DASH 2026 / BELGRADE

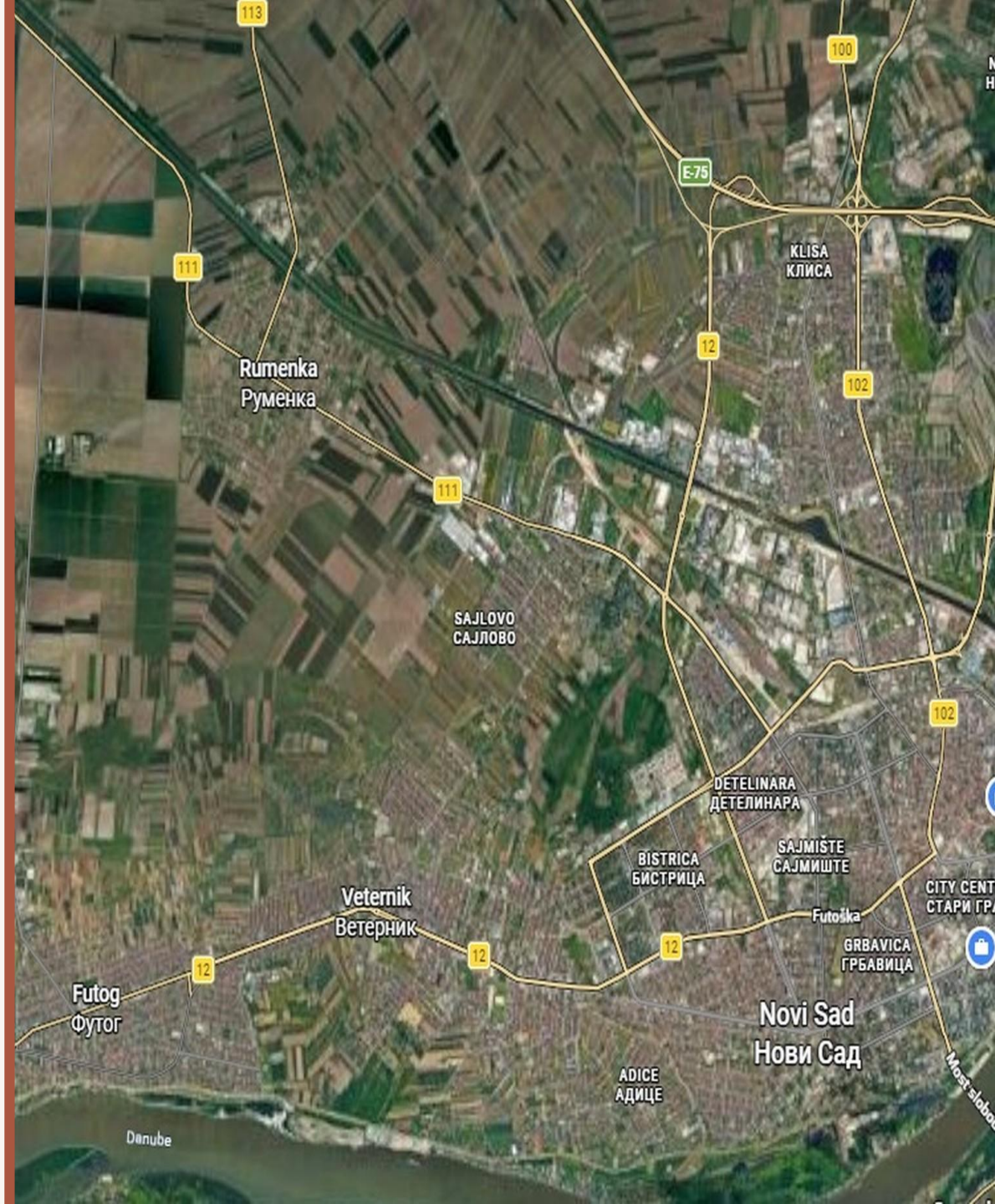
Publicly Supported Housing

in Novi Sad

Programmes, spatial models and the planning framework

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WHAT WE STUDY

Public support has many forms.

It supports different households — and shapes the neighbourhoods around them.

LAND	FUNDING	INFRASTRUCTURE
Publicly owned sites	Housing programmes	Streets, utilities, schools

NOT ALL PUBLICLY SUPPORTED HOMES ARE PUBLIC RENTAL HOMES

Support can take different forms, and so can the long-term public benefit.

CITY CONTEXT

Why Novi Sad?

Different housing needs have shaped different public programmes in the same city.



A growing metropolitan centre

1990s	Refugee arrivals
Later	Jobs and education
Today	Different public housing programmes

Aerial: Google Maps screenshot supplied for the study (imagery date not independently verified).

HOW WE COMPARED

Three groups. Three spatial approaches.

We compare how each programme serves its residents and fits its surroundings.



01

Within an existing settlement

Veternik + Futog

REFUGEE HOUSEHOLDS



02

Planned upgrading in place

Bangladesh

ROMA FAMILIES



03

Creating a new district

Jugovićevo

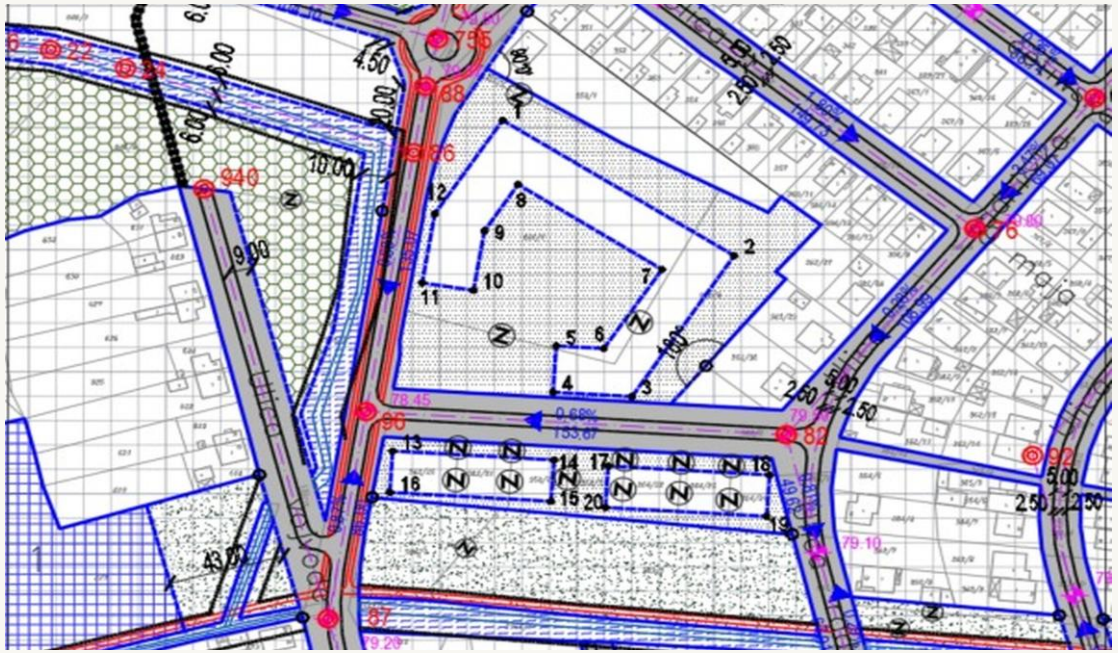
SECURITY FORCE PERSONNEL

01 / WITHIN EXISTING SETTLEMENTS

Veternik

Two separate complexes: 276 + 94 apartments, on approx. 1.32 + 0.23 ha.

INTENDED RESIDENTS / REFUGEE HOUSEHOLDS



2015 REGULATION PLAN



BUILT SITE · 276 APARTMENTS

The larger complex is shown here; 94 apartments were built at a separate location in Veternik.

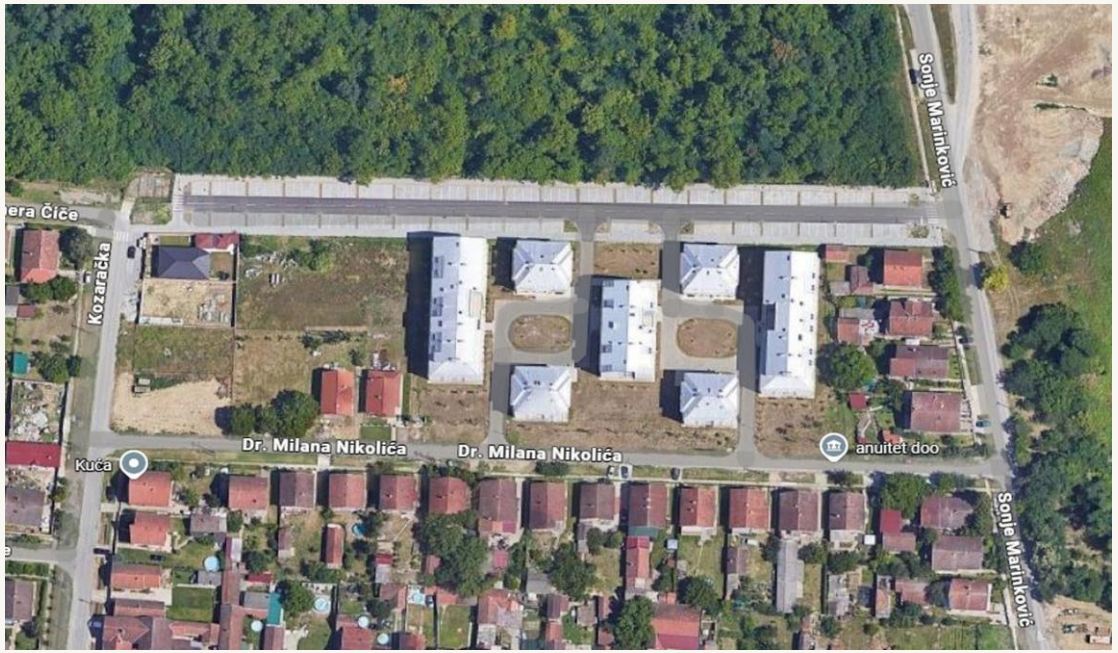
Sources: JP Urbanizam (2014, 2015); GeoSrbija / Google Maps screenshots supplied by authors.

01 / WITHIN EXISTING SETTLEMENTS

Futog

152 apartments built on approx. 0.81 ha within existing family housing.

INTENDED RESIDENTS / REFUGEE HOUSEHOLDS



LOCATION IN THE EXISTING SETTLEMENT



COMPLETED HOUSING COMPLEX

Site selection took account of public land, servicing costs and the surrounding residential fabric.

Sources: JP Urbanizam site-selection study (2014); Google Maps and project photography supplied by authors.

02 / UPGRADING AN EXISTING COMMUNITY

Bangladesh

Planned upgrading of an existing community — housing not built.

INTENDED RESIDENTS / ROMA FAMILIES IN AN INFORMAL SETTLEMENT



ADOPTED PLANNING CONCEPT · 2020



EXISTING SETTLEMENT

Plan area: 6.30 ha; approx. 2.76 ha for planned housing and roads. No planned housing built; residents remain in the informal settlement.

Source: JP Urbanizam Novi Sad, 2020 plan; earlier author study and orthophoto.

03 / A NEW RESIDENTIAL DISTRICT

Jugovićevo

A large publicly supported housing programme on a former military site.

INTENDED RESIDENTS / MEMBERS OF THE SECURITY FORCES



2018 LAND-USE PLAN



BUILT RESIDENTIAL AREA

Five planned residential blocks: 5.61 ha (2018 plan). 1,972 flats in the initial programme; 2,170 delivered across phases.

Sources: JP Urbanizam Novi Sad, 2018 plan; City of Novi Sad; Google Maps aerial supplied by authors.

WHAT THE CASES REVEAL

Different people. Different planning challenges.

These programmes meet different needs, but their locations shape everyday life.

01

Veternik / Futog

REFUGEE HOUSEHOLDS

New complexes within existing settlements. Check access to local services.

02

Bangladesh

ROMA FAMILIES

No planned housing built. Residents still live in the informal settlement.

03

Jugovićevo

SECURITY FORCE PERSONNEL

A large new neighbourhood. Schools and services must keep pace with housing.

THE CRITICAL GAP

A school on the plan is not yet a school.

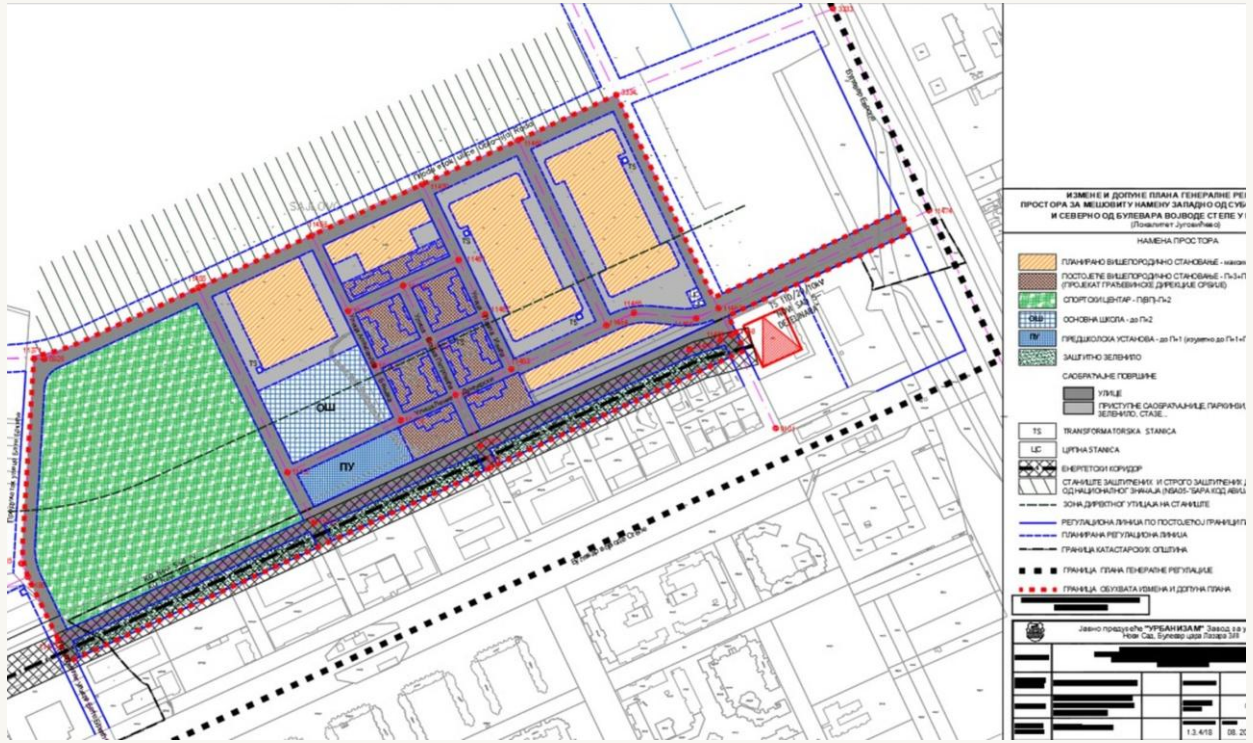
Housing and everyday services need a shared delivery timeline.

Housing phases

Infrastructure

Schools & local services

One plan. Clear responsibilities. Coordinated timing.



Jugovićevo: 2018 plan reserved areas for primary education and preschool services.

PUBLIC INVESTMENT

The public cost goes beyond the apartment.

A spatial model also determines costs and the long-term public benefit.

01	02	03	04
LAND	**NETWORKS**	**SERVICES**	**LONG TERM**
Purchase or public land	Roads, water, utilities	Schools, transport, care	Maintenance and ownership

The same housing programme can use public land, donor money and city-funded infrastructure. Those costs should be shown separately.

For Futog, the 2014 siting study explicitly considered public land and the cost of servicing the site.

FOUR PRACTICAL QUESTIONS

Before choosing a site, ask...

The questions stay useful, but each resident group has different needs.

01 Can people get around?

Walking routes to shops, schools and public transport

02 Can the site carry the load?

Networks, land preparation and nearby facilities

03 Who builds the services?

Responsibilities and dates, not only reserved plots

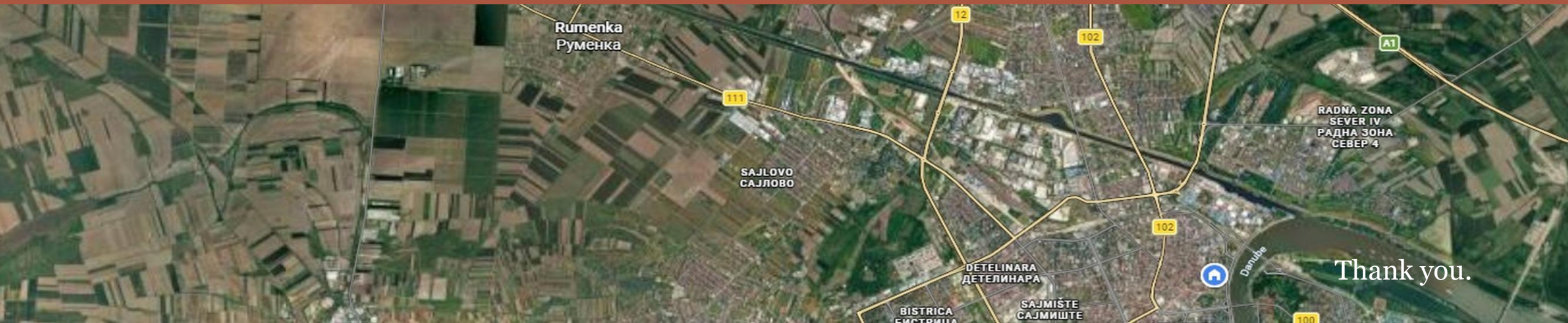
04 What remains public?

Ownership, upkeep and value for later households

Our conclusion

Plan good neighbourhoods, not separate housing islands.

ACCESS · SERVICES · TIMING · LONG-TERM QUALITY



Thank you.