1. The Agenda 2030:

A global commitment expressed in the Sustainable Development Goals – SDG’s
Connecting the New Urban Agenda and the SDGs: (re)thinking UN-Habitat’s role

### 2030 Agenda for Sustainable Development

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<tr>
<td>1. NO POVERTY</td>
<td>2. NO HUNGER</td>
<td>3. GOOD HEALTH</td>
<td>4. QUALITY EDUCATION</td>
<td>5. GENDER EQUALITY</td>
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<td>6. CLEAN WATER AND SANITATION</td>
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<td>7. RENEWABLE ENERGY</td>
<td>8. GOOD JOBS AND ECONOMIC GROWTH</td>
<td>9. INNOVATION AND INFRASTRUCTURE</td>
<td>10. REDUCED INEQUALITIES</td>
<td>11. SUSTAINABLE CITIES AND COMMUNITIES</td>
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<td>12. RESPONSIBLE CONSUMPTION</td>
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Sustainable Development

PEOPLE
End poverty and hunger in all forms and ensure dignity and equality

PLANET
Protect our planet’s natural resources and climate for future generations

PROSPERITY
Ensure prosperous and fullfilling lives in harmony with nature

PARTNERSHIP
Implement the agenda through a solid global partnership

PEACE
Foster peaceful, just and inclusive societies
Goal 11

Make cities and human settlements inclusive, safe, resilient and sustainable

• The 2030 Agenda gives prominent role to urbanization and cities with the inclusion of a **stand-alone goal** for cities and human settlements: Goal 11

• It recognizes that cities connects other goals together

• It strengthens the formulation of integrated policies that enhance the transformative power of urbanization
Goal 11

Make cities and human settlements inclusive, safe, resilient and sustainable

10 Targets

11.1 Housing and Slums
11.2 Sustainable Transport
11.3 Participatory Planning
11.4 Cultural Heritage
11.5 Disaster Reduction
11.6 Air Quality and Waste Management
11.7 Public spaces
11.a Rural-urban and regional planning
11.b Mitigation of Climate Change, Resilience
11.c LDCs support – buildings
SDG11.1

By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums
Localizing the SDG 11

TARGETS SDG11

11.1 Housing and Slums
11.2 Sustainable Transport
11.3 Participatory Planning
11.4 Cultural Heritage
11.5 Disaster Reduction
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11.a Rural-urban and regional planning
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Synchronizing the SDG11 Targets at the city policy and city development strategies.
2. Localizing the New Urban Agenda – NUA

Habitat III, Quito, October 2016.
1. Sustainable urban development for social inclusion and ending poverty

1. No one will be left behind and promote equally shared opportunities and benefits that urbanization can offer, and that enable all inhabitants, whether living in formal or informal settlements, to lead decent, dignified and rewarding lives and to achieve their full human potential. #27

2. Promoting national, subnational and local housing policies that support the progressive realization of the right to adequate housing for all as a component of the right to an adequate standard of living. #31

3. Promoting policies and approaches that incorporate the provision of adequate, affordable, accessible, resource-efficient, safe, resilient, well-connected and well-located housing, with special attention to the proximity factor and the strengthening of the spatial relationship with the rest of the urban fabric and the surrounding functional areas. #32

4. Stimulating the supply of a variety of adequate housing options that are safe, affordable and accessible for members of different income groups of society, taking into consideration the socioeconomic and cultural integration of marginalized communities, homeless persons and those in vulnerable situations, and preventing segregation #33
3. The nexus SDG11 – NUA at the city level.

Synchronizing policies, strategies and demand-driven actions that help cities to embark into a sustainable and planned urbanization path.
Urban Planning and Management

Infrastructure Provision

Housing at the centre of Urban Policies

Land Supply

Housing Finance

Urban Planning and Management

Regulations
Housing at the Centre of the NUA

Delivery of Affordable Housing at scale and diversity in price, location, size, standard, typology...
What role plays the existing housing stock in achieving SDG11/NUA?

Stock of housing opportunities
Locational and infrastructural advantages
Stock of secondary housing market
Transferable Stock of Properties
Aging & Renewing Housing Stock

Rental Housing Options
Home Ownership Options

Supply of Affordable Housing Options at Scale

Government Policies

Claudio Acioly Jr., Chief Housing Policy UN-HABITAT
A Normative View of the Housing Sector.

Developing a common understanding about how the Housing Sector Works with its forward & backward linkages.
Institutional Frameworks

- Legal & Regulatory Frameworks
- Land
- Infrastructure
- Finance
- Building Materials
- Labour
- HOUSING

What is the ultimate goal?

Affordable Housing

Source: Acioly, C. IHS: 1994-2003;
### The Context of Housing Policy

**Market**

**SUPPLY**

- Affected by availability of:
  - land
  - Infrastructure
  - Building Materials - BM
  - Organisation Building Industry
  - Skilled & Productive Labour
  - Self-reliance BM production

**DEMAND**

- Affected by:
  - Demographic conditions
  - Rate of urbanisation
  - New household formation
  - Property rights regime
  - Housing Finance
  - Fiscal Policies
  - Subsidies
  - Macro-economic conditions

**Housing Affordability**

"Prices"

**Outcomes**

5.

Housing Policy & Government Intervention: new stock x Existing Stock
HOUSING Problem Needs Assessment

Different Problems
- Homeless
- Crowded Housing
- Risk Areas Occupants
- Tenement Occupants
- Low Income
- Very Poor
- Middle Income
- High Income
- Dilapidated Public Housing
- Homeowners
- Rented Housing
- Newly Married
- Migrants
- Population Growth
- Maintenance Management
- Different Demands
- Different Solutions
- Different Needs
- Programs

NEW Stock
- Existing Stock

Claudio Acioly Jr. / UN-HABITAT
Government Policies in The Netherlands

- Existing Housing Stock
  - Housing Stock - Owner Occupied

- New Housing Stock
  - Housing Stock - Rented Occupied
Government Policies

Housing Sector

Social Rented Sector
- Social Housing Associations (HA's)

Municipalities (LG)

Private Rented Sector
- Private Individual Landlords

Ownership Sector
- Institutional Investors (Pension Funds, Insurance Companies)

Government Policies
HOUSING MAINTENANCE

Social Rented Sector

Social Landlords in charge of maintenance and management.

Private Rented Sector

Private, institutional and Commercial Landlords in charge of Maintenance and Management.

Ownership Sector

Owners Associations in charge of maintenance and management of the multi-family buildings.

Property Management Companies

Housing Associations & Property Management Companies

Obligations & Responsibilities of homeowners.
BUT

Communal spaces and communal property suffering from neglect in maintenance.

Why?
Maintenance and Management of the Existing Multi-family High-Rise Housing Stock

Individual Responsibility

Collective Responsibility

X
Maintenance and Management of the Existing Multi-family High-Rise Housing Stock

What property owners/households are able to do on their own? 

What property owners/households are not able to do on their own?
Result (2006)

- Underinvestment in maintenance
- Estimated backlog: € 400 Billion
- Programme of Refurbishment at current tempo will last over 40-100 years.

Source: VROM, 2005; PRC Bouwcentrum, 2006
Source: Plan, 1976, in Frank Wassenberg, OTB/TU Delft, 2005
4.
The Housing Stock:

Owner X Rented Occupation.
Home Ownership

Source: UN-HABITAT, 2008; estimates based on data from: MoIIRC for EU-25, *Tsenkova (2005) for SEE, **UNECE database and Duncan, 2005 for CIS.
% home ownership

KEY QUESTION

How to organize “repair & maintenance” in the high-rise multi-family housing stock?

How to establish practical, legal and financial arrangements that help apartment owners to fulfill their individual responsibilities for repair & maintenance in multi-story & multi-family apartment blocks??
6.

Understanding the Housing Problem is the first step:

Key Technical Elements:

- Structured walls
- Roof
- Foundations
- Facades
- Basements
- Staircase
- Entrance
- Corridors
- Accesses
- Laundry room
- Surrounding land
- Elevators / lifts
- Common space for heating & boilers

Every owner has the right to have say in decisions over management.
The PROBLEM?

POLICY

M  P  F

MANAGEMENT    FINANCIAL
Government support roles & responsibilities

Regulatory and organisational frameworks. Support to owners. Collective arrangements, common property management

Financial support, credit provision, programme support.
Binding Decisions

Building Consensus

AFFECTS ALL WHO AGREE OR DISAGREE

Resident Participation is a MUST!
7.

Defining the Strategy:

Getting the best of homeowners, governments and private & non-governmental players is the way forward.
Key Technical Elements:

- Constraints and Choices as standards, materials, costs, etc.
- Building Consensus

Co-owners

Every owner has the right to have say in decisions over management

Common Property

Pipes & Networks

AFFECTS ALL WHO AGREE OR DISAGREE
Every owner has the right to have say in decisions over management

Constraints and Choices as standards

Building Consensus

Binding Decisions

AFFECTS ALL WHO AGREE OR DISAGREE

Participation is a MUST!
CHILE:

continuing policy and nearly universal access to housing subsidy enables progress in housing supply.
BRAZIL:
SINGAPORE:
SOUTH KOREA:
CHINA:
8. The maintenance of the owner occupied social housing stock: it is a private matter but government can and should facilitate it.
Housing Stock Management & Maintenance

Cyclical Maintenance & Renovation

Regular Maintenance, repair, safety & cleaning

Contracted Property Management Company

Condominium Officer

Appointment & election

Reporting

Homeowners Associations

Owners Assembly
The PROBLEM becomes SOCIAL!

- **POLICY**
  - Promote commitment
  - Boost social mobilisation

- **SOCIAL**
  - Housing Alternatives
  - Support systems

- **MANAGEMENT**
  - Training & Management Support

- **FINANCIAL**
Problem Resolution Involves Many Actors

- Central Government
- Development Cooperation
- Financial Institution
- Municipal Government
- NGO
- Owners
- Private Sector

1. Central Government
2. Development Cooperation
3. Financial Institution
4. Municipal Government
5. NGO
6. Owners
7. Private Sector
BRIEF CONCLUSION

- Individual Rights & Obligations
- Transparency and Accountability
- Property Valuation is collective interest but benefit is individual
- Legal basis and legitimacy towards third parties
TRENDS:

• Trend is to give more saying to apartment owners or leaseholders

• Introduce more responsibilities

• Push residents to be more actively involved in the management of their common property

• Clearly defined boundaries between individual and common property

• Legal provisions to enforce membership and commitment of individual owners to common property management.