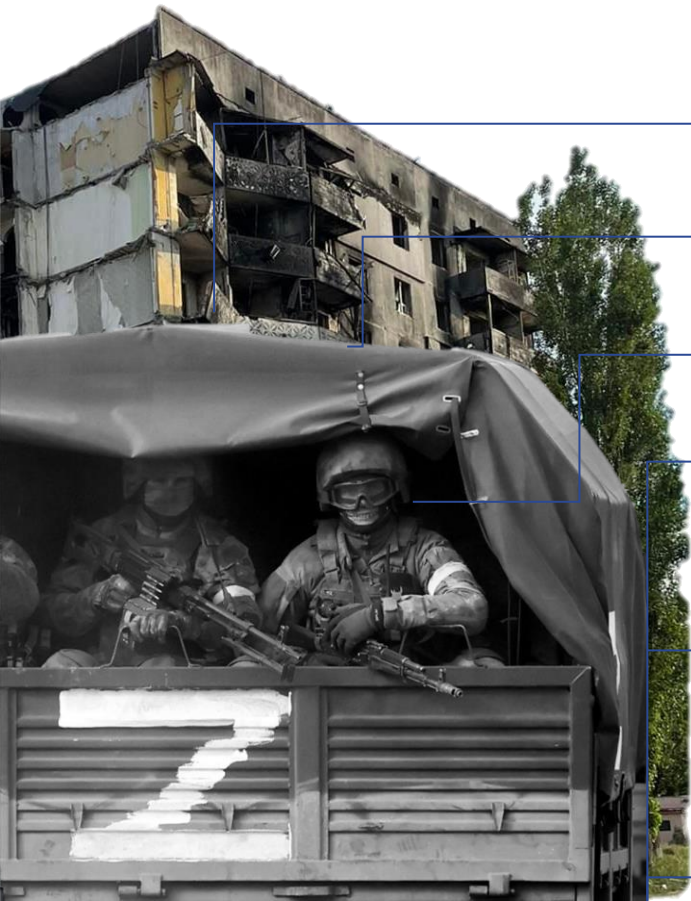


# **Housing and Infrastructure: towards reconstruction and recovery in Ukraine**

**Denys Nizalov, PhD**  
Global Land Alliance  
De Montfort University

## The Full-Scale War in Ukraine



Physical Destruction

Damage of Buildings

Looting

Forced Evictions

Contamination with Explosives

Damage of Critical Infrastructure

As of September 2023,  
Total damage to housing and  
infrastructure

**US\$151.2 billion**

(at replacement cost)

Based on KSE Institute: <https://kse.ua/russia-will-pay/>

## Security of Property Rights and Compensation of Losses: Key Challenges



Government  
Capacity



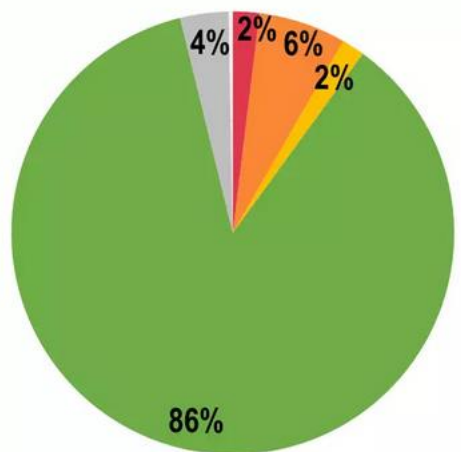
Individual  
Capacity

Scale of  
Losses



## Assessment of individual needs for protection of rights By Sociological Group “Rating” December 2022

What is the current condition of your housing,  
where you have lived before the war?

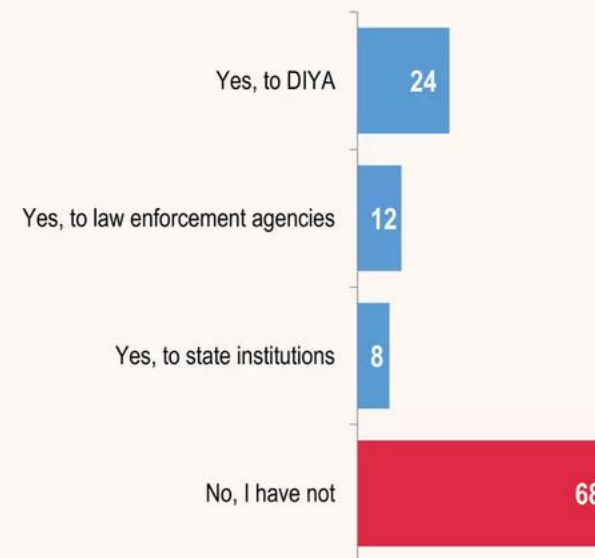


- Destroyed, uninhabitable
- Partially damaged
- It was destroyed, but already restored
- All unchanged
- I don't know, I don't have information
- Difficult to answer

Among those whose housing is completely or partially damaged now

Have you already filed for damage of your home?

SEVERAL OPTIONS





## Infrastructure for Land and Property Rights and Property Management, *Prior to the Invasion*

**Capacity: 2021**

**Capacity: 2023**

 **200,000**

Land Transactions

**Destroyed or Looted in Occupied Territories**

 **570,000**

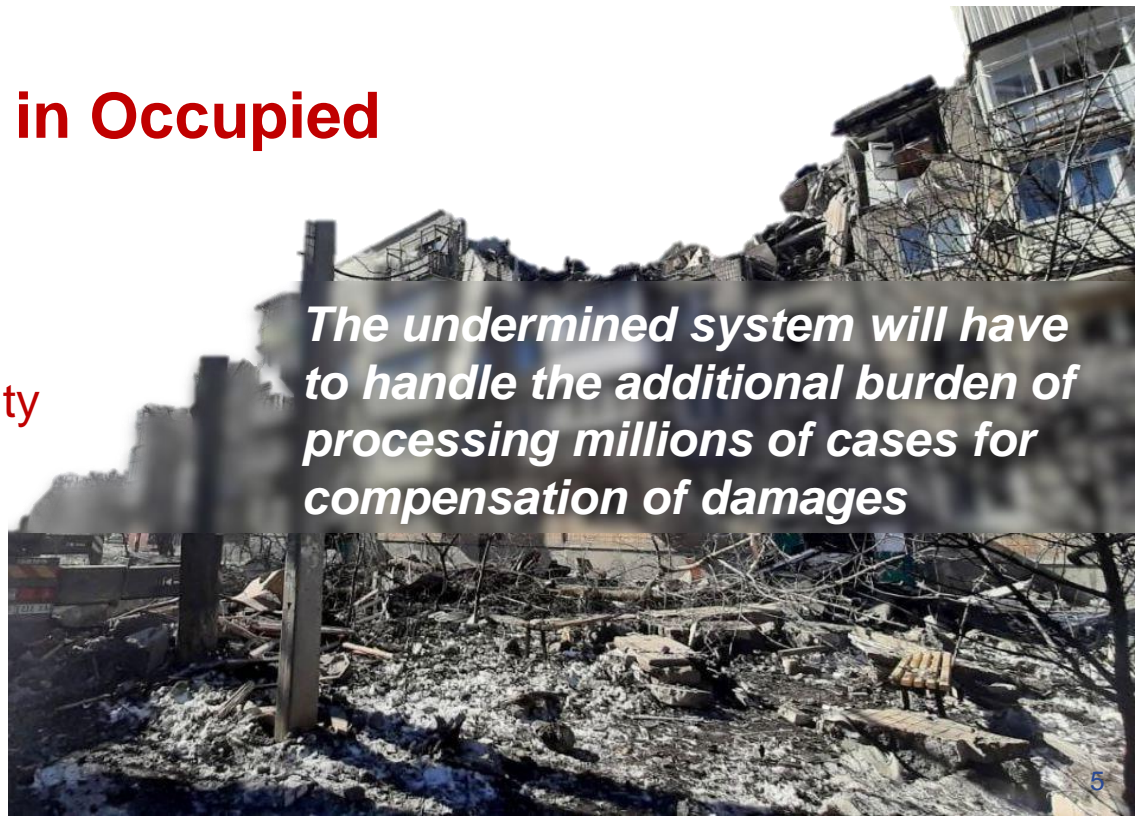
Real Estate Transactions

**About 20%**  
Reduced Government Capacity

 **170,000**

Court Cases (2020)

*The undermined system will have to handle the additional burden of processing millions of cases for compensation of damages*



## Steps towards reconstruction and recovery

- Collaboration with the Ministry of Restoration: Establishment of Urban Cadastre
- Support pilot communities: Kharkiv, Mykolaiv, Borodianka – recovery plans and investment projects
  - ✓ 3 workshops
  - ✓ International expert support group
  - ✓ Sharing the best practices on establishment and management of urban cadastres in Europe
  - ✓ Extending urban development tool box
  - ✓ Training and capacity development of local staff
  - ✓ Travel funds (e.g. Urban Forum)