined as the weighted average of the above-mentioned three rent-to-income indicators.

Rent to income ...		1990	1994
		%	%
D.1.a. ... in public rental sector	National	NAP	*1.48*
	Local	NAP	*1.32*
D.1.b. ... in private rental sector	National	NAP	*25.0*
	Local	NAP	*32.3*
D.1.c. ... in other rental sector	National	NAP	NAP
	Local	NAP	NAP
D.1.d. ... in the total rental sector	National	NAV	*10.8*
	Local	NAV	*12.7*

D.2. HOUSING UTILITY EXPENDITURE TO INCOME IN THE RENTAL SECTOR

N. L.
1990, 1994

Defined as the ratio of the median annual housing utility expenditure of a dwelling unit and the median household income of public housing tenants.

Housing utility expenditure to income		1990	1994
		%	%
D.2.a. in public rental sector	National	NAV	*17.5*
	Local	NAV	*15.6*

D.2.b. in private rental sector	National	NAV	*12.25*
	Local	NAV	*11.0*
D.2.c. in other rental sector	National	NAV	NAP
	Local	NAV	NAP
D.2.d. in total rental sector	National	NAV	*15.41*
	Local	NAV	*13.9*

Worktable for D.1. and D.2.: (Rental submarkets on national level)

Rental submarket	Public	Private	Other
Number of the units	*147000*	*NAV*	NAP
Rent/unit/month	*8.32*	*200*	NAP
Utility cost/unit/month	*98.0*	*98.0*	NAP
Income	*560*	*800*	NAP
Rent to income ratio	*1.48*	*25*	NAP
Utility to income ratio	*17.5*	*12.25*	NAP

D.3. HOUSING EXPENDITURES TO INCOME IN THE OWNER OCCUPIED SECTOR

N. L.
1990, 1994

D.3.a. CONDOMINIUM FEE TO INCOME

Defined as the median annual condominium fee including reconstruction fund for owner-occupied dwellings as a percent of the median household income of owners living in condominiums.

D.3.b. HOUSING LOAN REPAYMENT EXPENDITURE TO INCOME BY OWNERS

Defined as the median annual loan repayment expenditure as a percent of the median household income of owners with outstanding loans.

D.3.c. HOUSING UTILITY EXPENDITURE TO INCOME

Defined as the median annual utility payment expenditure as a percent of the median household income of owners

D.3.d. TOTAL HOUSING EXPENDITURES TO INCOME

Defined as the median annual housing expenditure payments (condo fee, loan repayment, utility fee) as a percent of the median household income of owners.

		1990	1994
		%	%
D.3.a. Condo fee	National	NAV	NAV
	Local	NAV	NAV
D.3.b. Loan repayment	National	NAV	NAV
	Local	NAV	NAV
D.3.c. Utility payments	National	NAV	17.5
	Local	NAV	15.6
D.3.d. Total housing expenditures	National	NAV	NAV
	Local	NAV	NAV

D.4. HOUSE PRICE INDEX (MEDIAN UNIT VALUE)

N. L.
1990-1994

Defined as the dwelling prices at the beginning of the given year as percent of the price of January 1990.

Median house price		1990	1991	1992	1993	1994
D.4.	National	100	110	135	132	130
	Local	100	*110*	*135*	*132*	*130*

D.5. HOUSE PRICE -TO-INCOME RATIO (H1 KEY INDICATOR)			
			N. L. 1990, 1994
Defined as the ratio of the median free-market price of a dwelling unit and the median annual household income.			
		1990	1994
		%	%
D.5.	National	NAV	*324*
	Local	NAV	*542*

Worktable for D.5.			
		1990	1994
		USD	USD
Median house price	National	15000	*7800*
	Local	30000	*14.575*
Median annual household income	National	NAV	*2405.6*
	Local	NAV	*2686.5*

D.6. DELINQUENCY

L.
1994

D.6.a. PERCENTAGE OF TENANTS IN RENT ARREARS

Tenant households in rent arrears as a percent of units in the public rental stock.

D.6.b. TOTAL RENT ARREARS AS A PERCENT OF TOTAL RENT

Rent arrears as a percent of the total rent due in the public rental stock.

D.6.c. PERCENTAGE OF TENANTS IN UTILITY FEE ARREARS

Tenant households in utility fee arrears as a percent of units in the public rental stock.

D.6.d. TOTAL UTILITY FEE ARREARS OF TENANTS AS A PERCENT OF TOTAL UTILITY FEE

Utility fee arrears as a percent of the total utility fee due in the public rental sector.

D.6.e. PERCENTAGE OF OWNERS IN UTILITY FEE ARREARS

Owner households in utility fee arrears as a percent of the total number of owner-occupied units.

D.6.f. TOTAL UTILITY FEE ARREARS OF OWNERS AS A PERCENT OF TOTAL UTILITY FEE

Utility fee arrears as a percent of the total utility fee due in the owner-occupied sector.

	1994
	percentage
Delinquency	

D.6.a. tenants in rent arrears	Local	NAV
D.6.b. rent arrears for tenants	Local	NAV
D.6.c. tenants in utility fee arrears	Local	NAV
D.6.d. utility fee arrears for tenants	Local	NAV
D.6.e. owners in utility fee arrears	Local	NAV
D.6.f. utility fee arrears for owners	Local	NAV

D.7. RENTAL EVICTION DELAY

L.
1994

Defined as the typical time in months, from the initial proceedings, required to evict a tenant.

	Number of months
Total rental sector	NAP

Worktable for D.7. Rental Eviction Delay (1994)

	Number of	
	units (cases)	months (average)
Public rental sector	NAP	NAP
Private rental sector	NAV	NAV
Total rental sector (average, weighted according to the total size of the subsectors)	NAV	NAV

E) Housing Production, Land and Infrastructure

E.1. LAND COST/VALUE RATIO FOR NEWLY CONSTRUCTED UNITS		
		L. 1994
Defined as the land price as a percent of the total house price (including land price) in the case of typical newly constructed units		
		1994
		%
E.1.	Local	*20*

Worktable for E.1.			
Submarkets	Description of the market[i]	N of unit	Land price/value
Submarket 1.	Green area close to city center	5	*0.35-0.45*
Submarket 2.	Green area far to city center	3	*0.22-0.4*
Submarket 3.	Inner city	4	*0.1*
Submarket 4.	Urban fringe	2	*0.2-0.36*

E.2. LAND DEVELOPMENT MULTIPLIER (H6 KEY INDICATOR)

L.
1994

Defined as the ratio between the median land price of a developed plot at the urban fringe and the median price of raw, undeveloped land with planning permission for residential development in an area currently being developed.

		1994
		ratio
E.2.	Local	*2.10-2.50*

Worktable for E.2.

Submarkets	Description of the market	N of unit	Average multiplier
Submarket 1.			
Submarket 2.			
Submarket 3.			
Submarket 4.			

E.3. LAND CONVERSION MULTIPLIER

L.
1994

Defined as the ratio between the median land price of an unserviced plot on the urban fringe given planning permission for residential development, and the median price of a nearby plot in rural use without such permission.

		1994
		ratio
E.3.	Local	*NAV*

Worktable E.3.

Submarkets	Description of the market	N of unit	Average multiplier
Submarket 1.			
Submarket 2.			
Submarket 3.			

New housing production

E.5. NEW HOUSING CONSTRUCTION				
				N. L. 1980, 1990, 1994
STATE AND LOCAL GOVERNMENTS, OTHER PUBLIC BODIES, COOPERATIVES, OTHER PRIVATE BODIES, PRIVATE PERSONS				
Defined as the number of units produced (finished) by developer type in the given year.				
		1980[12]	1990[12]	1994[1a]
E.5.		number	number	number
National	State and local government	17,960	4,742	334
	Other public bodies	NAV	9,258	897
	Cooperatives	3,380	4,733	2,040
	Other Private bodies	1,908	1,144	1,826
	Private persons	5,052	900	1,800
	TOTAL	28,300	20,777	6,897
Local	State and local government	3,245	2,360	NAV
	Other public bodies	NAV	NAV	327
	Cooperatives	613	1,396	NAV
	Other Private bodies	NAV	NAV	418
	Private persons	3	8	490
	TOTAL	3,861	3,764	1,235

E.6. HOUSING PRODUCTION (H9 KEY INDICATOR)

N. L.
1980, 1990, 1994

STATE AND LOCAL GOVERNMENTS, OTHER PUBLIC BODIES, COOPERATIVES, OTHER PRIVATE BODIES, PRIVATE PERSONS

Defined as the net number of units produced (units produced minus demolished) in both the formal and informal sector per 1000 population

E.6.		1980[12]	1990[12]	1994[1a]
		number	number	number
National	Demolished public units	NAV	NAV	NAV
	Demolished privat units	NAV	NAV	NAV
	Total demolished units	NAV	NAV	NAV
	Total new construction	8.32	5.95	1.80
	Housing production	8.32	5.95	1.80
Local	Demolished public units	NAV	NAV	NAV
	Demolished privat units	NAV	NAV	NAV
	Total demolished units	NAV	NAV	NAV
	Total new construction	1.85	6.36	2.14
	Housing production	1.85	6.36	2.14

E.7. HOUSING INVESTMENT (H10 KEY INDICATOR)

N.
1990, 1994

STATE AND LOCAL GOVERNMENTS, OTHER PUBLIC BODIES, COOPERATIVES, OTHER PRIVATE BODIES, PRIVATE PERSONS

Defined as the total investment in housing (in both the formal and informal sectors) as a percentage of gross national product by public, private and individual sectors:

E.7.		1990[12]	1994[14]
		Mill. USD	Mill. USD
National	State and local government	NAV	0.13
	Other public bodies	NAV	0.35
	Cooperatives	NAV	0.8
	Other Private bodies	NAV	0.72
	Private persons	NAV	0.71
	Total housing investments	NAV	116.33
	GDP	NAV	4,267.4
	Proportion (Total/GDP) in %	NAV	2.7

E.8. AVERAGE SIZE OF THE UNIT BUILT IN PUBLIC AND PRIVATE STOCK

N. L.
1980, 1990, 1994

STATE AND LOCAL GOVERNMENTS, OTHER PUBLIC BODIES, COOPERATIVES, OTHER PRIVATE BODIES, PRIVATE PERSONS[7]

E.8.a. IN SQ.M.

E.8.b. ROOM NUMBER

		1980		1990		1994	
E.8.		sq.m	n of rooms	sq.m	n of rooms	sq.m	n of rooms
National	State and local government	53.7	NAV	57.8	NAV	60	2.2
	Other public bodies	NAV	NAV	NAV	NAV	NAV	NAV
	Cooperatives	59.3	NAV	62.8	NAV	63	2.5
	Other Private bodies	NAV	NAV	NAV	NAV	NAV	NAV
	Private persons	102.8	NAV	104.8	NAV	143	6
	TOTAL	63.5	NAV	63.96	NAV	101.3	4.15
Local	State and local government	53.7	NAV	57.8	NAV	60	2.2
	Other public bodies	NAV	NAV	NAV	NAV	NAV	NAV
	Cooperatives	59.3	NAV	62.8	NAV	63	2.5
	Other Private bodies	NAV	NAV	NAV	NAV	NAV	NAV
	Private persons	98.0	NAV	104.8	NAV	170	7.0
	TOTAL	54.6	NAV	63.96	NAV	104.7	4.2

E.9. CONSTRUCTION TIME

N. L.
1980, 1990, 1994

STATE AND LOCAL GOVERNMENTS, OTHER PUBLIC BODIES, COOPERATIVES, OTHER PRIVATE BODIES, PRIVATE PERSONS[14]

Define as the average time, in months, required to construct a unit similar to the median built in multi-family house, in individual construction and in public construction in the city.

E.9.		1980 months	1990 months	1994 months
National	State and local government	*20*	*16*	*18*
	Other public bodies	NAV	NAV	NAV
	Cooperatives	*20*	*18*	*18*
	Other Private bodies	NAV	NAV	NAV
	Private persons	NAV	NAV	*22-26*
	TOTAL	NAV	NAV	*20.9*
Local	State and local government	*18*	*16*	*16*
	Other public bodies	NAV	NAV	NAV
	Cooperatives	*18*	*18*	*16*
	Other Private bodies	NAV	NAV	NAV
	Private persons	NAV	NAV	*20-24*
	TOTAL	NAV	NAV	*18.4*

E.10. DEVELOPED VACANT LAND BY PUBLIC HOLDER

		L. 1994
The proportion of developed vacant land saved for residential purpose owned by the local municipality as a percent of the total vacant land zoned for residential purpose in the built up area of the city .		
		1994
		%
E.10.	Local	NAV

Construction industry

E.11. INDUSTRIAL CONCENTRATION				
				N. L. 1980, 1990, 1994
Defined as new formal-sector housing units placed on the market by the five largest developers (either private or public) in the given year as a percent of total new construction.				
		1980	1990	1994
		%	%	%
E.11.	National	*52*	*67*	*25*
	Local	*68*	*74*	*35*

E.12. CONSTRUCTION COST

N. L.
1980, 1990, 1994

STATE AND LOCAL GOVERNMENTS, OTHER PUBLIC BODIES, COOPERATIVES, OTHER PRIVATE BODIES, PRIVATE PERSONS

Defined as the present replacement cost (labor, materials, onsite infrastructure, management and contractor profits) per square meter of a median priced dwelling unit.

E.12.		1980 USD/sq.m	1990 USD/sq.m	1994 USD/sq.m
National	Public	NAP	NAP	260
	Private	NAP	NAP	340
	TOTAL	NAP	NAP	299
Local	Public	NAP	NAP	280
	Private	NAP	NAP	350
	TOTAL	NAP	NAP	308

E.13. STRUCTURE OF THE BUILDING INDUSTRY

N.
1980, 1990, 1994

PUBLIC, PRIVATE SECTOR BY EMPLOYEE NUMBER

Defined as the number of firms in the building industry by employment at private and state or local government-owned firms.

E.13.		1980 number	1990 number	1994° number
Public sector	Corporation	NAV	NAV	153
	Employees	NAV	NAV	17,291
Private sector	Corporation	NAV	NAV	3.,145
	Employees	NAV	NAV	73,016
Total	Corporations	NAV	NAV	3,298
	Employees	NAV	NAV	90,307
Ditribution of companies according the number of employees	up to 10	NAV	NAV	7,214
	11 to 19	NAV	NAV	7,767
	20 to 49	NAV	NAV	5,675
	50 to 99	NAV	NAV	12,901
	100 to 499	NAV	NAV	51,555
	500 to 999	NAV	NAV	2,842
	over 1000	NAV	NAV	2,353
	Total	NAV	NAV	90,307

E.14. SHARE OF HOUSING IN CONSTRUCTION INDUSTRY OUTPUT				
				N. 1980, 1990, 1994
Defined as the proportion of investments into construction of dwellings within the total construction investment.				
		1980	1990	1994
		%	%	%
E.14.	National	17.7	21.3	20.1

E.15. THE SHARE OF PRIVATE INVESTMENTS WITHIN THE TOTAL INVESTMENT INTO CONSTRUCTION OF DWELLINGS				
				N. 1980, 1990, 1994
Defined as the ratio of private investment within the total (private and state) investments into construction of dwellings.				
Ratio of private investment		1980	1990	1994
		%	%	%
E.15.	National	14.4	17.5	77.6

F: Restructuring of the Housing Finance System

F.1. HOUSING CREDIT PORTFOLIO (H8 KEY INDICATOR)			
			N. 1990, 1994
Defined as the ratio of the value of total housing loans to the value of all outstanding loans in both commercial and government financial institutions.			
		1990	1994
		%	%
F.1.	National	NAP	2.7

F.2. CREDIT TO VALUE

N.
1994

F.2.a. CREDIT TO VALUE I. (TRANSACTIONS WITH HOUSING LOANS)

Defined as ratio of the amount of all loans for housing last year to total investment in housing including only the transactions with bank loan in the last year.

F.2.b. CREDIT TO VALUE II. (ALL TRANSACTION IN THE HOUSING MARKET)

Defined as ratio of the amount of all loans for housing last year to total investment in housing including all transaction in the last year.

		1994
		%
F.2.a. Credit to value I. (transactions with housing loans)	National	*63*
F.2.b. Credit to value II. (all transactions)	National	16

F.3. NEW HOUSING CREDIT

N.
1994

F.3.a. NEW HOUSING CREDIT I. (NEW HOUSING LOANS TO THE TOTAL NEW LOANS IN THE ECONOMY)

Defined as the ratio of value of new housing loans to value of all new loans in both commercial and government financial institutions made last year.

F.3.b. NEW HOUSING CREDIT II. (NEW LOANS TO NEW CONSTRUCTION TO THE TOTAL NEW HOUSING LOANS)

Defined as the ratio of value of new housing loans for new units to value of all loans issued for existing and new units by both commercial and government financial institutions.

F.3.c. NEW HOUSING CREDIT III. (NEW LOANS TO INDIVIDUAL HOUSEHOLDS TO THE TOTAL NEW HOUSING LOANS)

Defined as the ratio of value of new housing loans for new units taken by individual households to value of all loans issued for existing and new units by both commercial and government financial institutions.

		1994
		%
F.3.a. New housing credit I. (new housing loans to the total new loans in the economy)	National	*7*
F.3.b. New housing credit II. (new loans to new construction to the total new housing loans)	National	*98*
F.3.c. New housing credit III. (new loans to individual households to the total new housing loans)	National	*1.5*

F.4. HOUSING LOAN CONCENTRATION

			N.
			1990, 1994

Defined as the ratio of the value of housing loans issued by the largest housing bank to the value of total housing loans.

		1990	1994
		%	%
F.4.	National	100	*40*

F.5. HOUSING LOAN TO ONE-YEAR DEPOSIT DIFFERENCE

			N.
			1990, 1994

Defined as the average difference in percentage points between interest rates on housing loans in both commercial and government financial institutions and the interest rate on one-year deposits in the commercial banking system.

		1990	1994
		%	%
F.5.	National	*-1*	*9.0*

F.6. AVERAGE MATURITY OF HOUSING LOANS

N.
1994

		1994
Defined as the average maturity of housing loans in months.		No of months
F.6.	National	*288*

F.7. HOUSE PRICE INFLATION TO INFLATION

N. L.
1990, 1994

Defined as difference in percentage points between the housing price inflation rate and the inflation rate.

		1990	1994
		diff %	diff %
F.7. House price inflation to inflation	National	0	*-4.7*
	Local	0	*-4.7*

Working table for F.7.		1990	1994
Inflation	National	*11*	*45.1*[6]
Housing price increase	National	NAP	*4*
	Local	NAP	*6*

F.8. HOUSING LOAN ARREARS RATE

N.
1990, 1994

Defined as a percentage of delinquent loans originated in a chosen year and the outstanding debt of the loans originated in the same year.

F.8.a. PERCENTAGE OF BORROWERS IN ARREARS

F.8.b. TOTAL HOUSING LOAN ARREARS DEBT AS PERCENTAGE OF TOTAL HOUSING LOAN DEBT

			1990	1994
			%	%
F.8.a.	Borrowers in arrears as a percent of all borrowers	National	NAV	NAV
F.8.b.	Total housing loan arrears debt as a percent of total housing loan debt	National	NAV	NAV

F.9. FORECLOSURE DELAY

		N. 1994
Defined as the typical time in months from the initiation to the conclusion of foreclosure proceedings (including eviction) on seriously delinquent housing loan.		
		1994
		No of months
F.9.	National	NAV

G: Government Subsidies and Taxation

G.1. HOUSING SUBSIDIES

N.
1990, 1994

Defined as the value of all budget and off-budget subsidies as a percentage of the government budget.

G.1.a. BUDGET SUBSIDIES

Defined as the value of all budget subsidies as a percent of the government budget.

G.1.b. OFF-BUDGET SUBSIDIES

Defined as the value of all off-budget subsidies as a percent of the government budget.

			1990	1994
			%	%
G.1.a.	Budget subsidies	National	NAV	*0.68*[15]
G.1.b.	Off-budget subsidies	National	NAV	*0.26*

WORKING TABLES FOR G.1-G.3.

Country		Year 1994		SUBSIDIES			
		Central Government			Local Government		Employers
Type of the subsidy		Direct Budget	Off-budget	Tax expenditures	Direct Budget	Off-budget	
Subsidies related to loans							
types		1					
		2					
Lump sum subsidies							
types							
Other direct subsidies							
types						3	
Other indirect subsidies							
types		6					
Tax expenditures							
types							

Give here detailed explanation for the different subsidies marked in the work table, and estimates for the magnitudes.

1 - soft credits for housing construction or purchasing.
2 - credits for renovation and thermal resulation of dwelling hauses.
3 - compensation of expenses for the heating and domestic hot water in dwelling houses.
6 - compensation of debts for energy and municipal service.

G.2. SHARE OF TARGETED HOUSING SUBSIDIES

N.
1994

Defined as housing subsidies reaching below-median-income households as a percent of all housing subsidies.

		1994
		%
G.2.	National	NAP

G.3. HOUSING TAXES

N.
1990, 1994

Defined as all government revenues by all levels of government that is accounted for by all types of housing taxes (residential property taxes, "rates", transfer taxes, capital gains, taxes on imputed rental income, etc.) as a percent of all government revenues.

		1990	1994
		%	%
G.3.	National	NAP	1.2

Country	Year 1994	TAXES
	Central Government	**Local Government**
Types 1	Soft credits for housing constr.	
2		Subsidies for heating expenses **for low paid people**
3	Subsidies for energy supplying companies (heating & fuel)	

H) Social Safety Net Issues

H.1. HOMELESSNESS			
			N. L. 1990, 1994
Defined as the number of people per thousand of the urban area population who sleep outside dwelling units (e.g. on streets, in parks, railroad stations, and under bridges) or in temporary shelter.			
		1990	1994
		N/1000 population	N/1000 population
H.1.	National	0	0.4
	Local	0	0.1

Homelessness is partly a housing and partly a more broad social issue. This indicator is a quantitative measure of the extent to which the operation of the housing sector fails to ensure that everyone is housed. In principle, a well-functioning housing sector should have a low level of homelessness. A high level of homelessness generally implies a shortage or lack of housing, regardless of quality, affordable to the lowest-income segment of the market.

H.2. NUMBER OF BEDS IN SHELTERS FOR HOMELESS PEOPLE

N. L.
1990, 1994

Defined as the number of beds (night accomodation places) in shelters where homeless people can be accommodated for the night.

		1990	1994
		number	number
H.2.	National	0	422[0]
	Local	0	40

H.3. SUBSTANDARD HOUSING STOCK BY HOUSING SECTORS

N. L.
1994

Defined as substandard housing as a percent of the housing stock of the given housing sector

Sectors		1994
		%
H.3. TOTAL HOUSING STOCK	National	NAV
	Local	NAV
H.3.a. Public Rental	National	2.3[7]
	Local	1.3[7]
H.3.b. Private Rental	National	NAV
	Local	NAV
H.3.c. Other (Semi-Public) Rental Bodies	National	NAV
	Local	NAV
H.3.d. Owner-Occupied	National	NAV
	Local	NAV
H.3.e. Other Housing	National	NAV
	Local	NAV

H.4. SOCIAL NEED FOR HOUSING

L.
1990, 1994

Defined as the number of low income local population with social need for housing.

		1990	1994
		number	number
H.4.	Local	NAV	14.,608

H.5. SOCIAL HOUSING ALLOCATION

N. L.
1990, 1994

Defined as the number and percentage of social allocation within the total number of public rental housing units allocated annually (new and vacated units).

		1990		1994	
		number	%	number	%
H.5.	National	NAV	NAV	650	54.2
	Local	NAV	NAV	86	48

H.6. PROPORTION OF HOUSEHOLDS WHO RECEIVE HOUSING ALLOWANCE

L.
1994

H.6.a. PROPORTION OF PUBLIC HOUSING TENANTS WHO RECEIVE HOUSING ALLOWANCE

Defined as public housing tenants who receive housing allowance as a percent of all public tenants.

H.6.b. PROPORTION OF PRIVATE TENANTS WHO RECEIVE HOUSING ALLOWANCE

Defined as private tenants who receive housing allowance as a percent of all private tenants.

H.6.c. PROPORTION OF OWNERS WHO RECEIVE HOUSING ALLOWANCE

Defined as owners who receive housing allowance as a percent of all owners.

		1994
		%
H.6.a. Public housing tenants	Local	NAP
H.6.b. Private tenants	Local	NAP
H.6.c. Owners	Local	NAP

I.1. ORGANIZATIONAL FORM OF HOUSING IN MULTI-FAMILY HOUSING STOCK

L.
1990, 1994

Number and proportion of multi-family housing units in condominiums, cooperatives and public housing.

I.1.a. CONDOMINIUM

I.1.b. COOPERATIVE

I.1.c. PUBLIC

			1990		1994	
			number	%	number	%
I.1.a.	Condominium	Local	0	0	125,580	79.6
I.1.b.	Cooperative	Local	17,600	11.7	0	0
I.1.c.	Public	Local	132,580	88.3	32,240	20.4
	TOTAL	Local	150,80	100.0	157,820	100.0

I.2. AVERAGE NUMBER OF UNITS MANAGED BY MAINTENANCE COMPANIES

L.
1990, 1994

Average number of units in multi-family housing managed by a company (public, private and cooperative organizations).

			1990	1994
			Number	Number
I.2.a.	Public maintenance companies	Local	*5900*	*7350*
I.2.b.	Cooperatives	Local	*NAV*	NAV
I.2.c.	Private maintenance companies	Local	*NAV*	*400*

I.3. MARKET SHARES IN MANAGEMENT OF BUILDINGS

L.
1990, 1994

Percentage and number of multi-family housing units managed by public maintenance companies, private companies, cooperatives or individuals (the type of main contractor to organize management).

I.3.a. PUBLIC OR PUBLICLY OWNED COMPANIES

I.3.b. PRIVATE COMPANIES

I.3.c. COOPERATIVES

I.3.d. INDIVIDUALS, PRIVATE PERSONS

		1990		1994	
		number	%	number	%
I.3.a. Public companies	National	704,800	87.1	NAV	NAV
	Local	132,580	88.3	138,370	87.7
I.3.b. Private companies	National	NAV	NAV	NAV	NAV
	Local	NAV	NAV	450	0.3
I.3.c. Cooperatives	National	NAV	NAV	NAV	NAV
	Local	NAV	NAV	NAV	NAV
I.3.c. Individuals	National	104,320	12.9	NAV	NAV
	Local	17,600	11.7	19,000	12.0
I.3.d. TOTAL	National	809,130	100.0	NAV	100.0
	Local	150,180	100.0	157,820	100.0

I.4. PUBLIC HOUSING MANAGEMENT BY PRIVATE COMPANIES

L.
1990, 1994

Publicly owned housing units in mixed ownership and in public rental multi-family houses that are managed by private companies as a percent of all publicly owned units.

		1990	1994
		%	%
I.5.	National	0	0
	Local	0	0

I.5. PUBLIC HOUSING OPERATING COST TO RENT

L.
1990, 1994

Average operating cost per sq.m. in a publicly owned multi-family unit for the services: administrative costs, cleaning, smaller repairs, normal maintenance of elevators (excluding rehabilitation and renewal) as a percent of the rent for public housing.

		1990	1994
		%	%
I.6.	National	NAV	NAV
	Local	NAV	NAV

ENDNOTES

0. Recalculated data in the Statistics Office
1. The Lithuanian statistics Survey 1993.
1a. The Lithuanian Statistics Survey 1994.
1b. The Lithuanian Statistics Survey 1991.
2. The Demographic Survey 1991.
3. The Statistics Findings of "The Foreign Loans to Lithuania"
4. The Lithuanian bank Data 1993.
5. The Transition to a Market Economy, 1993.
6. The Lithuanian Economics 1989-1994.
7. Housing in Lithuania and their Status, 1994.
8. The Lithuanian Social and Economic Development, 1994.
8a. The Lithuanian Social and Economic Development, January, 1995.
8b. The Lithuanian Social and Economic Development, April, 1995.
9. Number of populiation in the Lithuanian urban and Rural Development.
10. Construction in the Republic.
11. Information on Residental Apartaments to be restituded, number of Tenants and tenure floor areas January 1, 1995.
12. The Construction, 1991.
13. The Urban investiqations data 1992-1993.
14. Institutional recalcuations in the Economics and Privatizatio Institute.
15. The budget Law of the republic of Lithuania 1994.

[i] It is worth to mention the maximun allowable floor area ratio (or the amount of buildable floor space as a multiple of the amount of land.).

INDICATORS PROGRAMME

MONITORING THE CITY AND SHELTER SECTOR

COUNTRY LITHUANIA

CITY VILNIUS

DATA 1995

PREPARED BY MINISTRY OF CONSTRUCTION AND URBAN DEVELOPMENT

PART A. BACKGROUND DATA

LAND USE
Indicator D1: Land use in sq.km.

	Total area	Residential-formal	Residential-informal	Residential-informal Business	Agricultural	Transport	Other
MA	310	51.9	7.6	26.47	24.8	6.3	44.49
UA	NAP	NAP	NAP	NAP	NAP	NAP	NAP

Note: green areas constitutes 148.44 sq.km.

POPULATION
Last population census 1989, previous census 1979

Indicator D2: Population by sex

	Male	Female
D.2.1. City proper	274,400	301,300
D.2.2. Metropolitan area	274,400	301,300
D.2.3. Vilnius district	319,896	349,372
D.2.4. National	1,761,200	1,962,800

Indicator D3: Population growth rate

Annual growth in population a) City - 0.51 % b) National -0.27 %

HOUSEHOLDS
Indicator D4: Women headed households

a) City NAP b) National NAP
Defined as number of households headed by women

MODULE 3. TRANSPORT

Indicator 11: Modal split
proportion of work trips undertaken by

a. Private car	10.6 %	e. Bicycle	0.2 %
b. Train or tram	0.1 %	f. Walking	38.0
c. Bus or Minibus	49.3 %	g. Other	1.7
d. Motorcycle	0.1 %		

Indicator 12: Travel time 25.3 Min
Defined as the time in minutes for a work trip

Indicator 13: Expenditure on road infrastructure 4.8 $
Defined as the per-capita expenditure in US dollars on roads (three year average)

Indicator 14: Automobile ownership 215
Defined as the ratio of automobiles to 1000 population

MODULE 4: ENVIRONMENT MANAGEMENT

Indicator 15: Percentage of wastewater treated 79.9

Indicator 16: Solid waste generated 0.6 cub.m. 0.16 tonnes

Indicator 17: Disposal methods for solid waste
Proportion of solid wastes by weight disposed to

a. Sanitary landfill	47 %	b. Incinerated	2 %	c. Open dump	NAV
d. Recycled	35 %	e. Other	16 %		

Indicator 18: Regular solid waste collection 95 %
Defined as proportion of households enjoying regular waste collections

Indicator 19: Housing destroyed: 0 %
Defined as proportion of housing stock destroyed per thousand by natural or man-made disasters over past ten years.

MODULE 5. LOCAL GOVERNMENT

Indicator 20: Major sources of income

Indicator 20.1 : Local government per-capita income
Defined as total local government sources of funds in US dollars annually, both capital and recurrent, for the metropolitan area, divided by population (three year average)

Indicator 20.2: Sources of income (per cent)

a. Taxes 76.5 % b. User charges 0.04 % c. Other own-source income 0.02 %

d. Transfere from higher levels of government 16.1 % e. Borrowings 0 % f. Other income 3.7 %

Indicator 21: Per-capita capital expenditure
Defined as the capital expenditure in US dollars per person, by all local governments in the metropolitan area, averaged over the last three years.

Indicator 22: Debt service charge 0 %
Total principal and interest repaid, including bond maturations as a fraction of total expenditure y local governments waste collections

Indicator 23; Local government employees 1.1
Defined as total government employees per 1000 population.

Indicator 24: Wages in the budget 1.2 %
Defined as proportion of requirement expenditure spent on wage costs.

Indicator 25: Contracted recurrent expenditure ratio NAP
Defined as the proportion of recurrent expenditure spent on contracted activity.

REGULATORY AUDIT

Indicator 26 : Government level providing services
Which types of agencies deliver urban services to the population? Check boxes if significant services (more than 20 %) are provided by organisations of this type

	Public			Other	
Services provided	Local government	National government	State / regional	Semi-public	Private
water	x				
sewerage	x				
refuse collection	x				
electricity		x			
telephone			x		
public and mass transport	x				
emergency	x				
road maintenance	x				

education	x				
health care	x				
public housing	x				
recreation/spots		x			

Indicator 27: Control by higher levels of government
Can higher levels of government (national, state/provincial)
x Close the local government ?
Remove councillors from office ? Some x
Can the local government, without permission from higher governments:
Set local tax levels ? Some x
Set user charges for services ? Some x
x Borrowing funds ?
Choose contractors for projects ? Some x
Is the amount of fund transfers from higher governments known in advance of the local budget setting process
All x 100 %

PART C. HOUSING INDICATORS

MODULE 6. AFFORDABLE AND ADEQUATE HOUSING

Indicastor H1: House price to income ratio 5.42
Defined as the ratio of the median free market price of a dwelling unit and the madian annual household income

Indicator H2: House rent to income ratio 0.13
Defined as the ratio of the median annual rent of the dwelling unit and and the median household income of renters

Indicator H3: Floor area per person 16.2 sq.m.
Defined as the median floor area per person in square metres

Indicator H4: Permanent structures 0.%
Defined as a percentage of dwelling units which are likely to last twenty years or more given normal maintenance and repair, taking into account locational and environmental hazards

Indicator H5: Housing in compliance
Defined as the percentage of the total housing stock in the urban area which is in compliance with current regulations (authorized housing)

MODULE 7. HOUSING PROVISION

Indicator H6: Land development multiplier
Defined as the ratio between land price of the developped plot at the urban fringe in a typical subdivision and the median price of row, undeveloped land in an area currently being developed (i.e. with planning permission)

Indicator H7: Infrastructure expenditure NAP

Defined as the ratio of total expenditures in US dollars by all levels of government (including private utilities and parastatals) on infrastructure services during the current year, and the urban population.

Indicator H8: Mortgage to credit ratio NAP

Defined as the ratio of total mortgage loans to all outstanding credit in both commercial and governmental financial institutions.

Indicator H9: Housing production 2.14

Defined as the net number of units produced (units produced minus units demolished) last year in both formal and informal sectors per 1000 population

Indicator H10: Housing investment

Defined as the total investment in housing (in both the formal and informal sectors) as percentage of gross national, total urban or city product.