Management of multiapartment buildings in the UNECE Region

Gulnara Roll, Head, Housing and Land Management Unit
UNECE Housing and Land Management – who we are?
COMMITTEE ON HOUSING AND LAND MANAGEMENT
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, 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.
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.
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 though good example.
CASE STUDY - CZECH REPUBLIC

- Family houses: 38%
- Condominiums: 11%
- Rental: 23%
- Cooperatives: 10%
- Others: 7%
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](http://www.portalobydleni.cz)

**Contributes to fulfill all objectives of the first theme of the strategy:**

**Sustainable housing and real estate markets**
What we do?

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

portal on housing
THE GATEWAY TO THE WORLD OF HOUSING
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!