UN@HABITAT
FOR A BETTER URBAN FUTURE

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1.
The Agenda 2030:

A global commitment expressed in the Sustainable Development Goals – SDG's

2030 Agenda for Sustainable Development

1 Agenda **5** Main Areas **17** Goals **169** Targets **240** Indicators

1 NO POVERTY	**2** NO HUNGER	**3** GOOD HEALTH	**4** QUALITY EDUCATION	**5** GENDER EQUALITY	**6** CLEAN WATER AND SANITATION
7 RENEWABLE ENERGY	**8** GOOD JOBS AND ECONOMIC GROWTH	**9** INNOVATION AND INFRASTRUCTURE	**10** REDUCED INEQUALITIES	**11** SUSTAINABLE CITIES AND COMMUNITIES	**12** RESPONSIBLE CONSUMPTION
13 CLIMATE ACTION	**14** LIFE BELOW WATER	**15** LIFE ON LAND	**16** PEACE AND JUSTICE	**17** PARTNERSHIPS FOR THE GOALS	THE GLOBAL GOALS For Sustainable Development
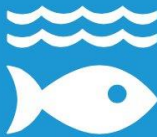
Connecting the New Urban Agenda and the SDGs: (re)thinking UN-Habitat's role

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

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

Sustainable Development

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

1 NO POVERTY

2 ZERO HUNGER

3 GOOD HEALTH AND WELL-BEING

4 QUALITY EDUCATION

5 GENDER EQUALITY

6 CLEAN WATER AND SANITATION

12 RESPONSIBLE CONSUMPTION AND PRODUCTION

13 CLIMATE ACTION

14 LIFE BELOW WATER

15 LIFE ON LAND

7 AFFORDABLE AND CLEAN ENERGY

8 DECENT WORK AND ECONOMIC GROWTH

9 INDUSTRY, INNOVATION AND INFRASTRUCTURE

10 REDUCED INEQUALITIES

11 SUSTAINABLE CITIES AND COMMUNITIES

17 PARTNERSHIPS FOR THE GOALS

16 PEACE, JUSTICE AND STRONG INSTITUTIONS

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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

11 SUSTAINABLE CITIES AND COMMUNITIES

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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 Managment
11.7 Public spaces
11.a Rural-urban and regional planning
11.b Mitigation of Climate Change, Resilience
11.c LDCs support – buildings

11 SUSTAINABLE CITIES AND COMMUNITIES

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SDG11.1

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

Claudio Acioly Jr., Chief Housing Policy

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
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
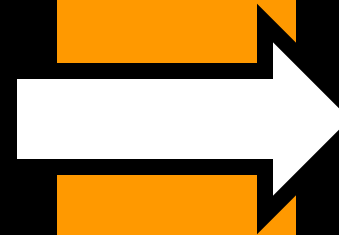
Synchronizing the SDG11 Targets at the city policy and city development strategies.

Claudio Acioly Jr., Chief Housing Policy

2. Localizing the New Urban Agenda – NUA

Habitat III, Quito, October 2016.

Claudio Acioly

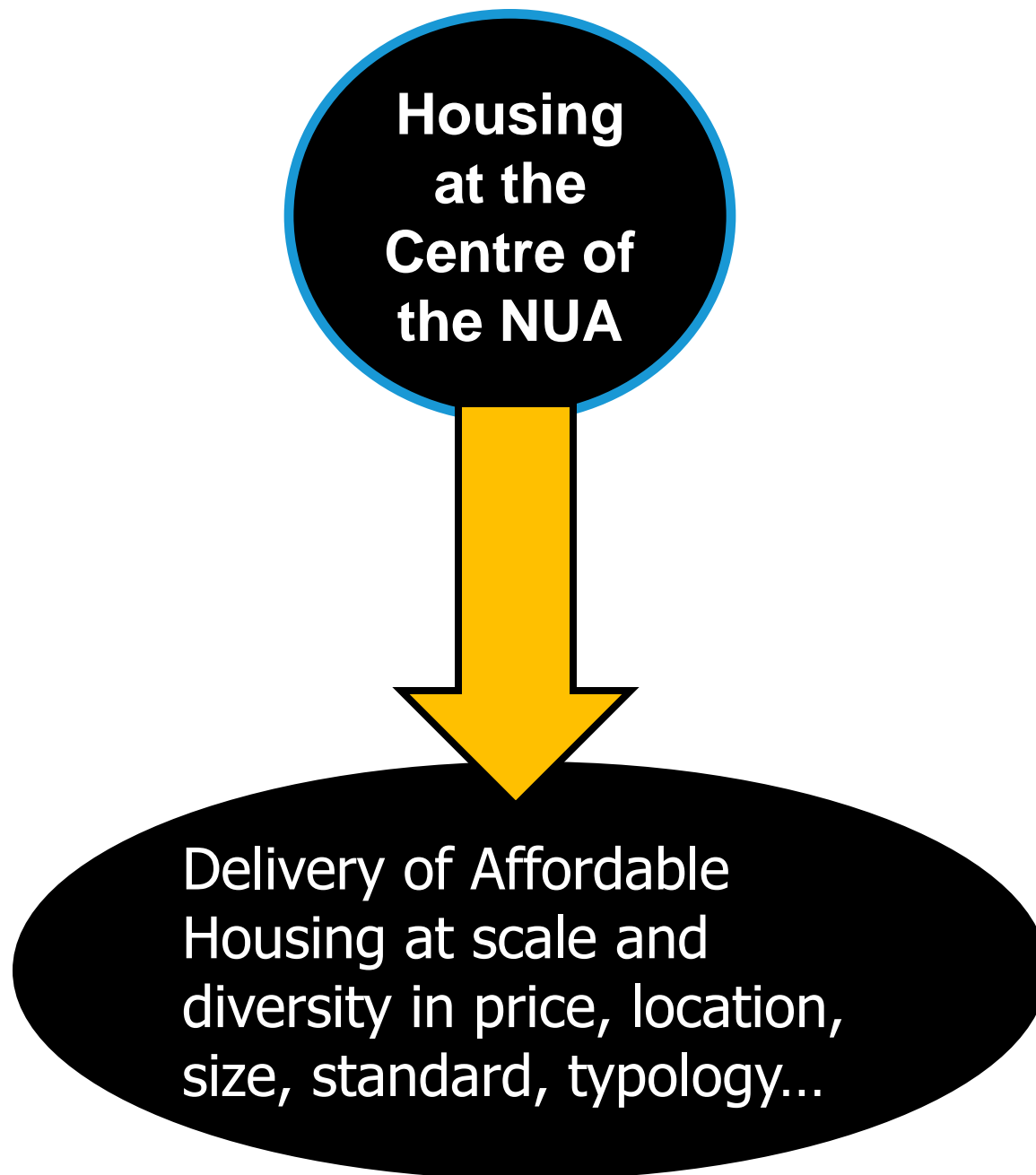# 1. Sustainable urban development for social inclusion and ending poverty

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**

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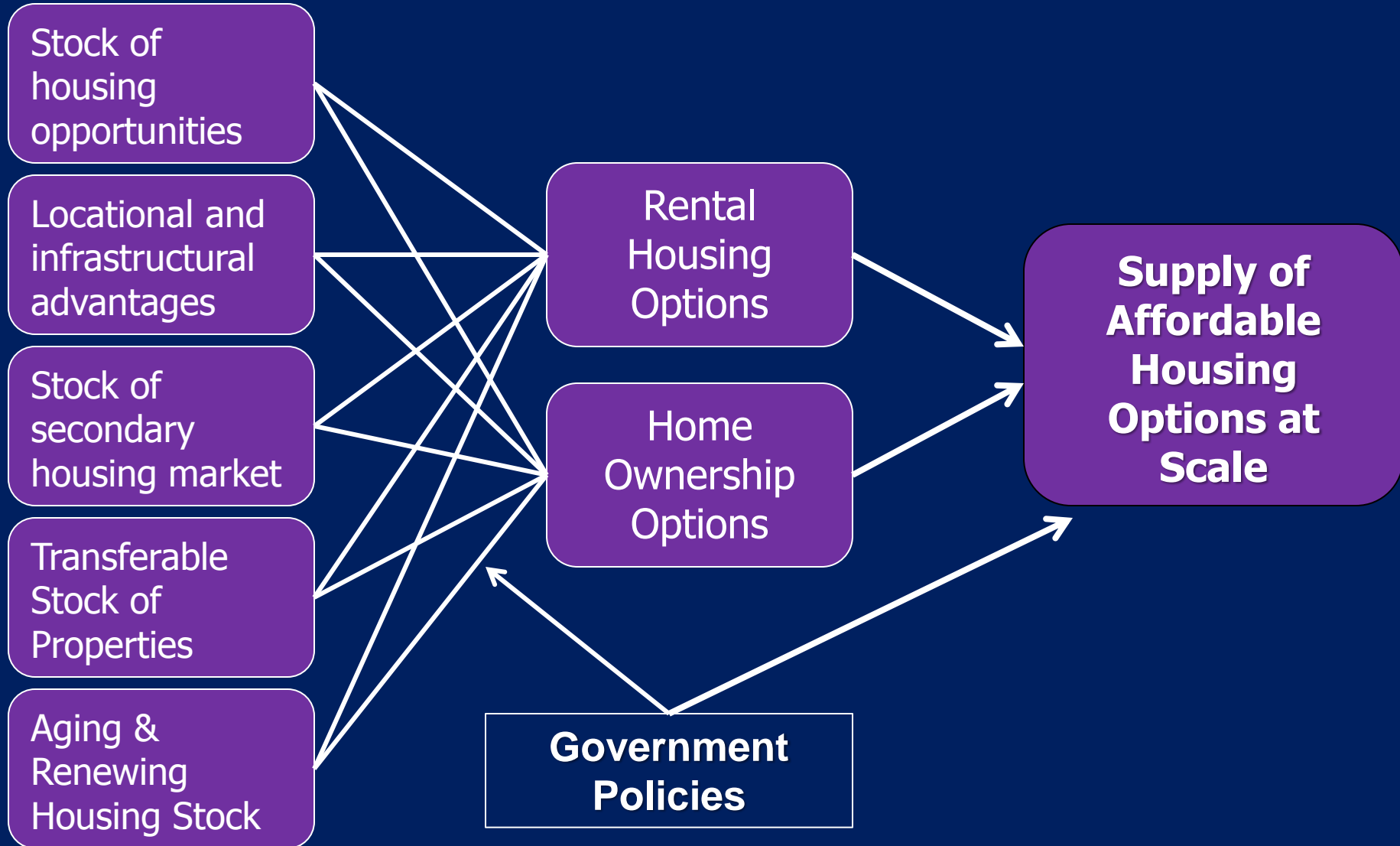FOR A BETTER URBAN FUTURE

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.

Claudio Acioly

Infrastructure Provision

Urban Planning and Management

Regulations

Housing at the centre of Urban Policies

Land Supply

Housing Finance

Housing at the Centre of the NUA

Delivery of Affordable Housing at scale and diversity in price, location, size, standard, typology…

Claudio Acioly Jr., Chief Housing Policy

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

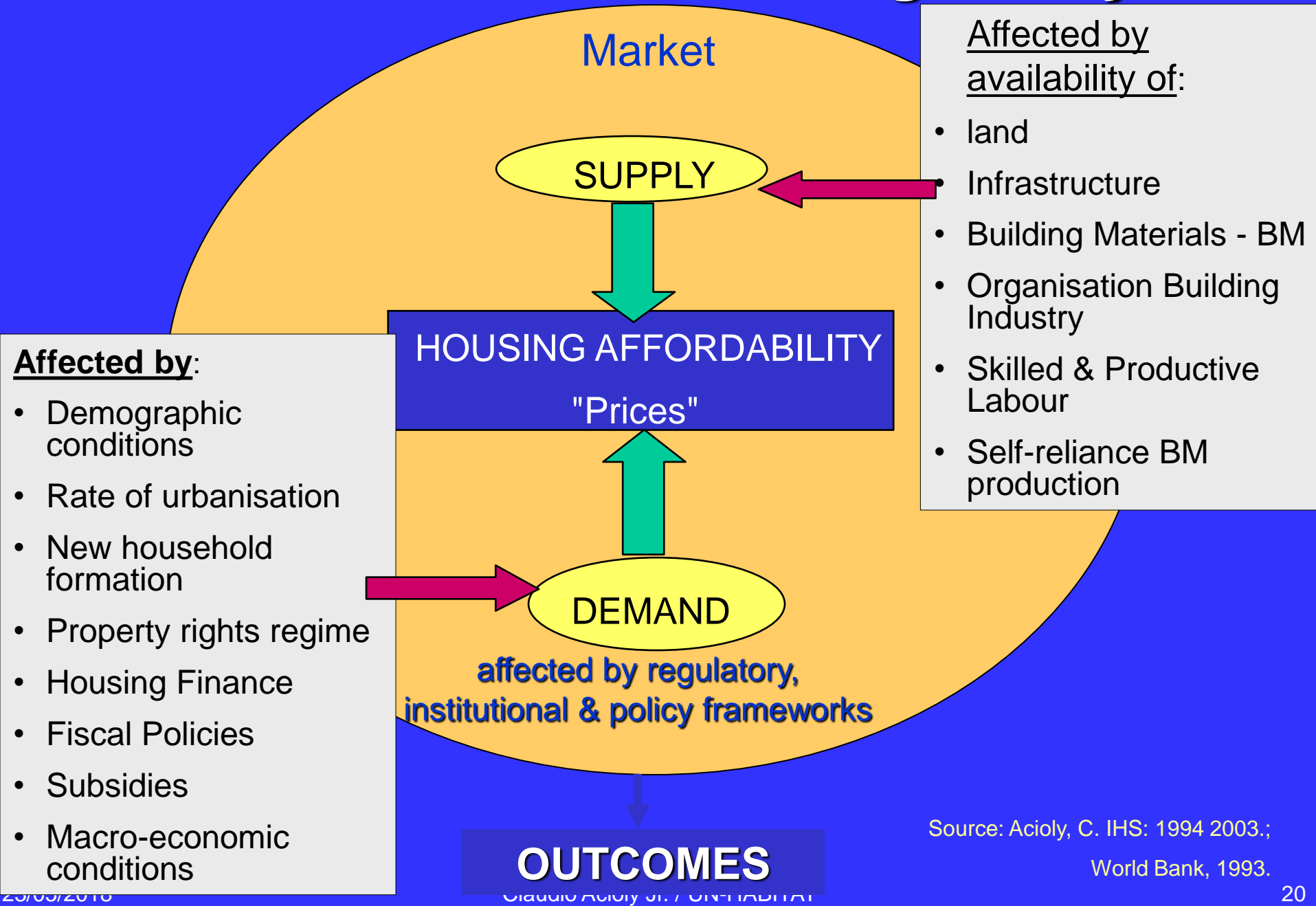Claudio Acioly Jr., Chief Housing Policy UN-HABITAT

4.

A Normative View of the Housing Sector.

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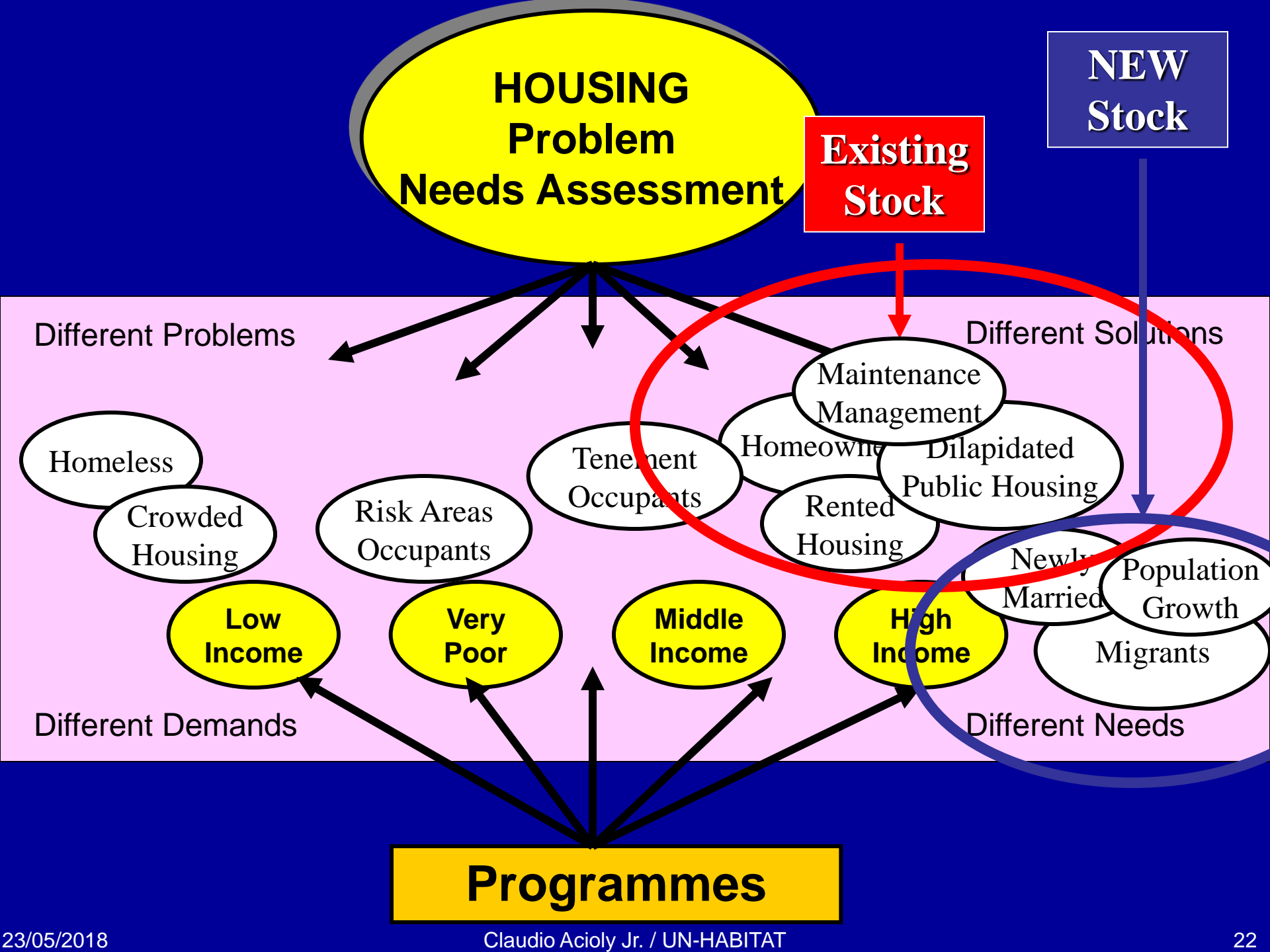
Strategies

Institutional Frameworks

Policies

Building Materials

Labour

Finance

HOUSING

Infrastructure

Land

Instruments

Legal & Regulatory Frameworks

Actions

Source: Acioly, C. IHS: 1994 2003.;
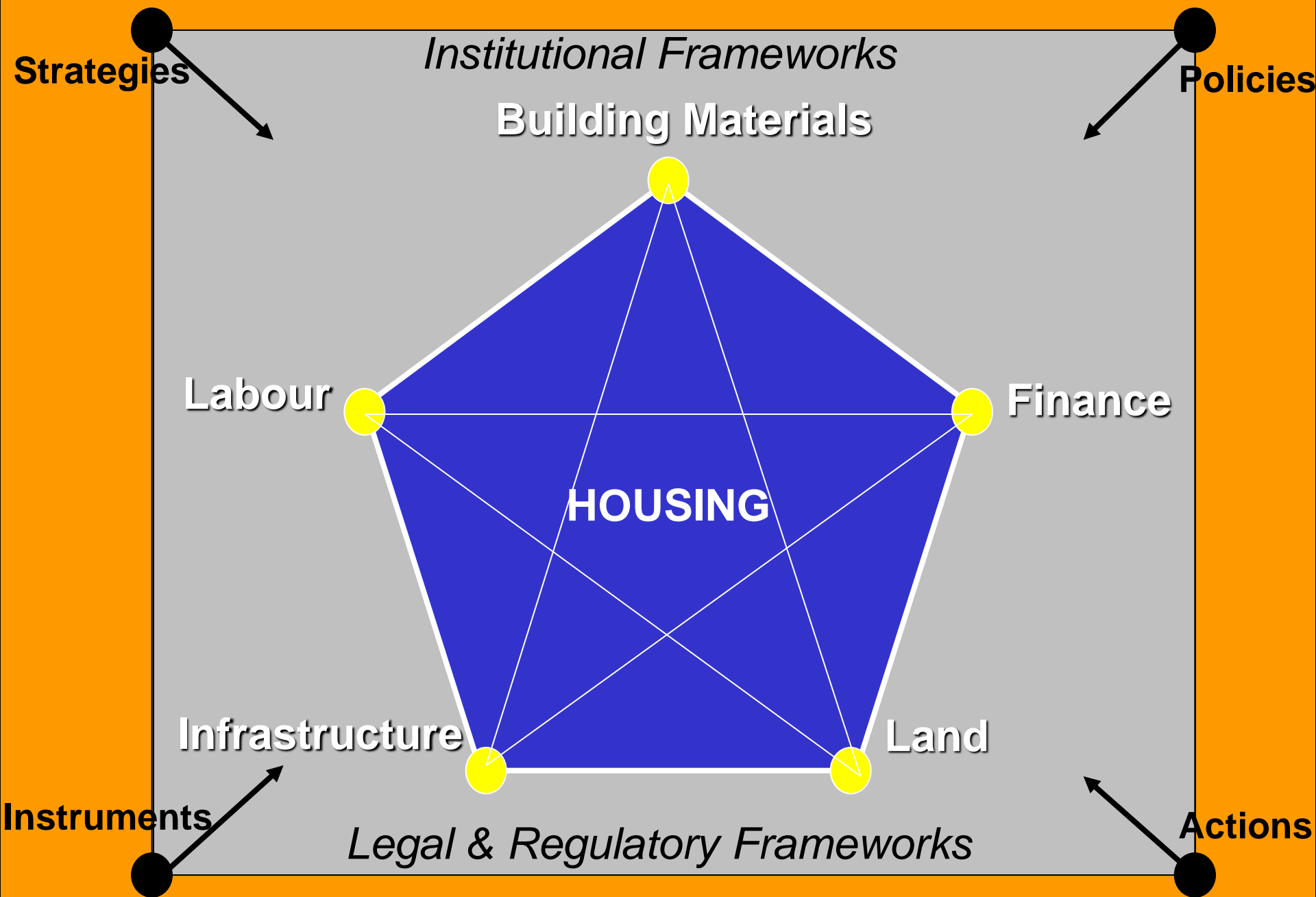
What is the ultimate goal?

Institutional Frameworks

Strategies

Policies

Building Materials

Labour

Finance

Affordable Housing

Infrastructure

Land

Instruments

Actions

Legal & Regulatory Frameworks
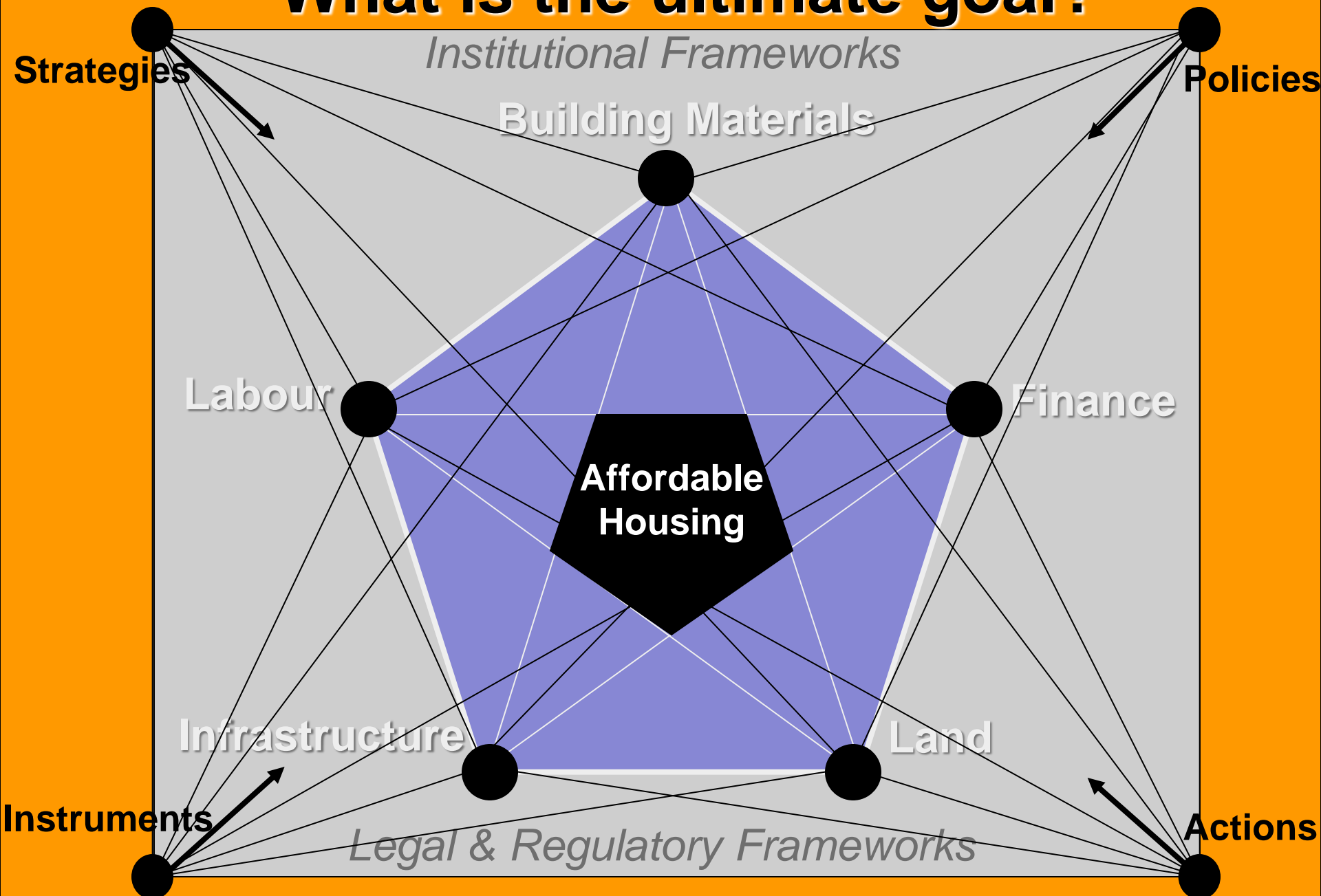
The Context of Housing Policy

Market

SUPPLY

HOUSING AFFORDABILITY

"Prices"

DEMAND

affected by regulatory, institutional & policy frameworks

OUTCOMES

Affected by availability of:

- land
- Infrastructure
- Building Materials - BM
- Organisation Building Industry
- Skilled & Productive Labour
- Self-reliance BM production

Affected by:

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

Source: Acioly, C. IHS: 1994 2003.;

World Bank, 1993.

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5.

Housing Policy & Government Intervention: new stock x Existing Stock

HOUSING Problem Needs Assessment

Existing Stock

NEW Stock

Different Problems

Different Solutions

Homeless

Crowded Housing

Risk Areas Occupants

Tenement Occupants

Maintenance Management

Homeowner

Dilapidated Public Housing

Rented Housing

Newly Married

Population Growth

Migrants

Low Income

Very Poor

Middle Income

High Income

Different Demands

Different Needs

Programmes

Government Policies in The Netherlands

Existing Housing Stock

New Housing Stock

Housing Stock - **Owner** Occupied

Housing Stock - **Rented** Occupied

Government Policies

Housing Sector

Social Rented Sector

Private Rented Sector

Ownership Sector

Social Housing Associations HA's

Municipalities LG

Private Individual Landlords

Institutional Investors (Pension Funds, Insurance Companies)

Government Policies

HOUSING MAINTENANCE

Social Rented Sector

Social Landlords in charge of maintenance and management.

__Housing Associations__ **& Property Management Companies**

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

Obligations & Responsibilities of homeowners.
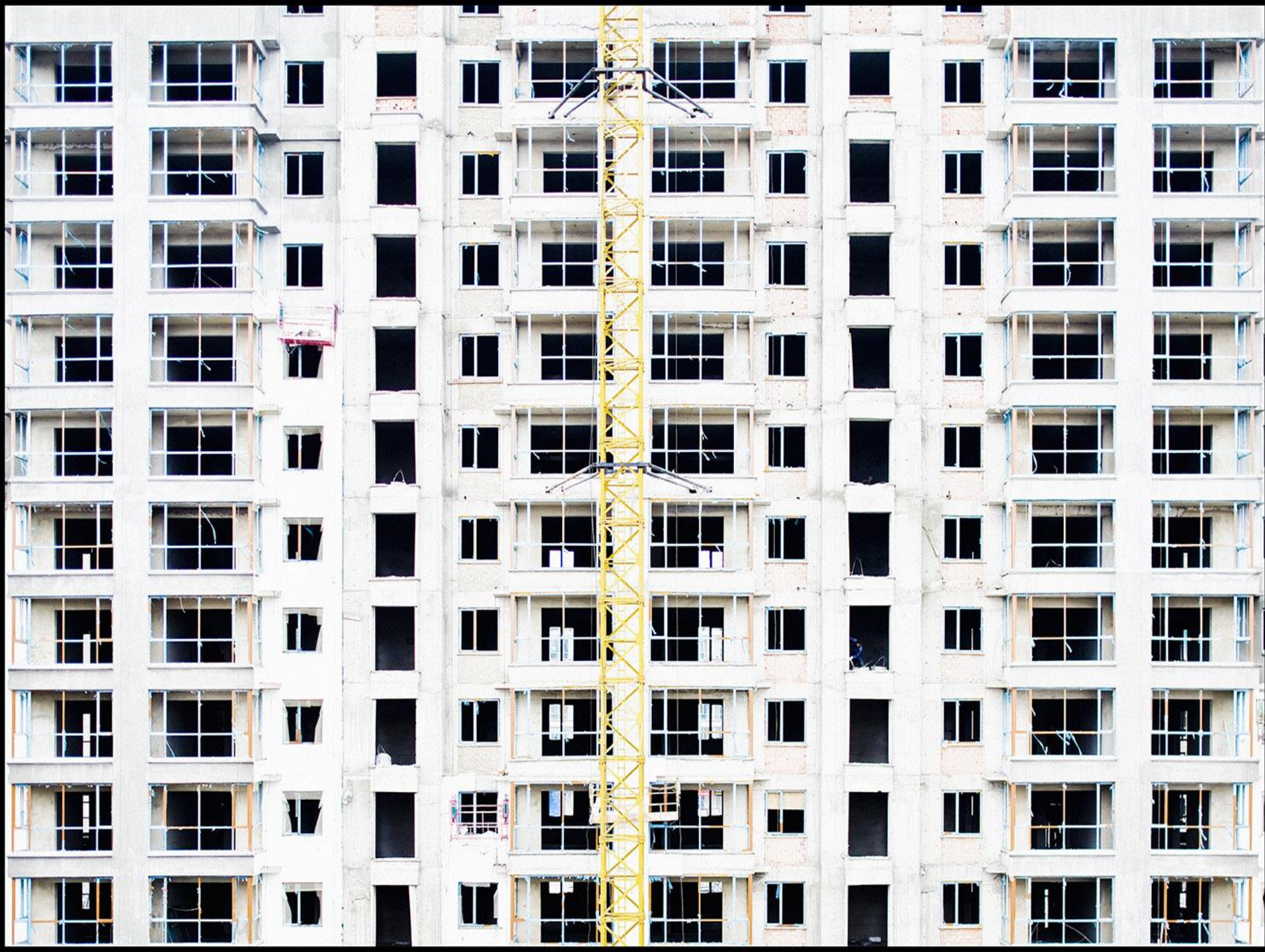
BUT

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

X

Collective Responsibility

23/05/2018

72

20 10 2008

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

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

X
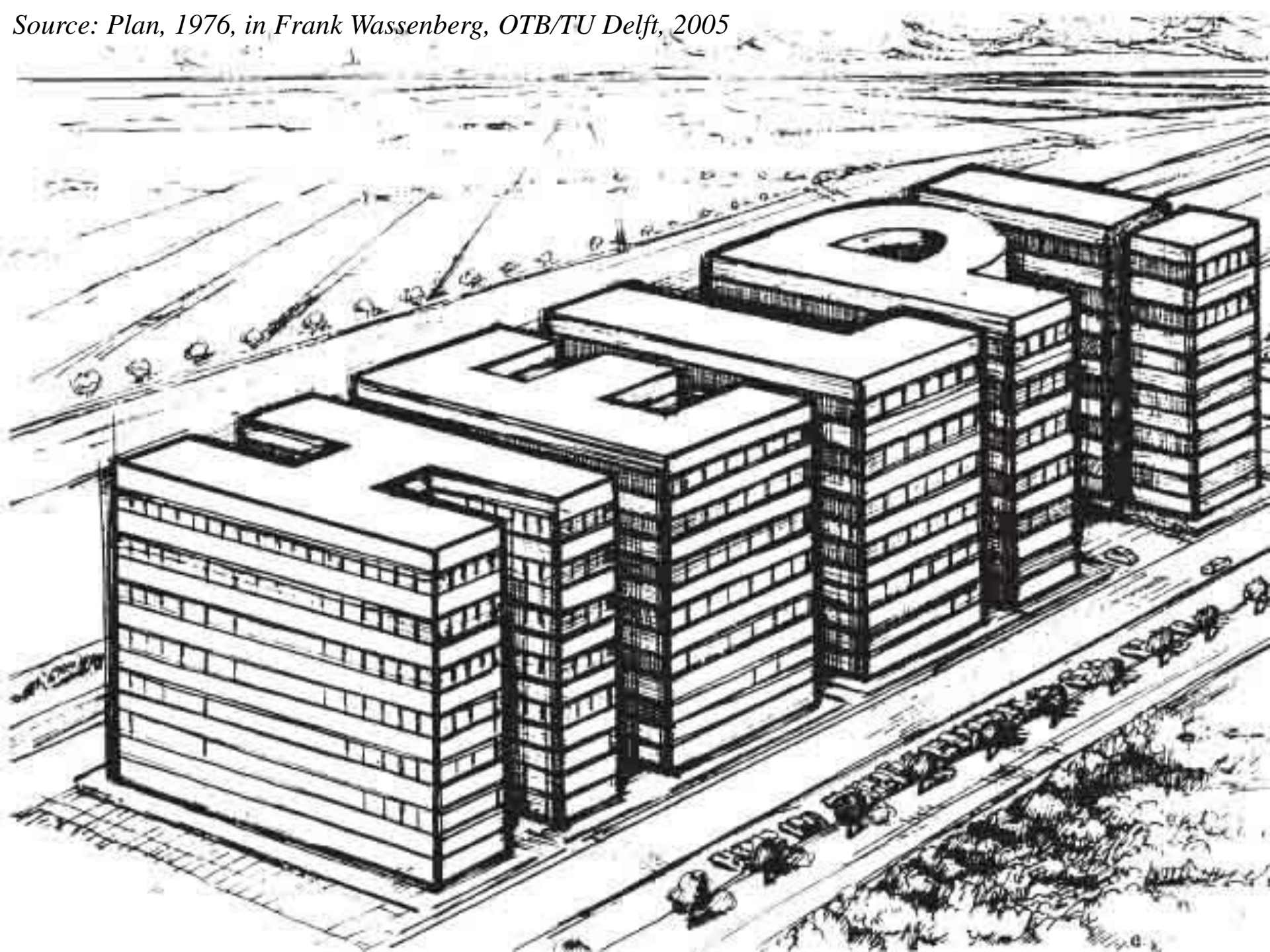
What property onwers/households are not able to do on their own?

23/05/2018

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

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ETHIOPIA:

4.

The Housing Stock:

Owner x Rented Occupation.

Home Ownership

Western Europe & North America
- Spain — 82
- Ireland — 79
- Portugal — 75
- Greece — 74
- Italy — 73
- Malta — 70
- United Kingdom — 69
- United States — 69
- Belgium — 68
- Cyprus — 68
- Luxembourg — 68
- Canada — 66
- Finland — 63
- France — 57
- Netherlands — 56
- Austria — 51
- Denmark — 49
- Germany — 45
- Sweden — 38

Central and Eastern Europe
- Albania* — 100
- Serbia* — 98
- Montenegro* — 98
- Estonia — 96
- Romania* — 94
- Hungary — 93
- Bulgaria* — 92
- FYR Macedonia* — 92
- Lithuania — 91
- Croatia* — 87
- Slovak Republic — 85
- Slovenia — 84
- Bosnia & Herzegovina* — 79
- Latvia — 77
- Poland — 57
- Czech Republic — 47

Commonwealth of Independent
- Uzbekistan** — 98
- Kazakhstan** — 97
- Kyrgyzstan** — 97
- Armenia*** — 96
- Georgia*** — 92
- R. Moldova* — 92
- Tajikistan** — 90
- Azerbaijan** — 83
- Belarus*** — 83
- Turkmenistan** — 79
- Ukraine — 75
- Russian Federation*** — 70

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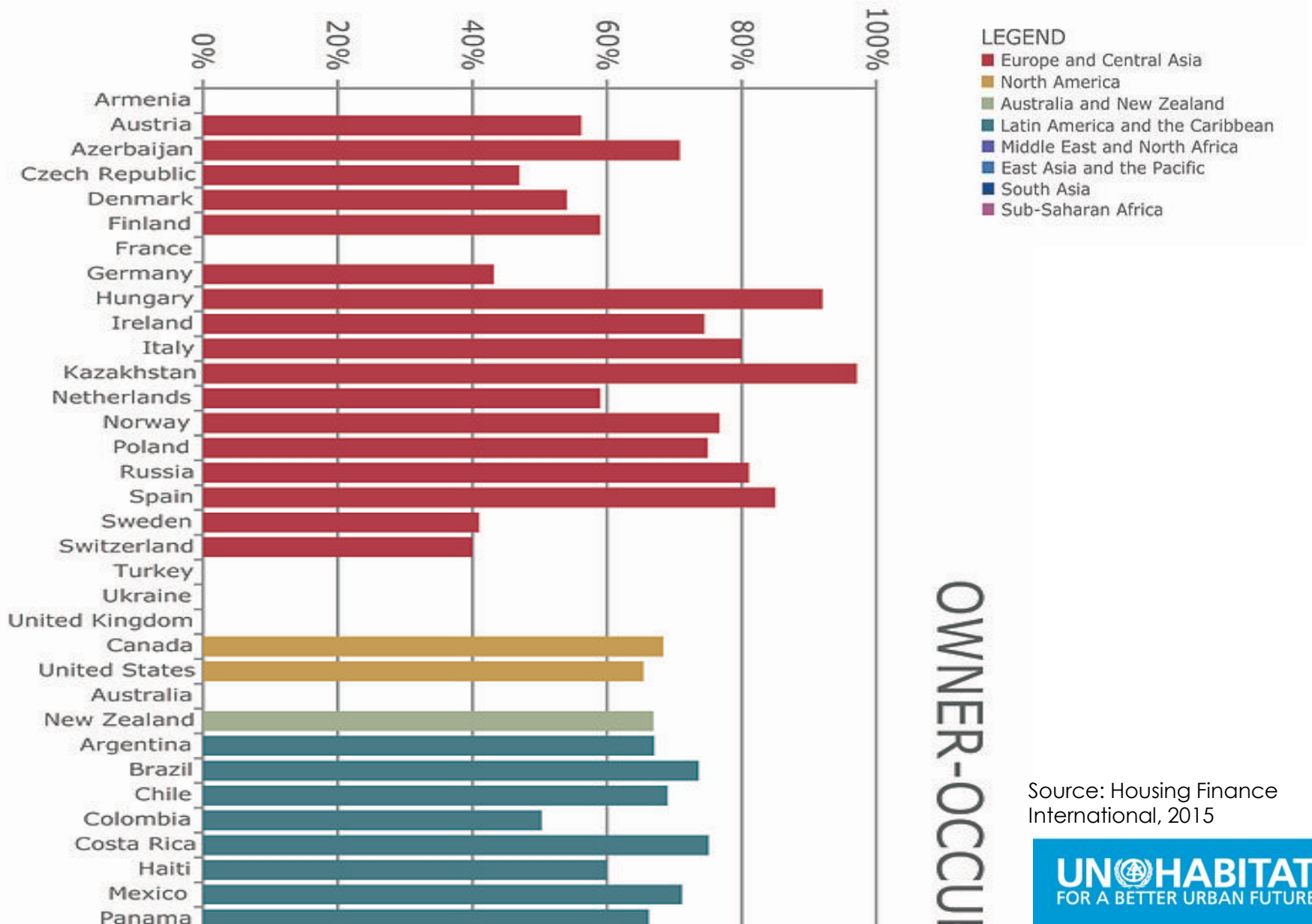
% of total stock

HOME OWNERSHIP

OWNER-OCCUPIED UNITS

LEGEND
- Europe and Central Asia
- North America
- Australia and New Zealand
- Latin America and the Caribbean
- Middle East and North Africa
- East Asia and the Pacific
- South Asia
- Sub-Saharan Africa
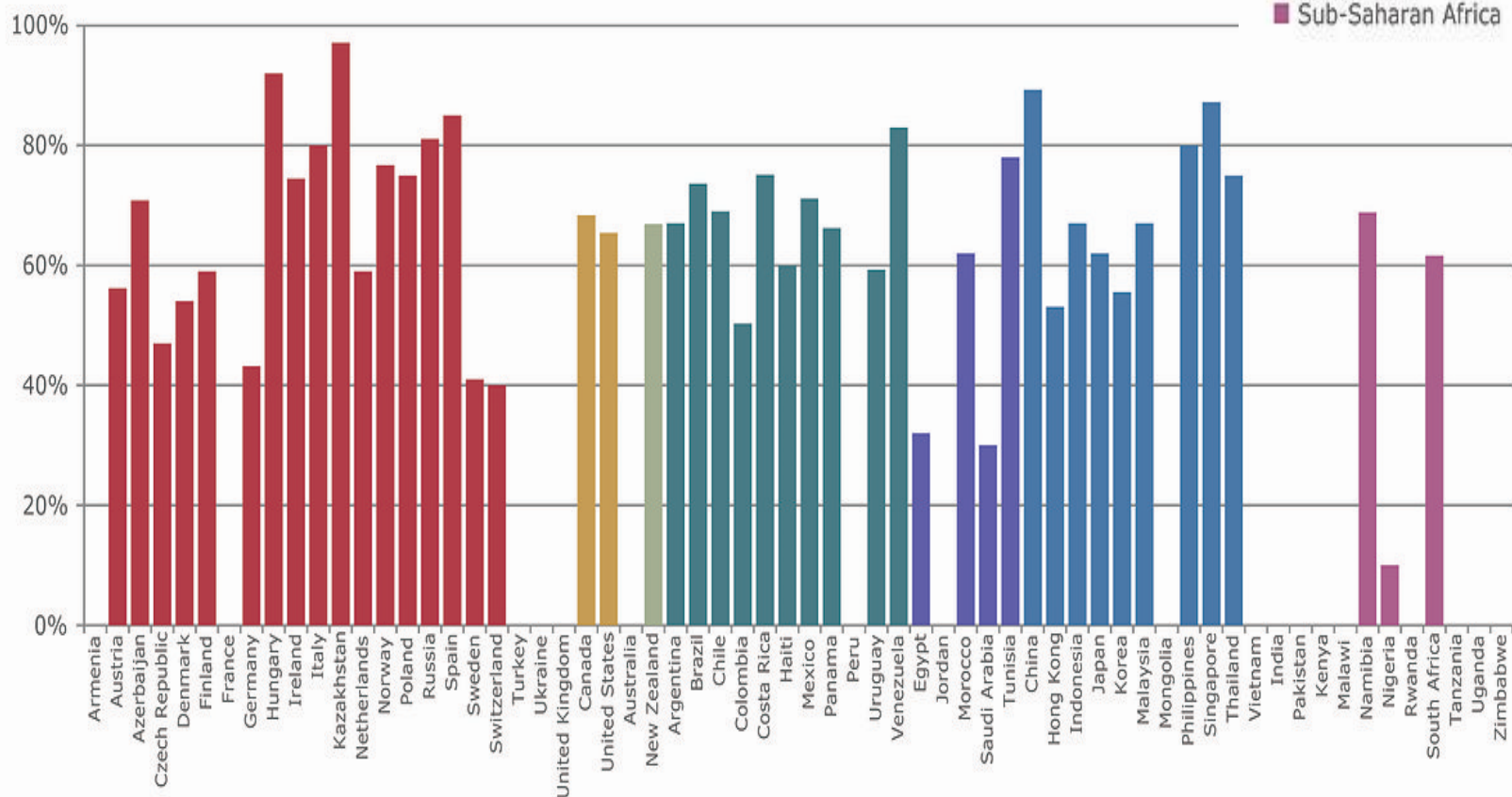
Source: Housing Finance International, 2015

% home ownership

LEGEND
- Europe and Central Asia
- North America
- Australia and New Zealand
- Latin America and the Caribbean
- Middle East and North Africa
- East Asia and the Pacific
- South Asia
- Sub-Saharan Africa

OWNER-OCCU

Source: Housing Finance International, 2015

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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:

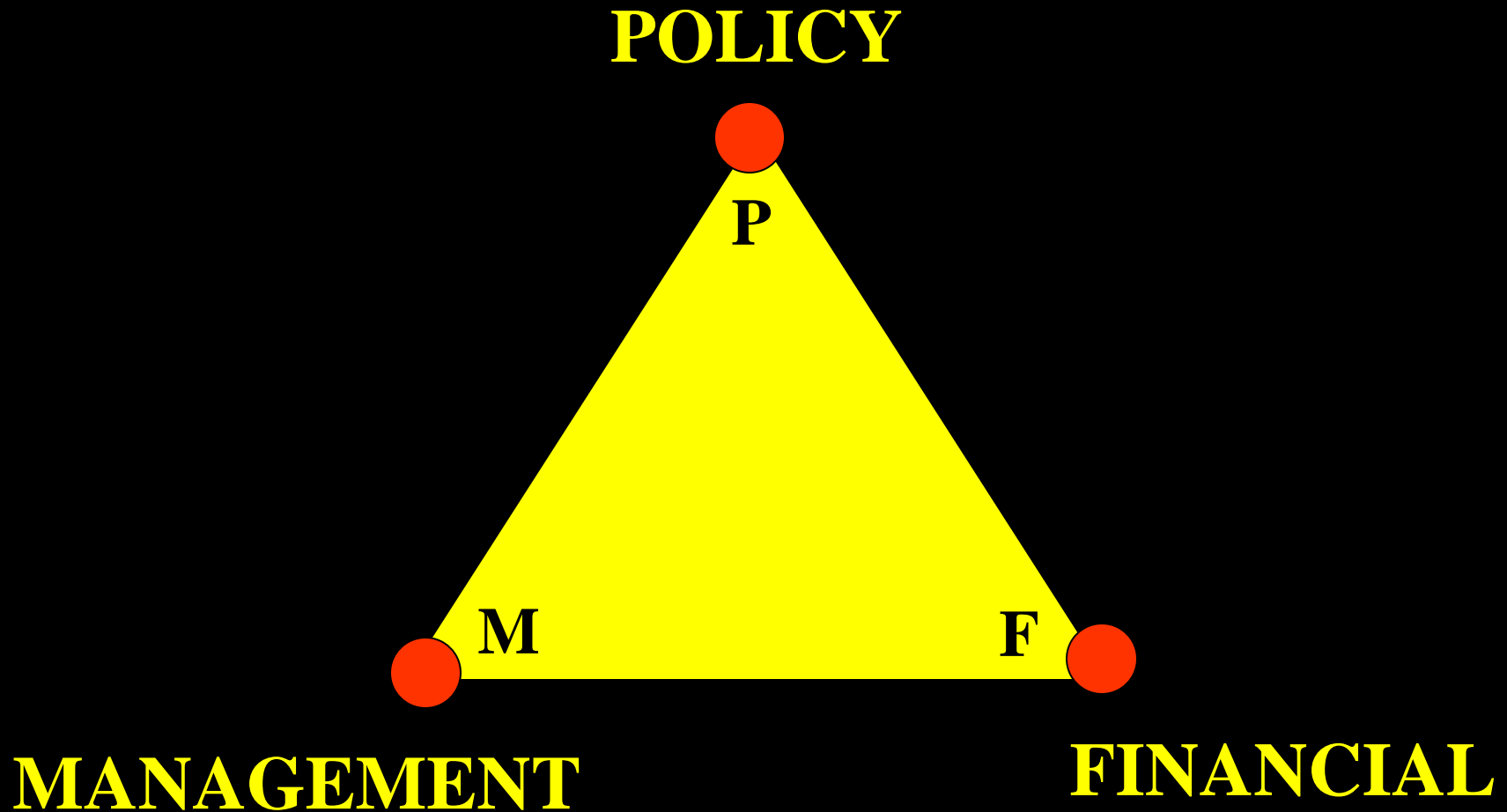**Is it a financial problem? Is it a policy problem? Is it a management problem? A legal gap?**

Key Technical Elements:

Common Property

- Structured walls
- Roof
- Foundations
- Facades
- basements

Pipes & Networks

Co-owners

- 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

Roof   Land   Apartments / Individual Property   Foundations & Pillars   Structural walls

Pipes & Networks

Apartment 2   Apartment 8   Apartment 7   Apartment 6

Lift 1   Lift 2

Apartment 1   Apartment 5   Apartment 4   Apartment 3

Corridors   Staircases   Elevators   Facades

The PROBLEM?

POLICY

P

M
F

MANAGEMENT
FINANCIAL

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Government support roles & responsibilities

P

Owners

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

M

F

Financial support, credit provision, programme support.

блок
7.2

Binding Decisions

Building Consensus

AFFECTS ALL WHO AGREE OR DISAGREE

Resident
Participation
is a MUST!

Resident
Participation
is a MUST!

ДЕНОНОЩНА
АПТЕКА И ОПТИКА
Mucosolvan

ДЕНОНОЩНА АПТЕКА
"АНГИКА"

ОПТИКА

ДЕНОНОЩНА
АПТЕКА

7.

Defining the Strategy:

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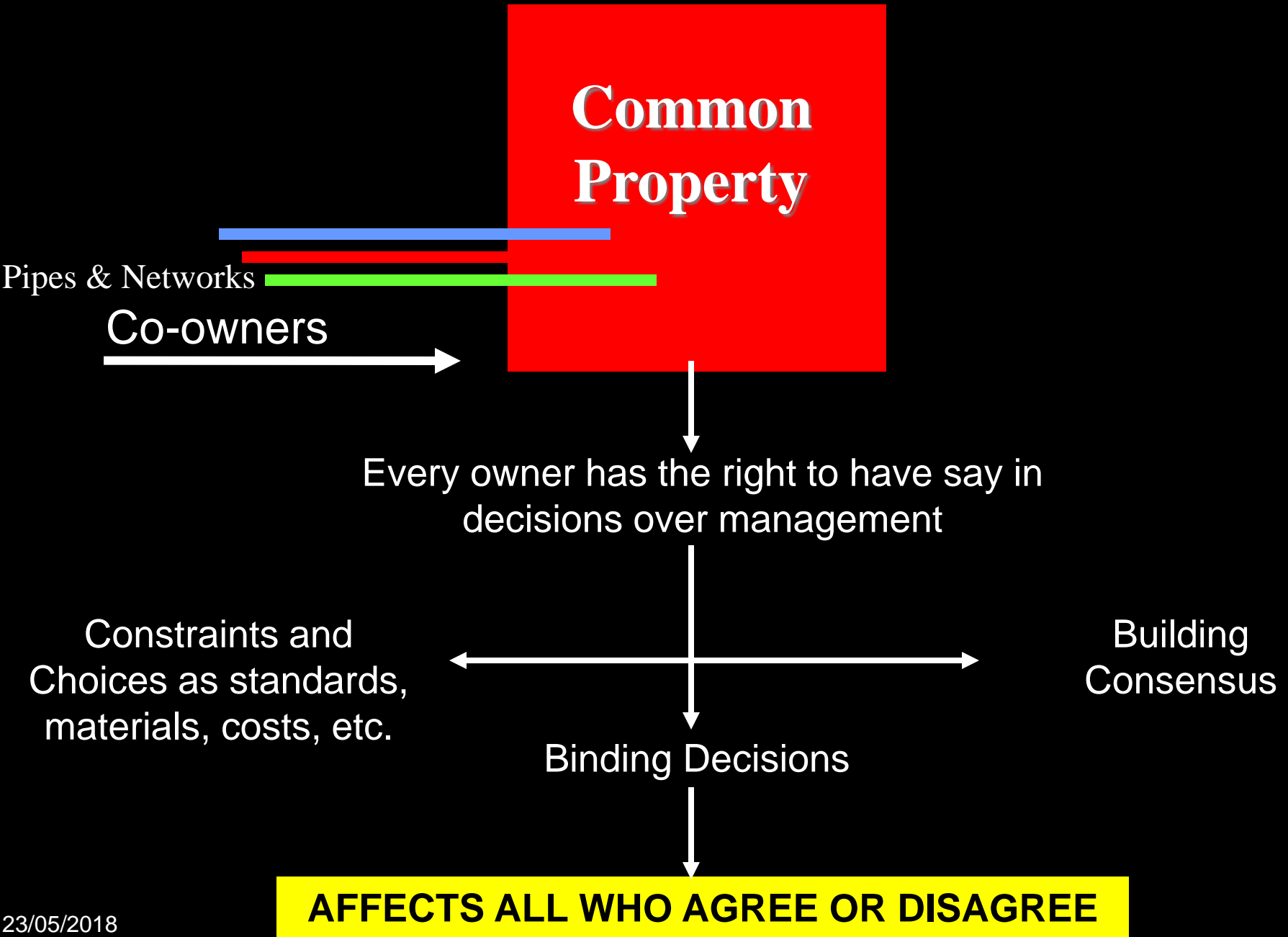
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Key Technical Elements:

Common Property

Pipes & Networks

Co-owners

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

Constraints and Choices as standards, materials, costs, etc.

Building Consensus

Binding Decisions

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!
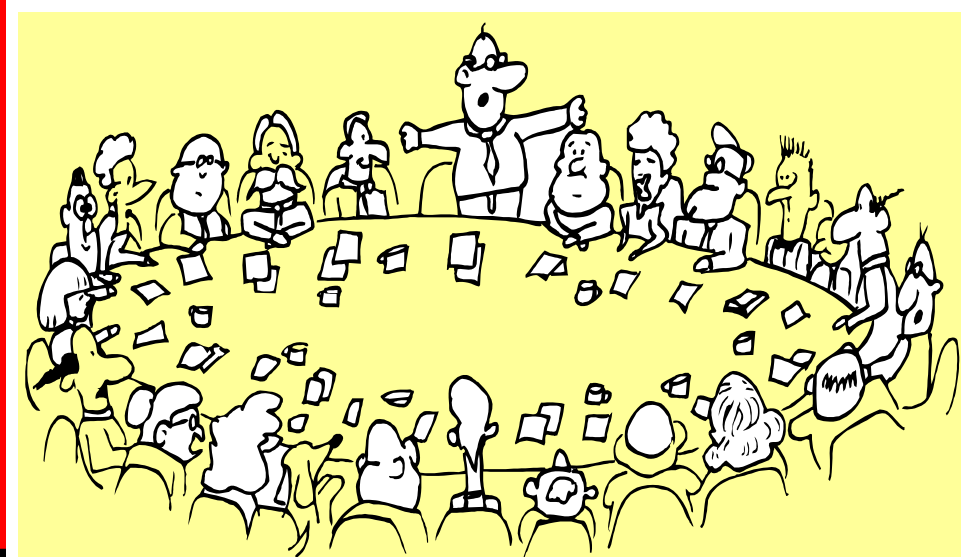
Participation is a MUST!

CHILE:

continuing policy and nearly universal access to housing subsidy enables progress in housing supply.

BRAZIL:

SINGAPORE:

SOUTH KOREA:

무성9차

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
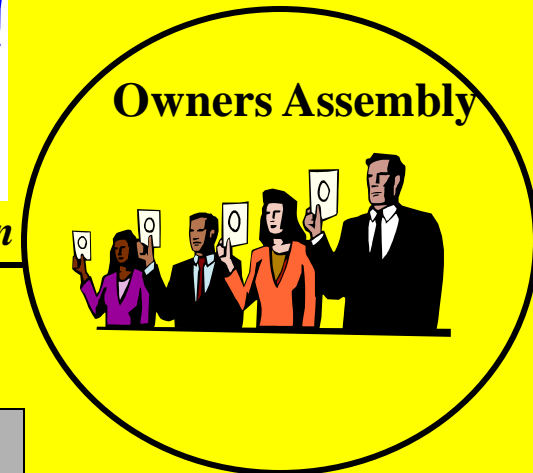
Cyclical Maintenance & Renovation

Regular Maintenance, repair, safety & cleaning

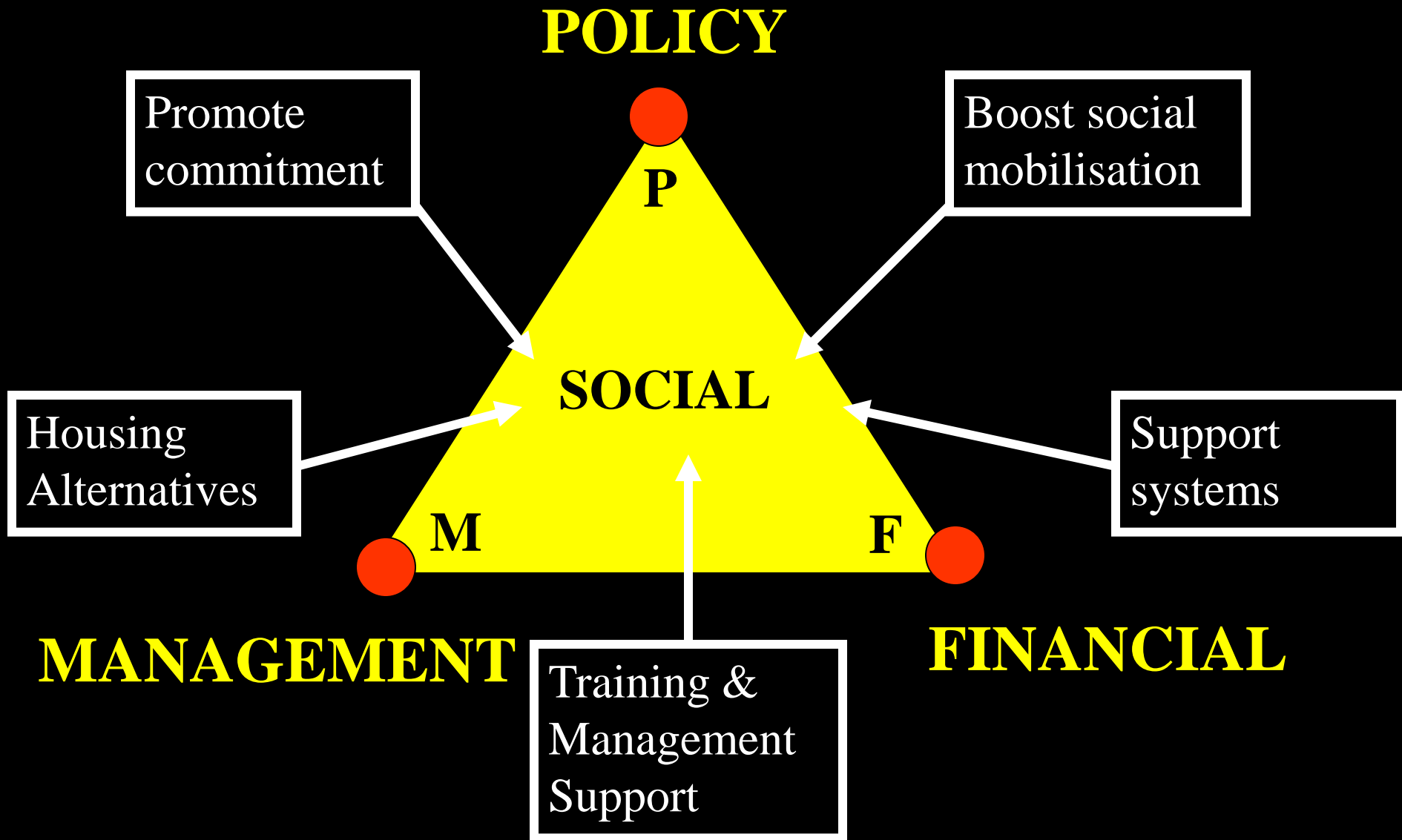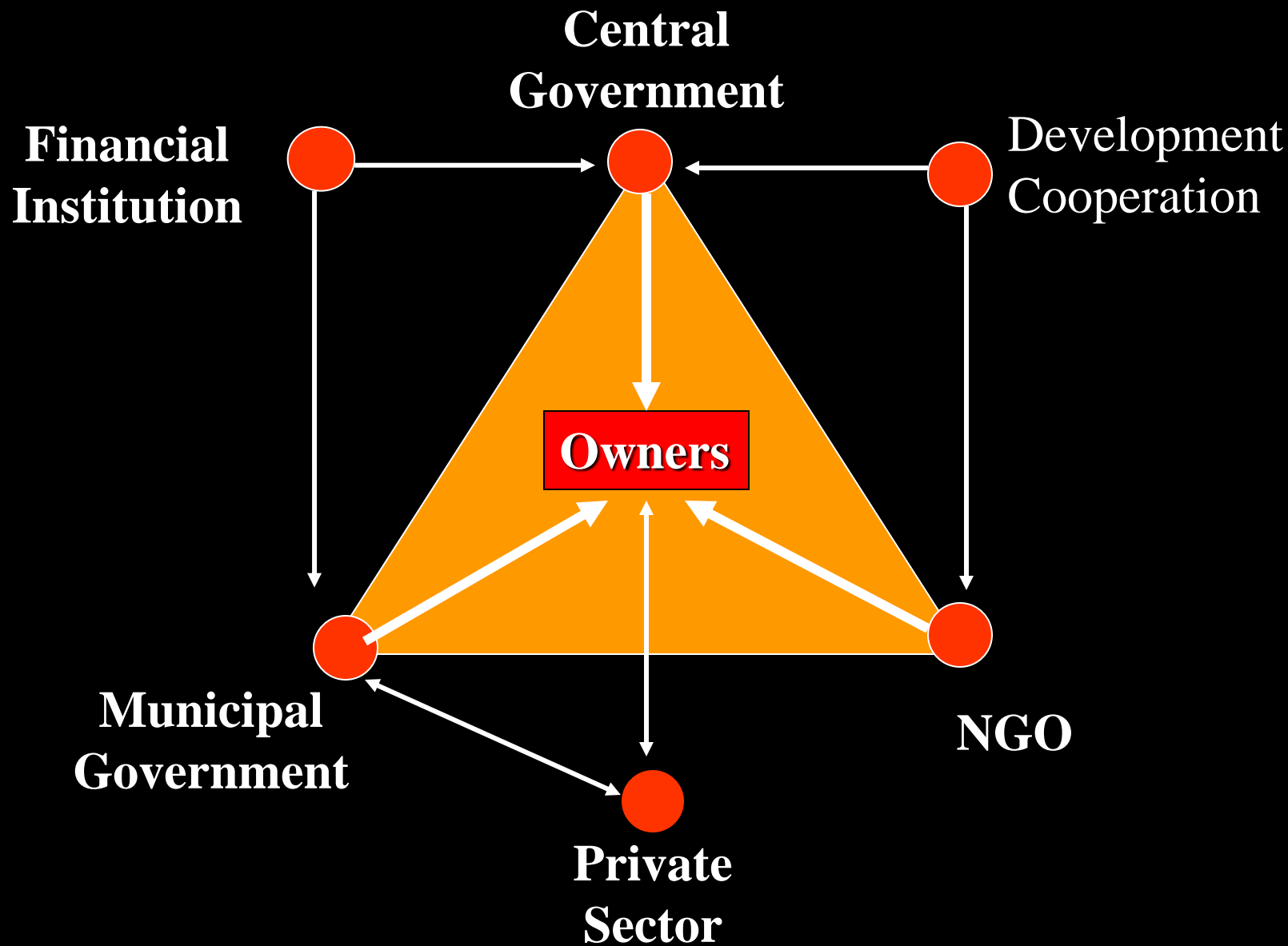Contracted Property **Management Company**

Owners Assembly

Condominium Officer

Appointment & election

Reporting

Homeowners Associations

The PROBLEM becomes SOCIAL !

POLICY

Promote commitment

Boost social mobilisation

P

SOCIAL

Housing Alternatives

Support systems

M

F

MANAGEMENT

FINANCIAL

Training & Management Support

Problem Resolution Involves Many Actors

Central Government

Financial Institution

Development Cooperation

Owners

Municipal Government

NGO

Private Sector

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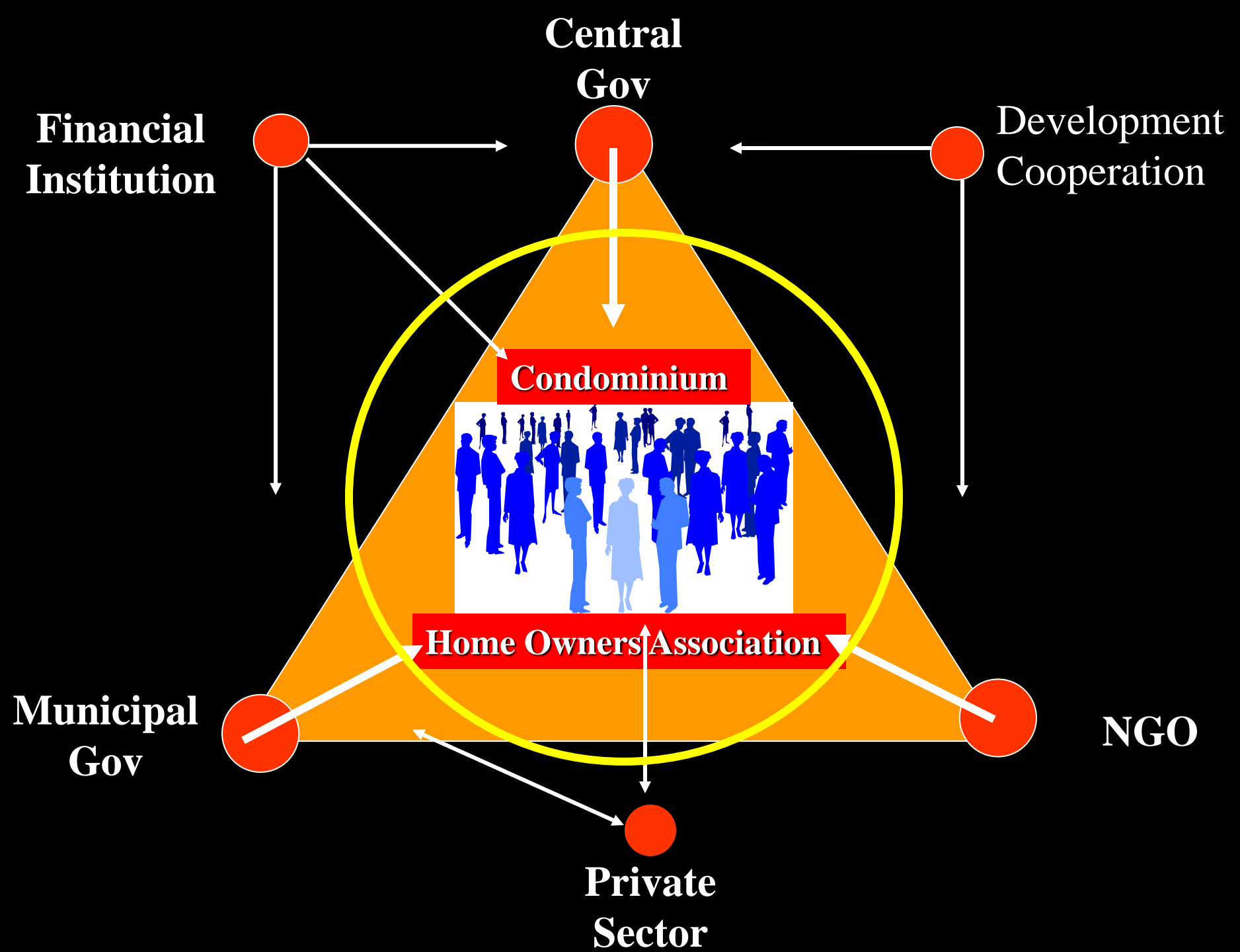
BRIEF CONCLUSION

- 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.