

Management of multiapartment buildings in the UNECE Region

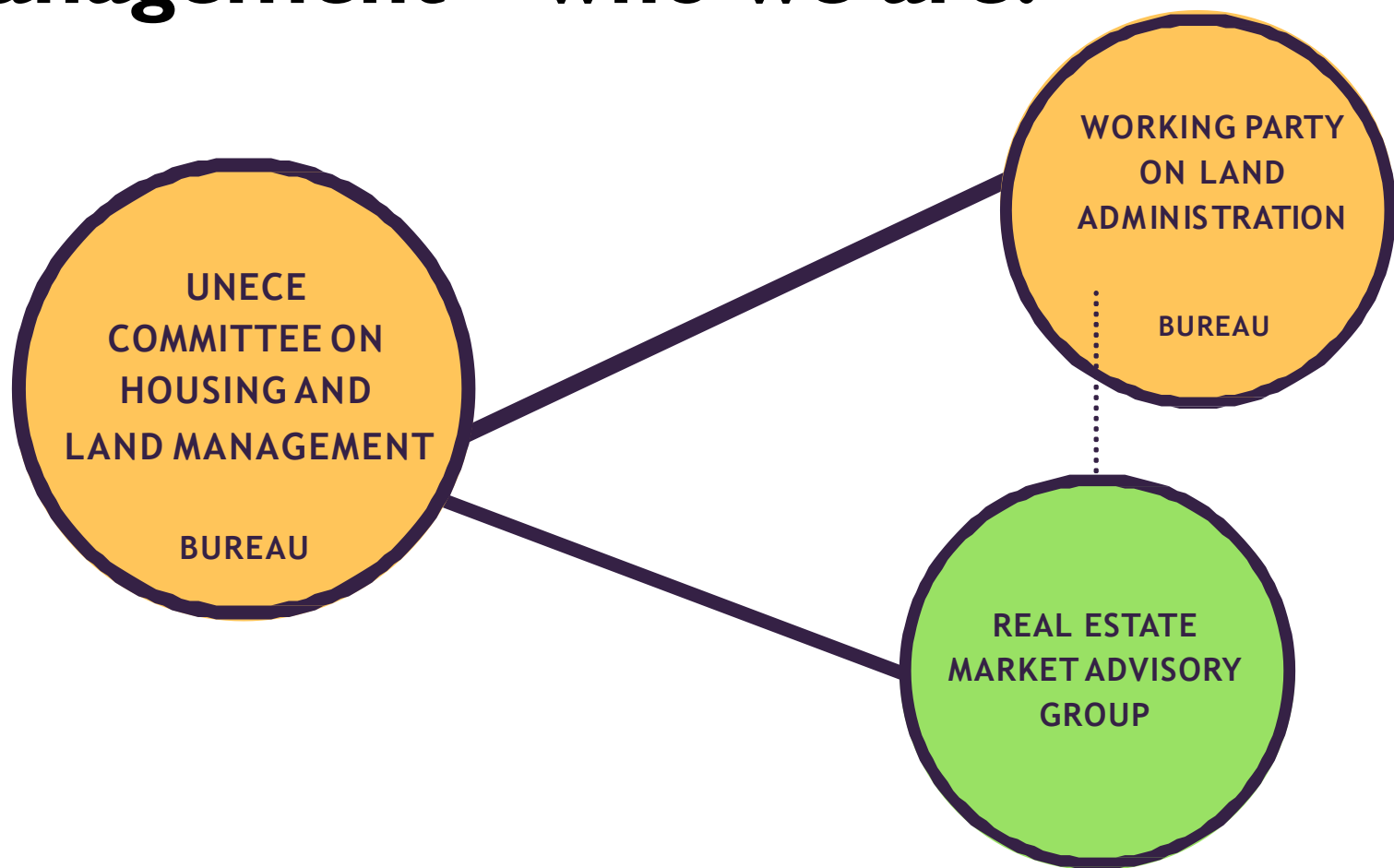
HOUSING AND LAND MANAGEMENT



*Gulnara Roll, Head, Housing and
Land Management Unit*



UNECE Housing and Land Management – who we are?





SUSTAINABLE HOUSING

- *HOUSING AFFORDABILITY*

- Implementation of the Geneva UN Charter on Sustainable Housing
- Establishment of Geneva UN Charter Centres
- Publications
- Trainings, workshops, including in 2018:
 - Workshop on Sustainable Housing, 12-13 April, Vienna, Austria
 - "Housing Affordability" panel, ERES Conference, 27-30 June 2018, Reading, UK
 - Regional workshop on affordable housing and housing management, 14-15 November 2018, Almaty, Kazakhstan



SUSTAINABLE HOUSING - *ENERGY EFFICIENT HOUSING*

- Publications
- Workshops
- Joint Task Force on EE in buildings meetings (with the support of Denmark and Russian Federation).
 - Mapping of energy efficiency standards in buildings
 - Mapping of existing technologies to enhance energy efficiency in buildings, gap analysis and recommendations for their use in the region.
 - Compendium of best practices for existing standards and technologies on energy efficiency in buildings.
 - Establishment of an online database of experts on energy efficiency in buildings.



SUSTAINABLE URBAN DEVELOPMENT

- Adoption of the **Geneva Ministerial Declaration on Sustainable Housing and Urban Development** in November 2017.
- Development of Guidance document for aligning with 2030 Agenda
- Publication of the “**Methodology to evaluate Smart Sustainable Cities**” jointly with ITU, which includes the Key Performance Indicators for Smart Sustainable Cities
- Development of **Smart Sustainable City profiles for Goris (Armenia) and Voznesensk (Ukraine)** based on the indicators. City Action Plan for Town of Goris



COUNTRY PROFILES ON HOUSING AND LAND MANAGEMENT

- Country Profile on Housing and Land Management of Armenia published
- Country Profile on Housing Sector of Kazakhstan completed
- Country Profile Belarus is in preparation
- National Action Plans to implement the recommendations of the country profiles developed jointly with the governments of Armenia, the Republic of Moldova, Serbia and Tajikistan



CASE STUDY - ESTONIA

- Estonia privatized a large number of their dwellings in 1990s 96 % of ownership.
- Condominiums organized into housing associations.
- Almost 60% of the total population in Estonia belongs to such associations.
- Social rental housing about 1% of the total housing stock



CASE STUDY - ESTONIA

Privatisation and establishing of apartment associations in 1990s:

- Privatisation of housing stock
- Apartment associations were established and they are the most accepted way of management of residential buildings and cooperation.
- Each co-operative housing association is self-financing not-for-profit organization managing one multi-apartment building.
- A housing association can be as small as two units or as big as a few thousand units depending on the size of the building or complex.
- In total there are 10,100 different associations active in Estonia today.



CASE STUDY - ESTONIA

Creation of an industry

- The Estonian Union of Co-Operative Housing Associations was established in 1996.
- All the members are co-operative housing associations or apartment associations established after the privatization reform of the 1990's.
- All together, they represent 1400 members covering 56,000 units and work with many partners to advocate and train on behalf of the industry.



CASE STUDY - ESTONIA

- Estonian Union of Co-operative Housing Associations (EKÜL) - an umbrella trade group for co-operative housing associations throughout Estonia.
- Membership to the organization is voluntary but they represent over 1400 members currently on a local, national and international level.
- The membership base represents over 15% of the total housing stock in the country.
- EKÜL cooperates in partnership with state institutions, municipalities, universities, private companies and NGOs.

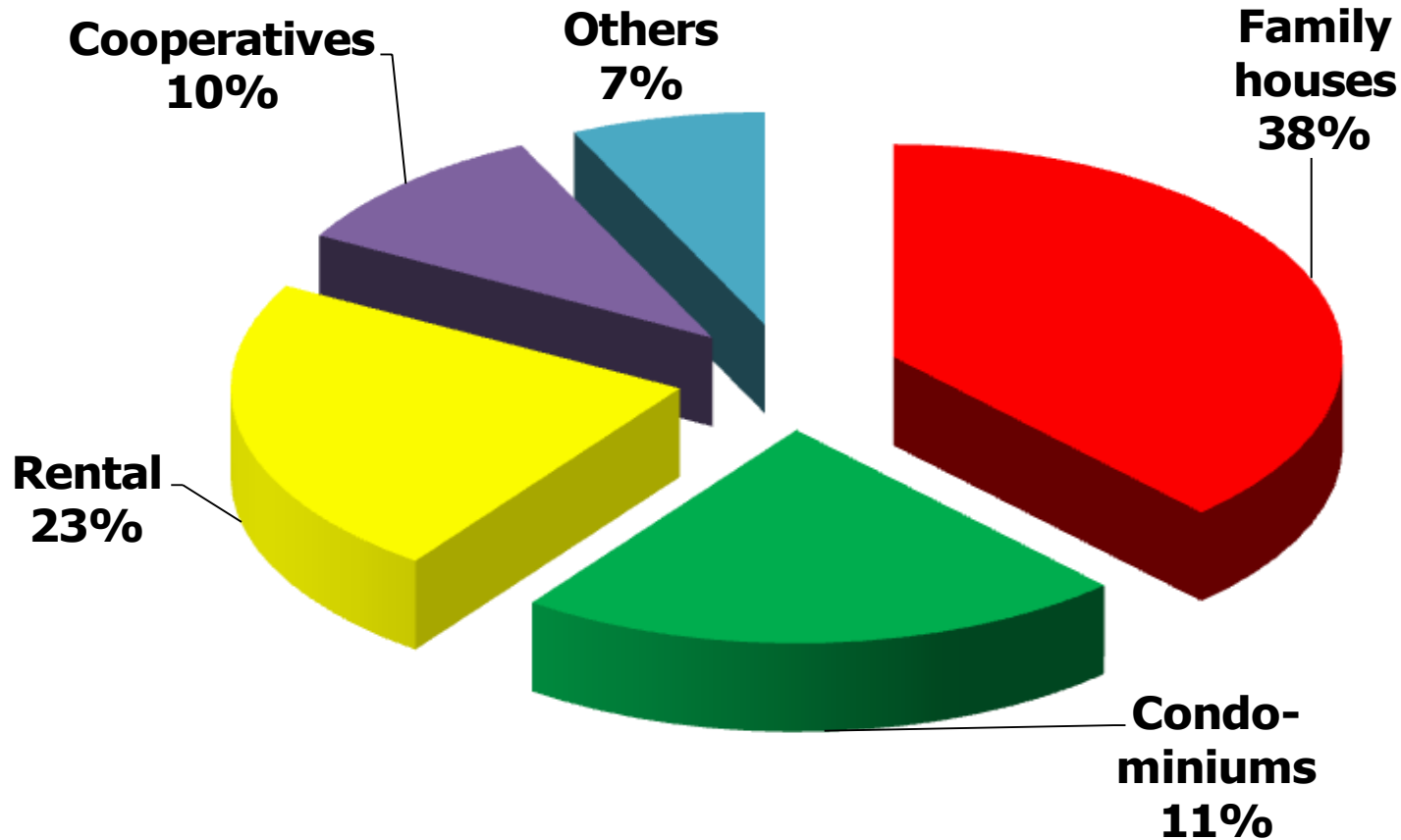


CASE STUDY - ESTONIA

- Support scheme financed by Assigned Amount Unit trading and a government budget, administered by Fund KredEx
- The total of investment in relation to apartment associations and the grant scheme amounted to 151 million euros, of which 38 million took the form of grants.
- Average energy savings per apartment building were 43%.
- The main lessons learned have been that preparation with an apartment association in regard to renovation work takes time - up to two years - and there is no direct way in which apartment associations can be guided when it comes to renovation work; this can only be managed through raising awareness and through good example.



CASE STUDY - CZECH REPUBLIC



CASE STUDY - CZECH REPUBLIC

Strategic objectives - examples

- **A - To reduce energy use in the housing sector:**
Housing policy as well as legal framework is in place to support and stimulate retrofitting of the existing residential housing stock (large-panel prefabricated buildings in particular).
- **F – To support and encourage private investment in the housing stock:**
State loans are available for private investors of rental dwellings, including those for socially defined target group.

CASE STUDY - CZECH REPUBLIC

- **G - To ensure efficient management of the housing stock:**
Legislation is in place - Act on Services provided heating, water, sewage, cleaning, etc. in multifamily residential buildings is in force.
- **M – To support good governance, effective public participation and the rule of law in housing, urban planning:**
Act on spatial planning and construction code is in force.



The State Housing Development Fund

State Support for a Better Life





- Established in 2000
 - Purpose: promotion of housing development in the Czech Republic in compliance with the housing policy concept
 - The SHDF is obliged to:
 - a) Support municipal and private investment in the construction, refurbishment and retrofitting of housing and residential buildings
 - b) provide an information platform about housing (Portál o bydlení)
- www.portalobydleni.cz

**Contributes to fulfill all objectives of the first theme of the strategy:
Sustainable housing and real estate markets**





 **Panel 2013+**
REFURBISHMENT OF HOUSING STOCK

Program JESSICA
DEVELOPMENT OF DEPRIVED URBAN AREAS

 **Program 150**
LOANS FOR YOUNG PEOPLE UNDER 36 YEARS

 **Program Výstavby**
RENTAL HOUSING

 **Povodňové programy**
POST FLOOD SUPPORT
FOR MUNICIPALITIES AND CITIZENS



HOUSING EUROPE FEDERATION

Network of national and regional housing provider federations

- 4,500 public, voluntary housing organisations
- 28,000 cooperative housing organisations

42 members in 22 countries (20 EU Member States)

Manage **25 million dwellings**, about **12% of existing dwellings in the EU**

Vision

Access to decent and affordable housing for all in communities which are socially, economically and environmentally sustainable and where all are enabled to reach their **full potential**.



Thank you!

HOUSING AND LAND MANAGEMENT

