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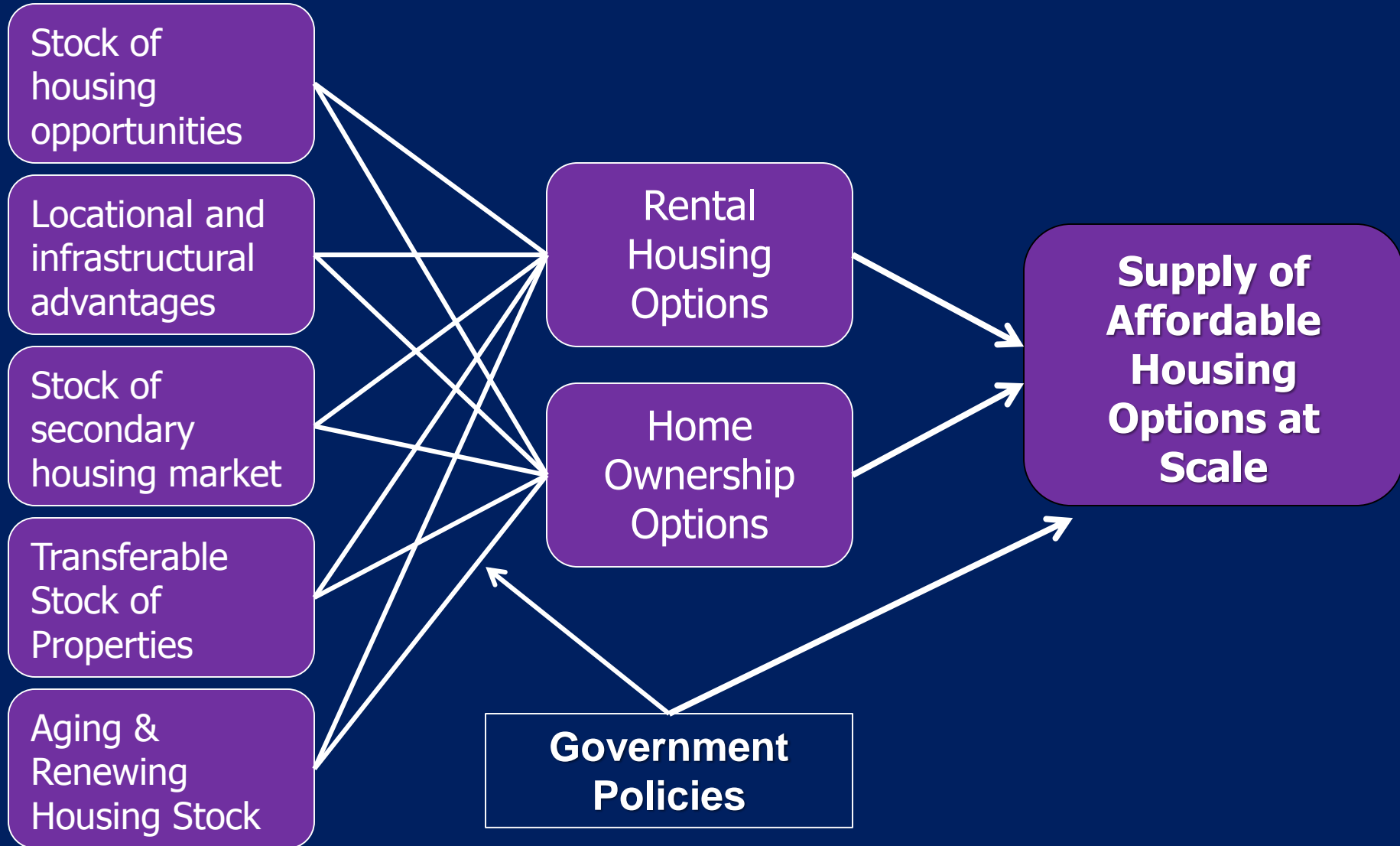
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# The Management and Maintenance of High-rise Multi-family Housing Stock

## Approaches and Strategies for Sustainability

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# What role plays the existing housing stock in achieving SDG11/NUA?



# What does cause the failure of housing solutions?

- <https://www.youtube.com/watch?v=t29fgA5M7VA>

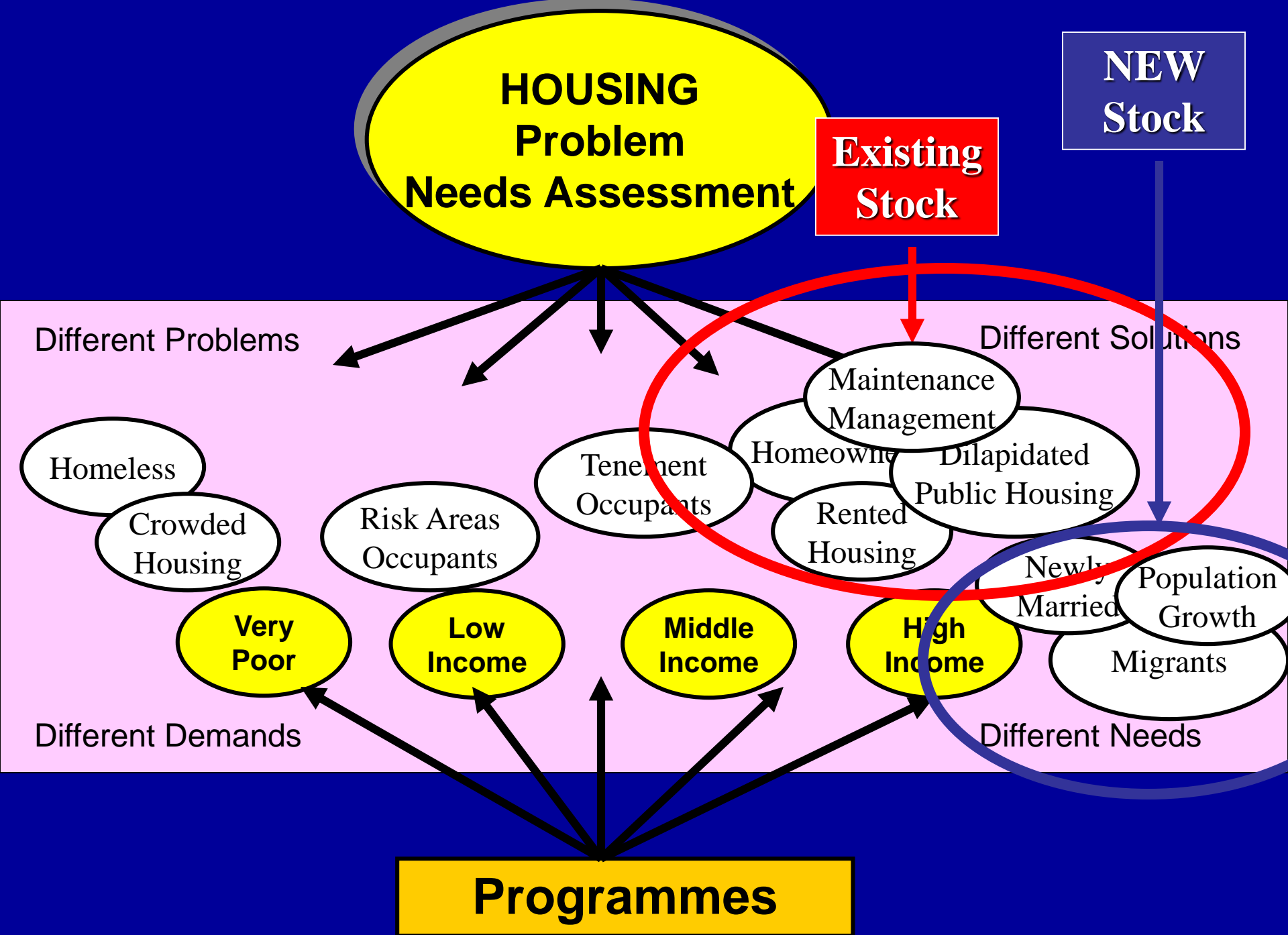
OST Koyaanisqatsi (Godfrey Reggio, 1982), by Philip Glass  
Photo : Pruitt Igoe destruction

Ko-yaa-nis-qatsi (Hopi language): 1. crazy life ; 2. life in turmoil ; 3. life out of balance ; 4. life disintegrating ; 5. a state of life that calls for another way of living.

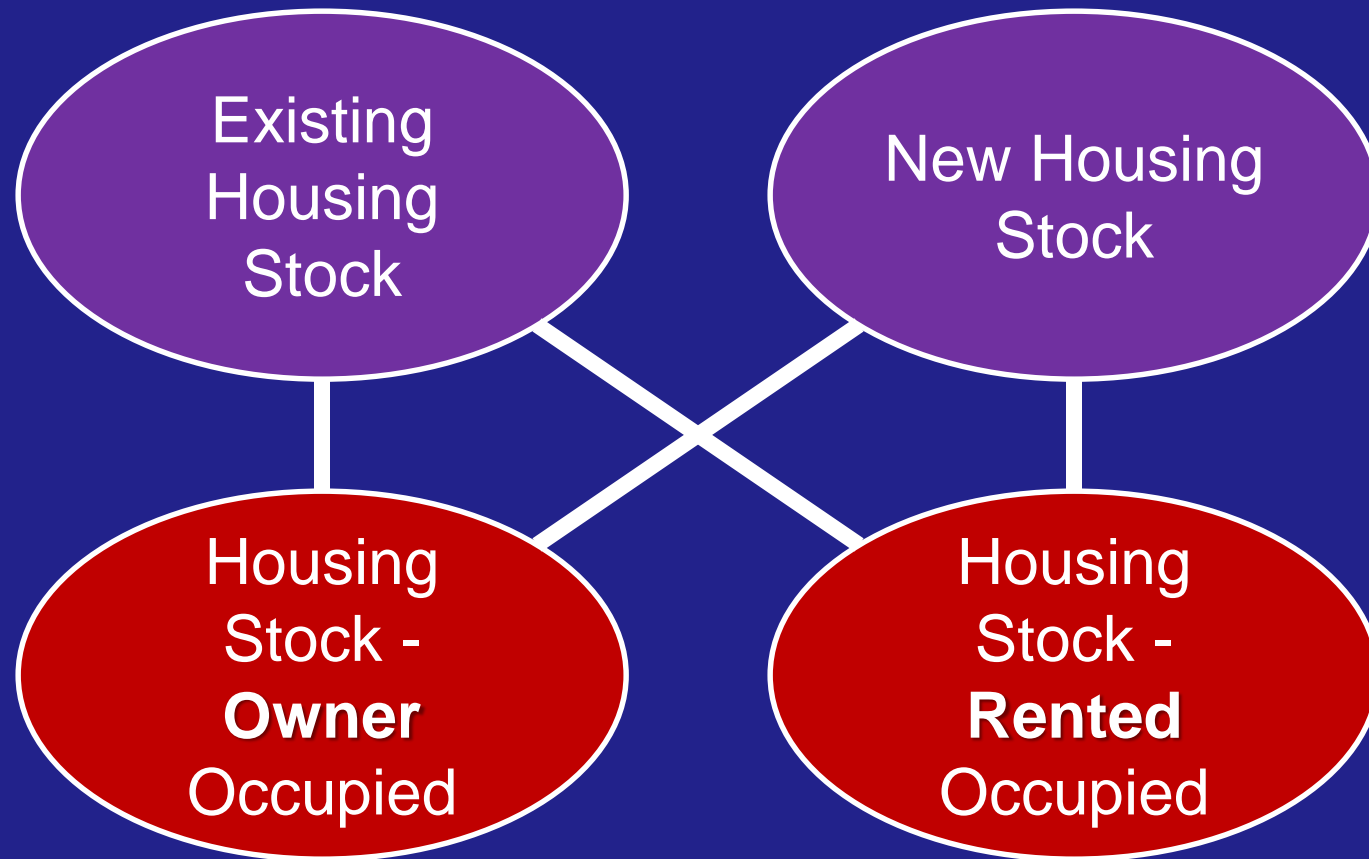


# 5.

## **Housing Policy & Government Intervention: new stock x Existing Stock**



# Government Policies in The Netherlands



# 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.**

**Private Rented  
Sector**

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

**Housing Associations & Property  
Management Companies**

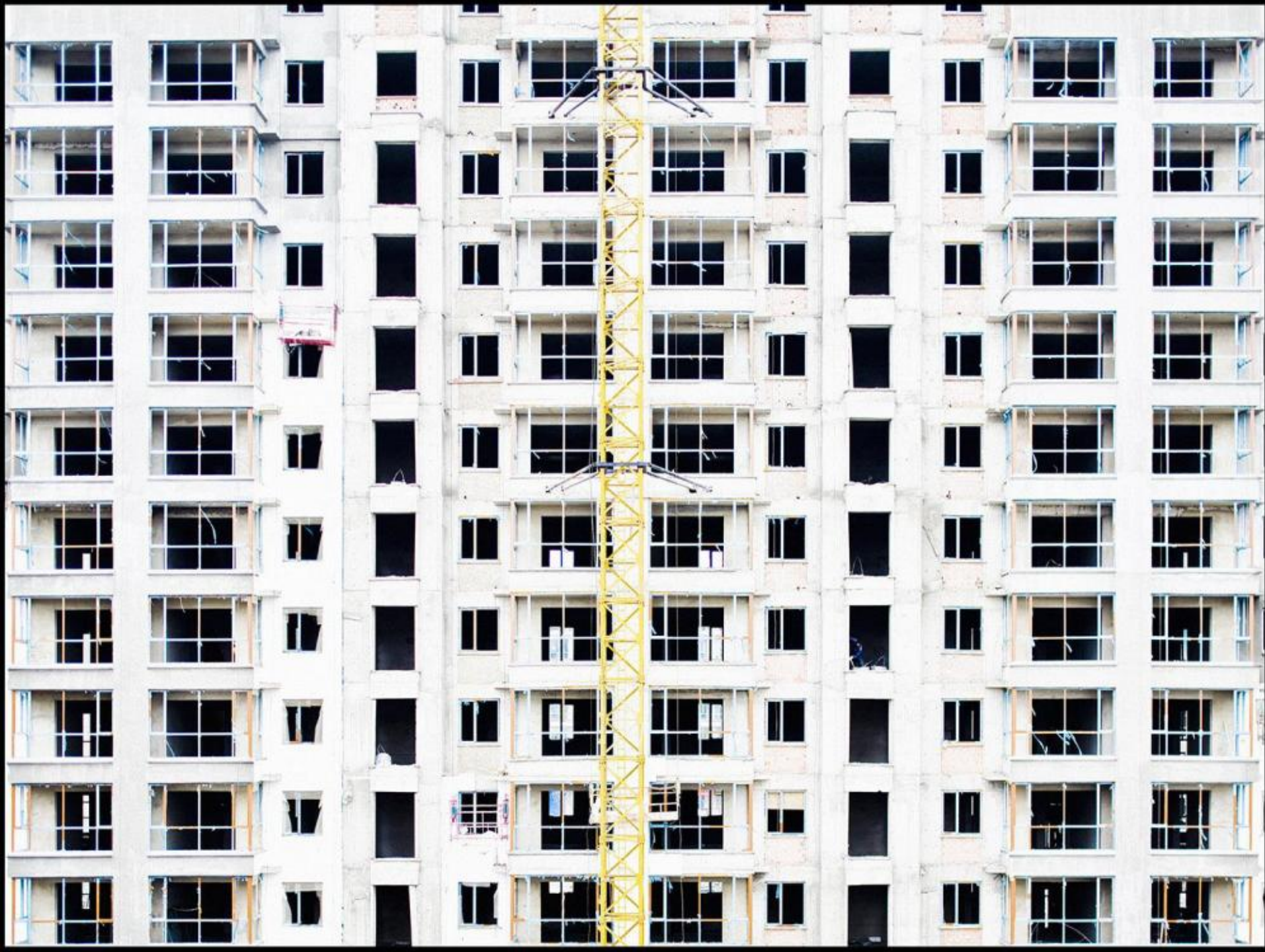
**Ownership  
Sector**

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

**Property Management  
Companies**

**Obligations & Responsibilities of homeowners.**

















**1 out of 3 Czech Republic Family lives in a panel building**

# BUT

Communal spaces and communal property suffering from neglect in maintenance.

## Why?























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

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

**X**

**What property  
owners/households  
are not able to do  
on their own?**



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

**Individual  
Responsibility**

**X**

**Collective  
Responsibility**







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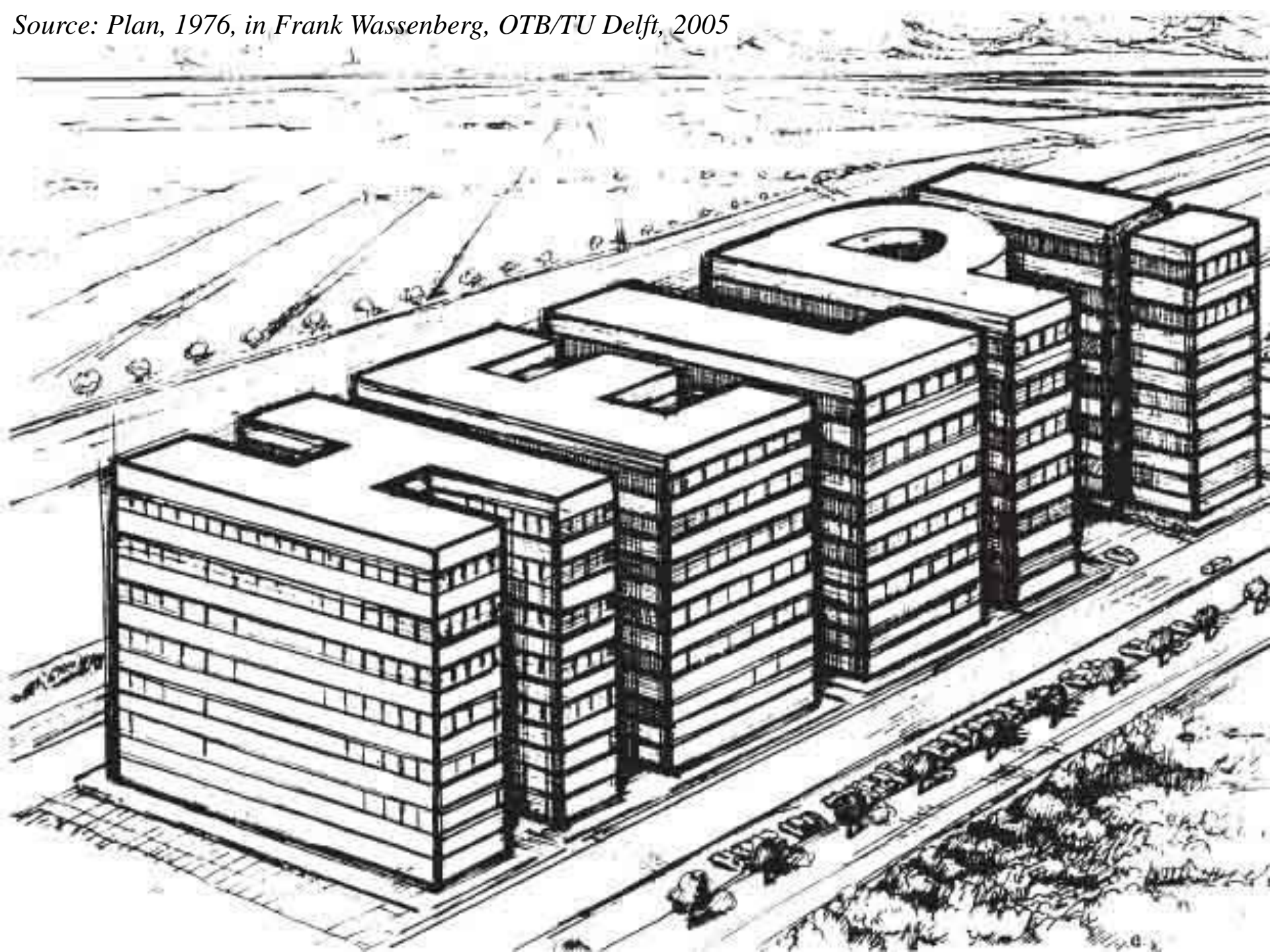


# Result (2006)

- 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*



# ETHIOPIA:

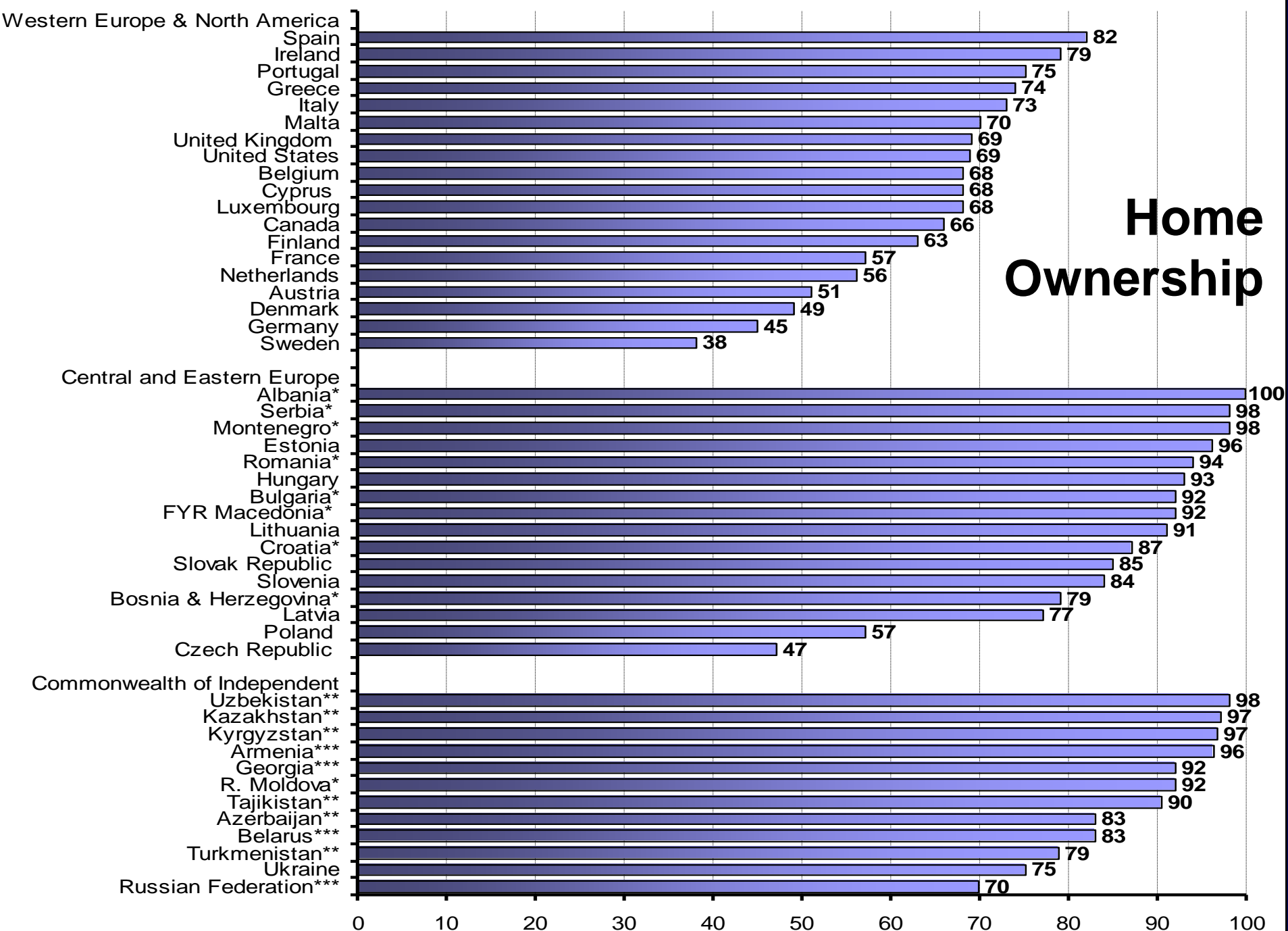


# 4.

## The Housing Stock:

**Owner X Rented Occupation.**

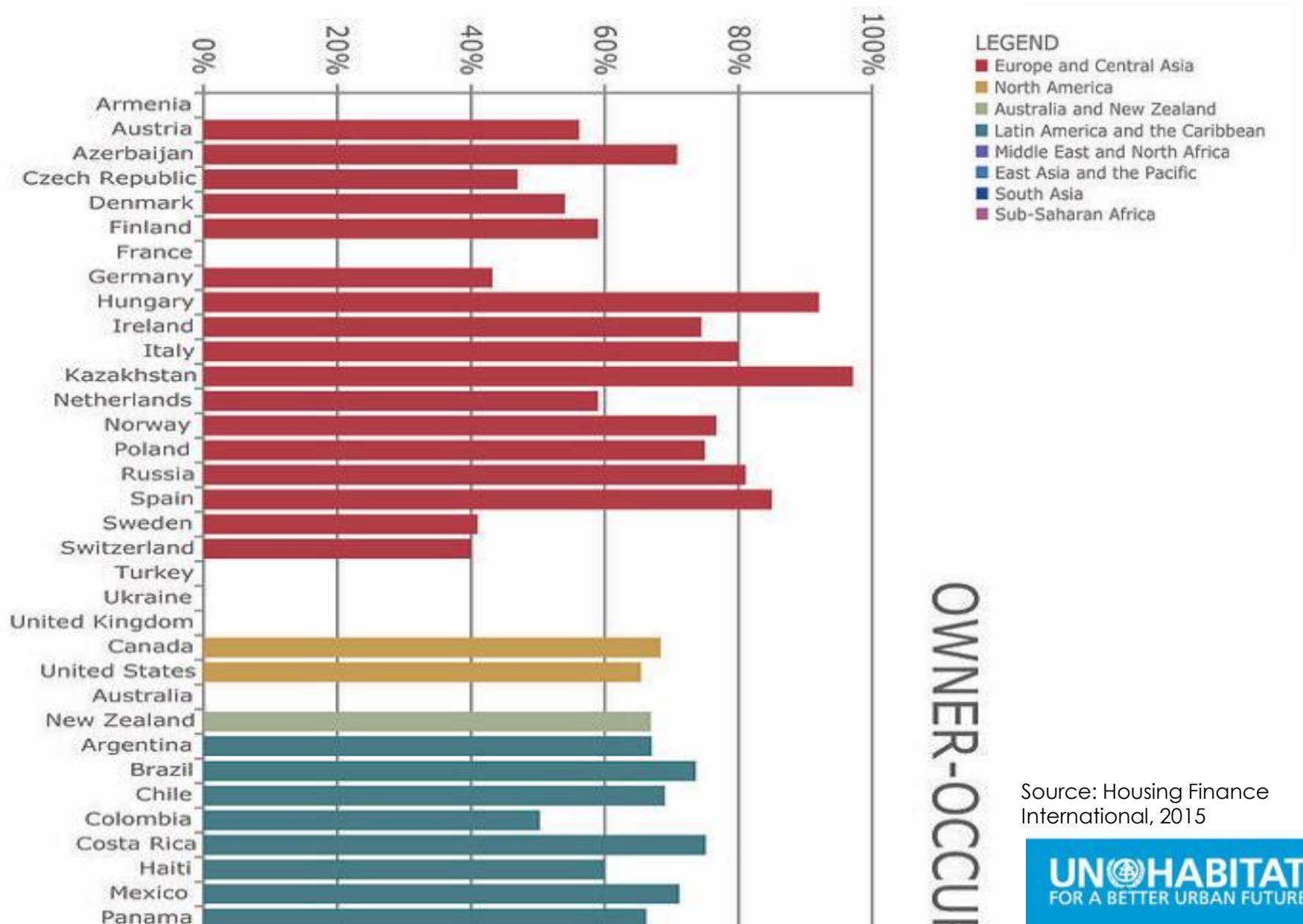




Source: UN-HABITAT, 2008; estimates based on data from: MollIRC for EU-25, \*Tsenkova (2005) for SEE, \*\*UNECE database and Duncan, 2005 for CIS

% of total stock

# % home ownership



Source: Housing Finance International, 2015

# 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 in a sustainable manner??**

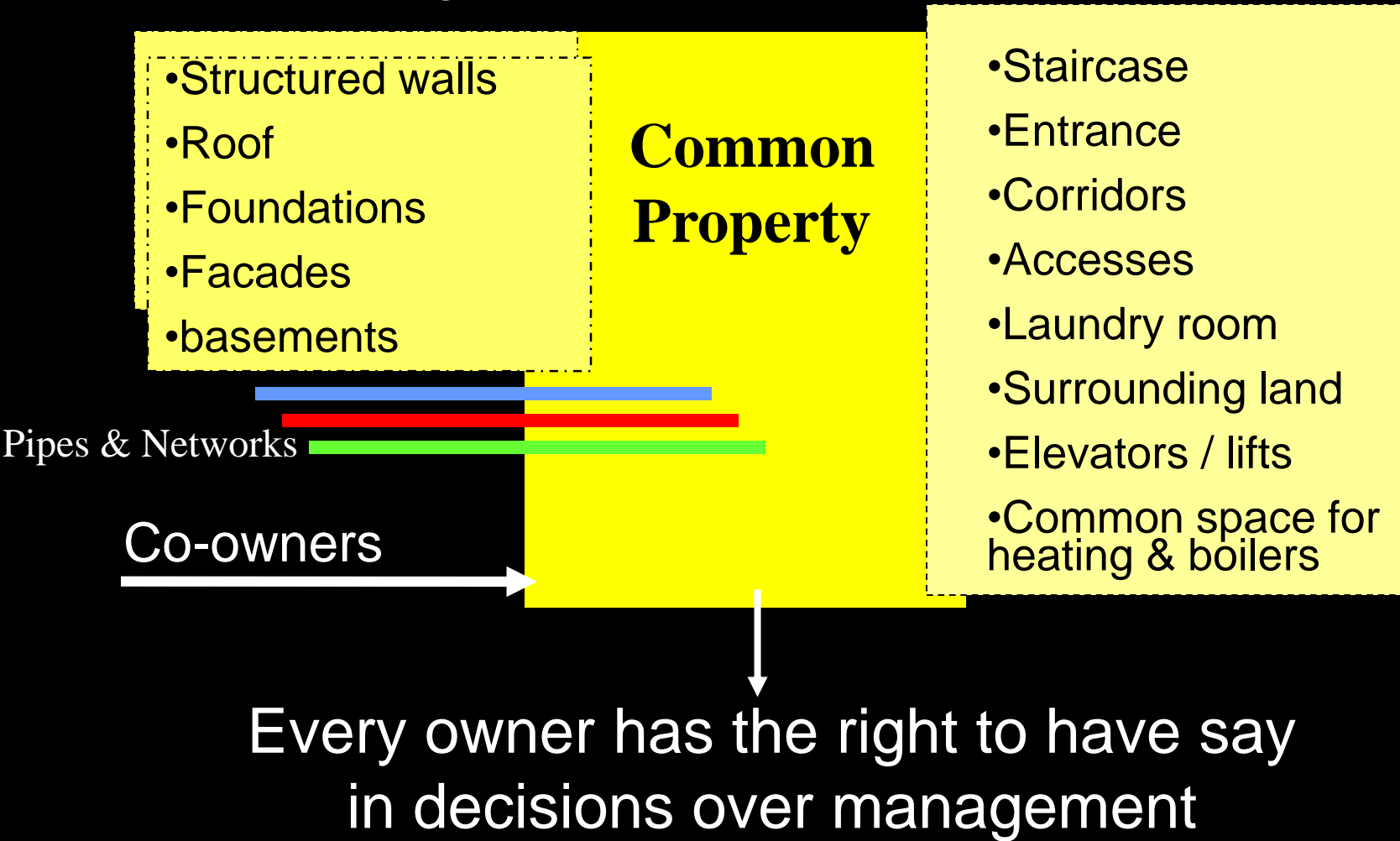


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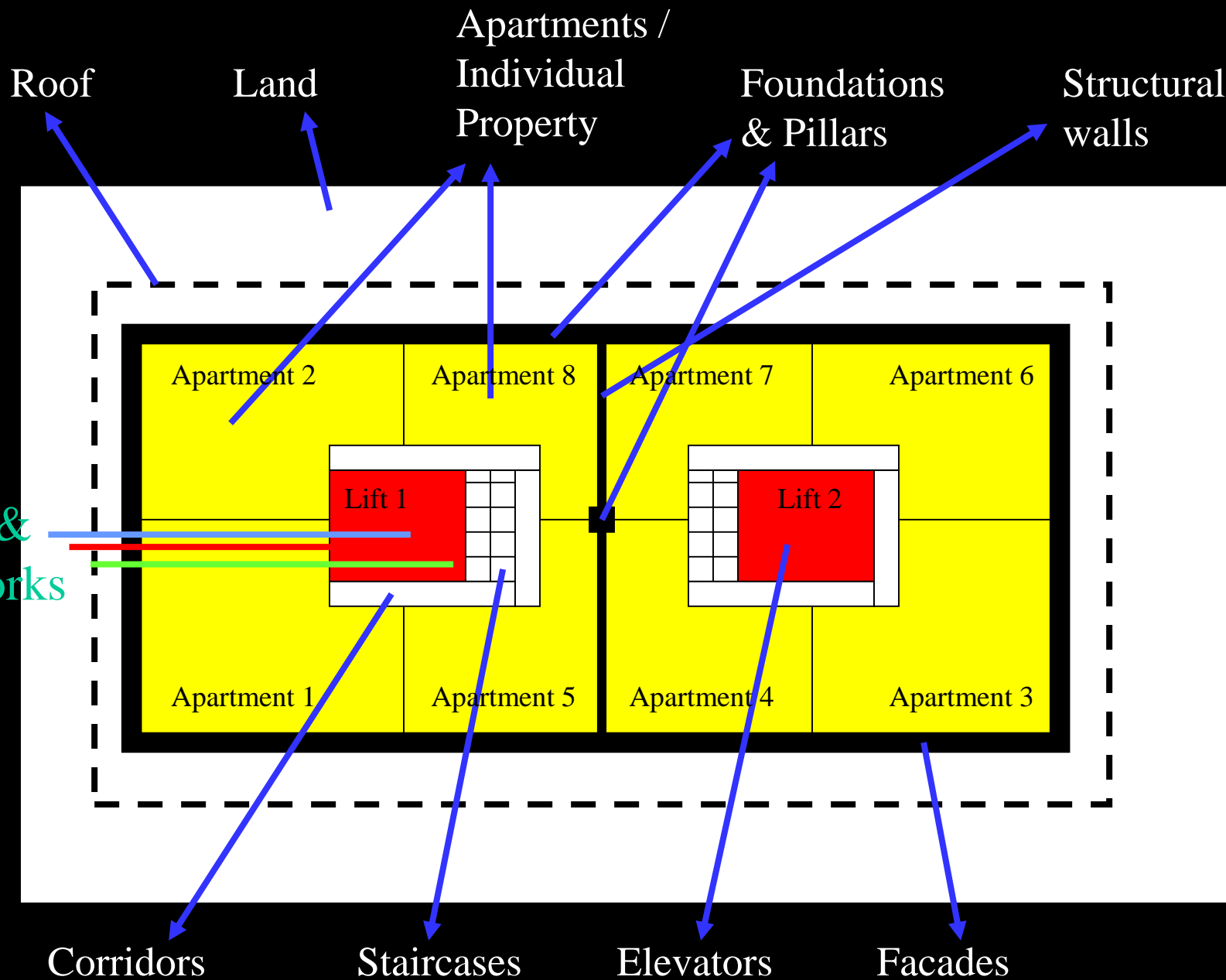
**Understanding the  
Housing Problem is the  
first step:**

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

# Key Technical Elements:

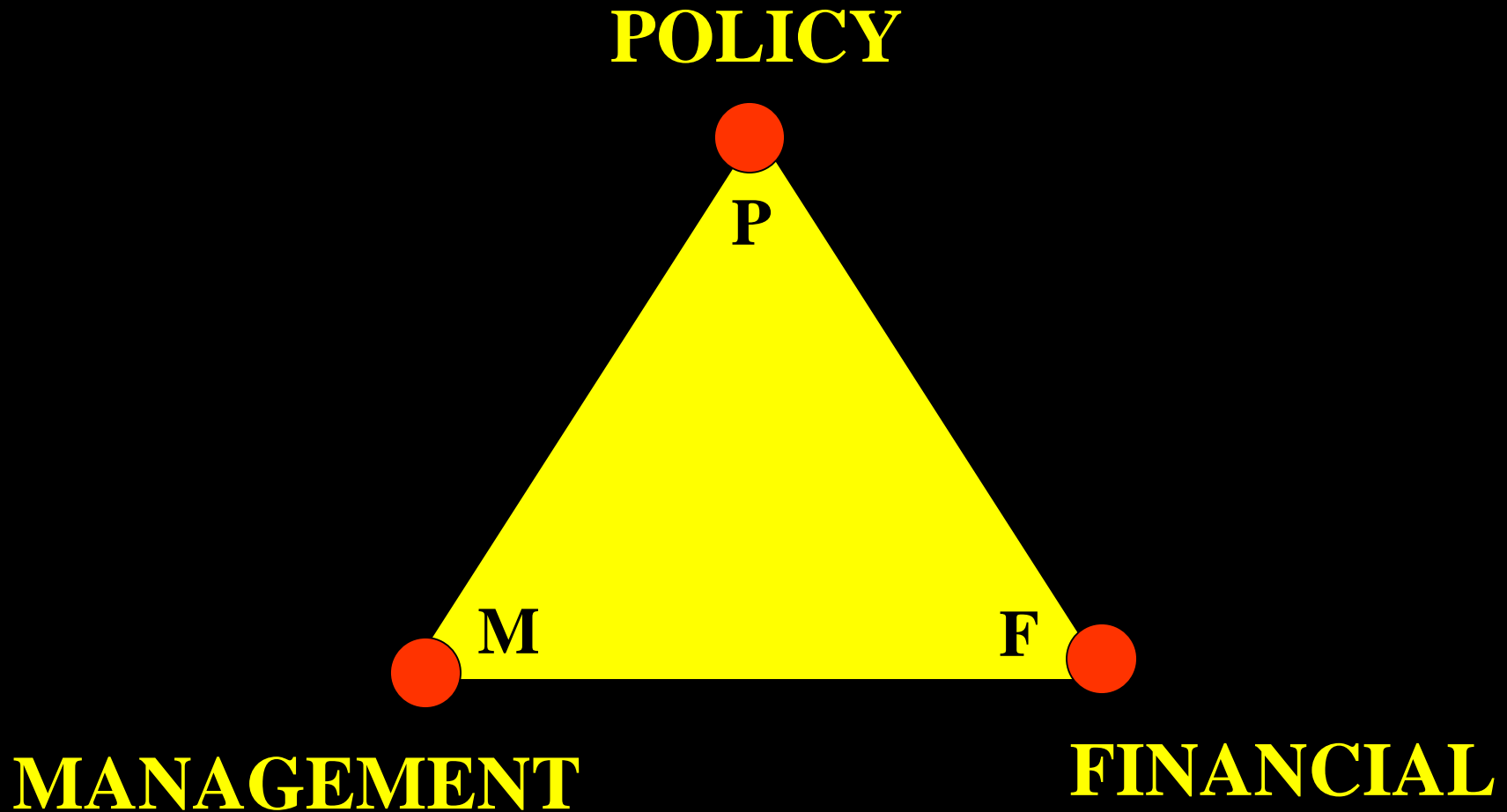


Pipes &  
Networks





# The PROBLEM?



**Government  
support roles &  
responsibilities**



**P**

**Owner  
Occupants**

**M**



**F**



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

**Financial support, credit  
provision, programme  
support.**



МАРКЕТИ  
ШЛАХИ  
БЕЛІ  
МІРО









Блок  
72





# Binding Decisions Building Consensus

**AFFECTS ALL WHO AGREE OR DISAGREE**

Resident  
Participation  
is a MUST!



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Participation  
is a MUST!





ДЕНОВОЩНА  
ВЪВЕЖА И ОТКРИВА  
Миротска

ДЕНОВОЩНА  
ВЪВЕЖА И ОТКРИВА  
Миротска







Coca-Cola

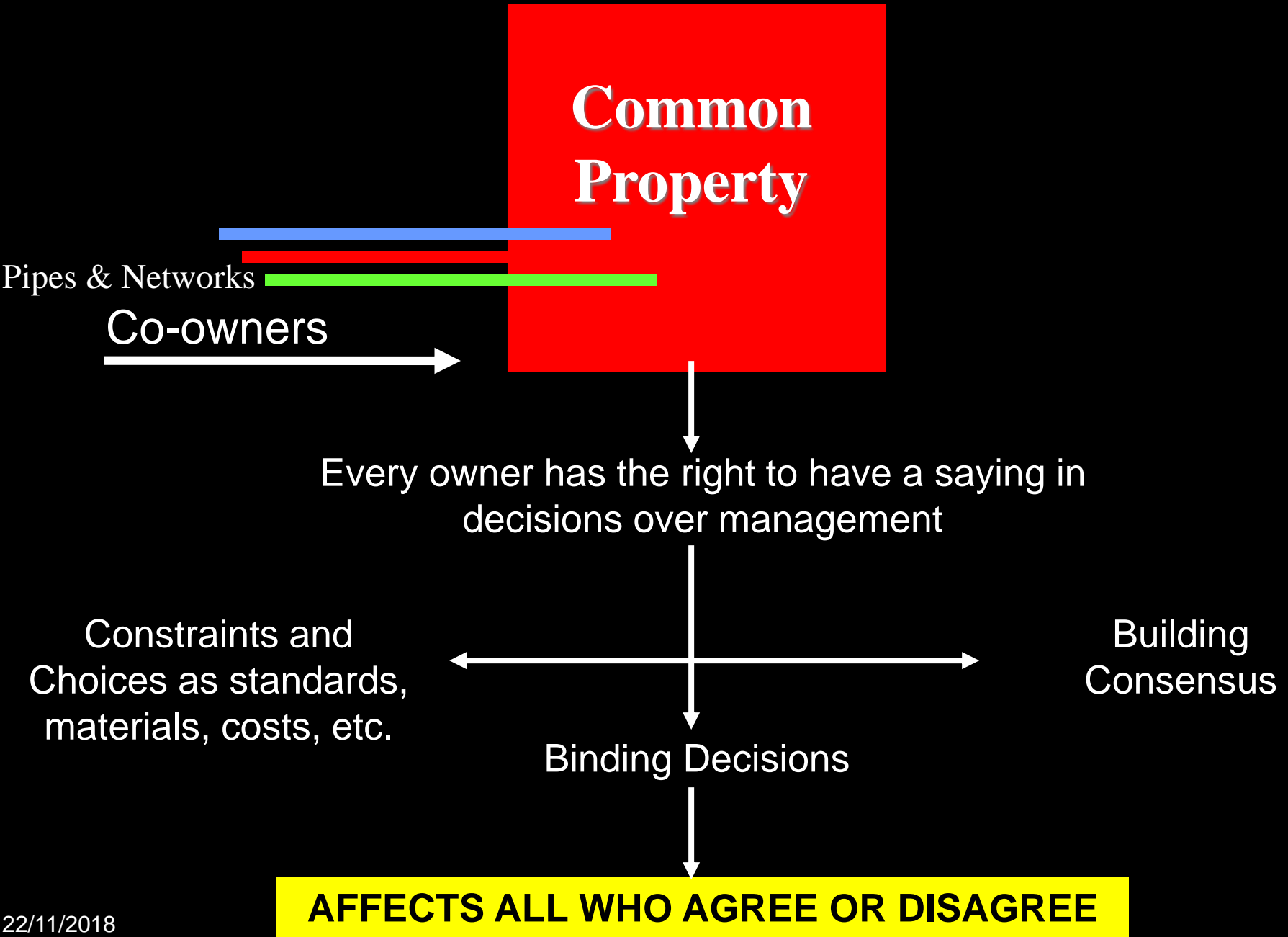
KORACI  
UŠA 8. VRTA KIL 80!  
5000-8000  
DRATE

# 7.

## Defining the Strategy:

**Getting the best of homeowners, governments and private & non-governmental players is the way forward.**

# Key Technical Elements:



Every owner has the right to have a saying in decisions over management

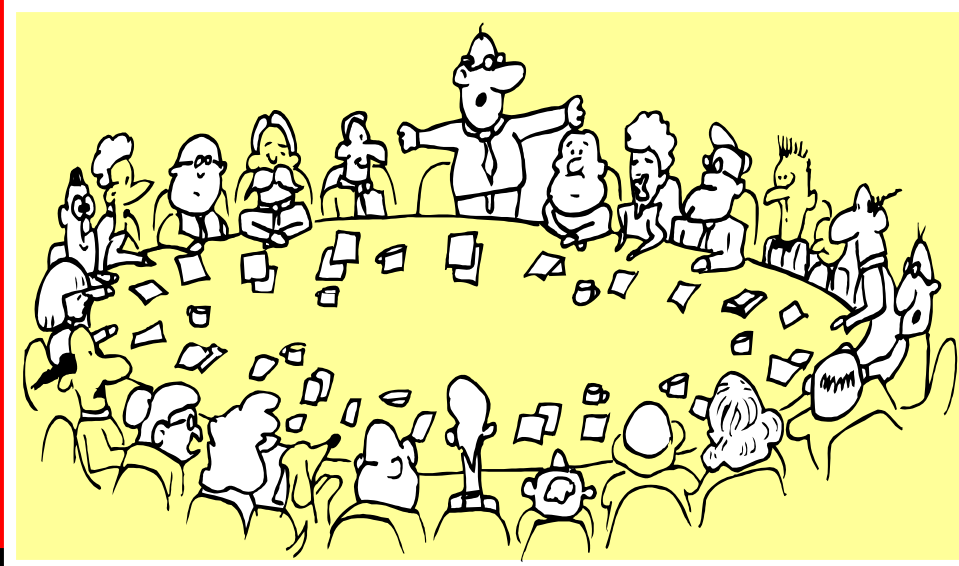
Constraints and Choices as standards

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:





# PARAIÓPOLIS – SÃO PAULO





# COMPLEXO MORRO CANTAGALO PAVÃO

## PAVAZINHO – RIO DE JANEIRO



# 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**



*Appointment & election*

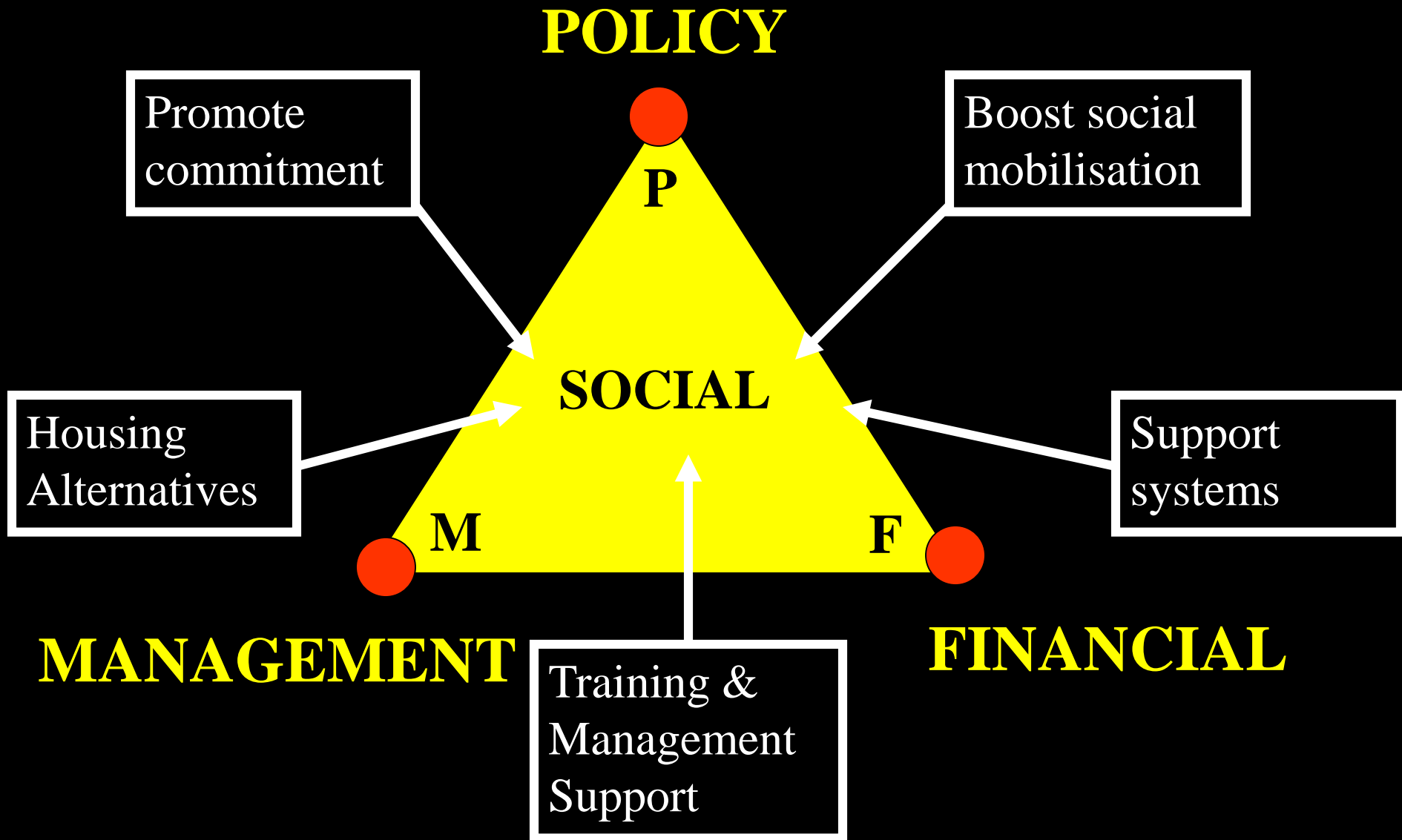
*Reporting*

**Owners Assembly**



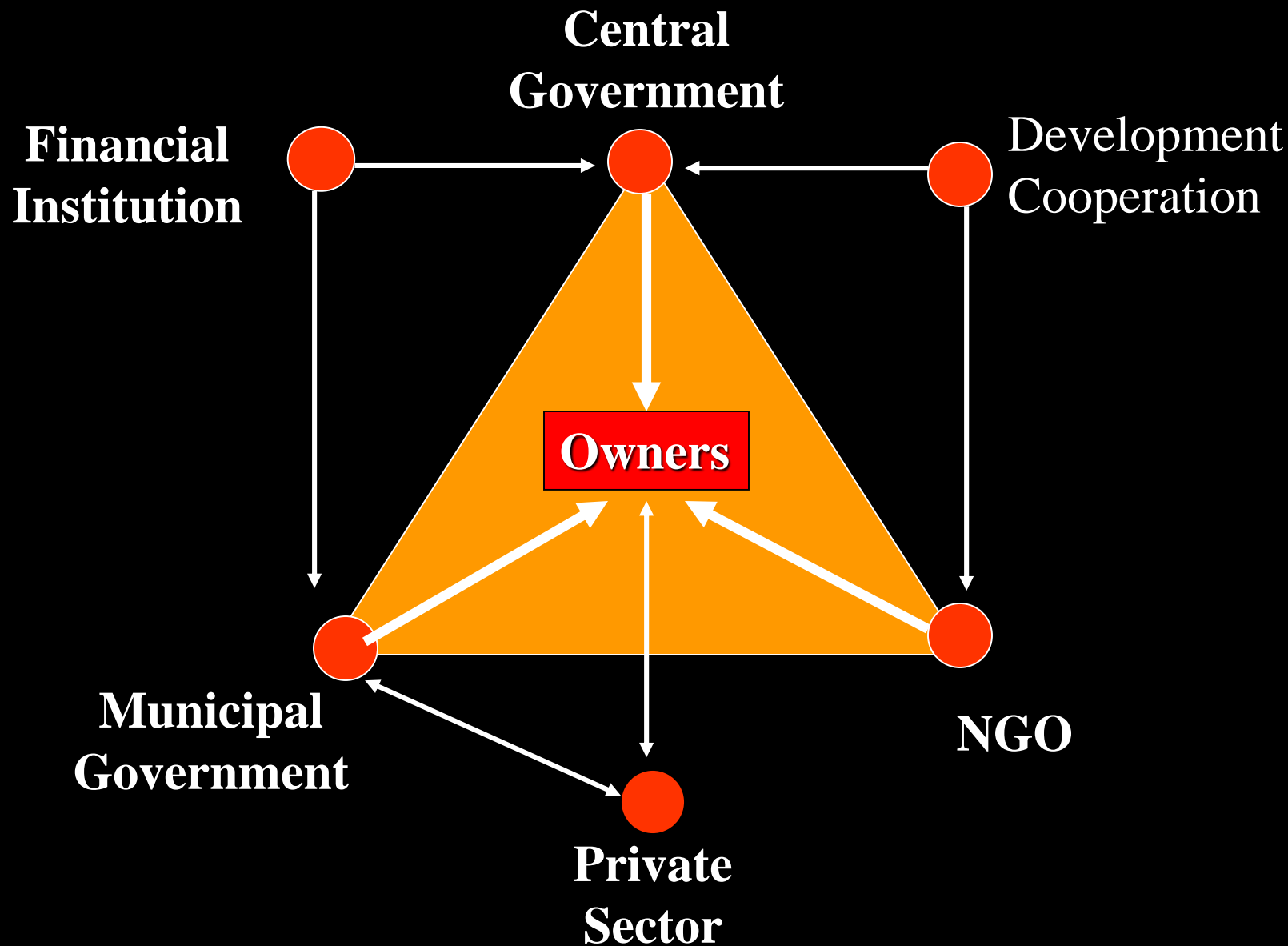
**Homeowners Associations**

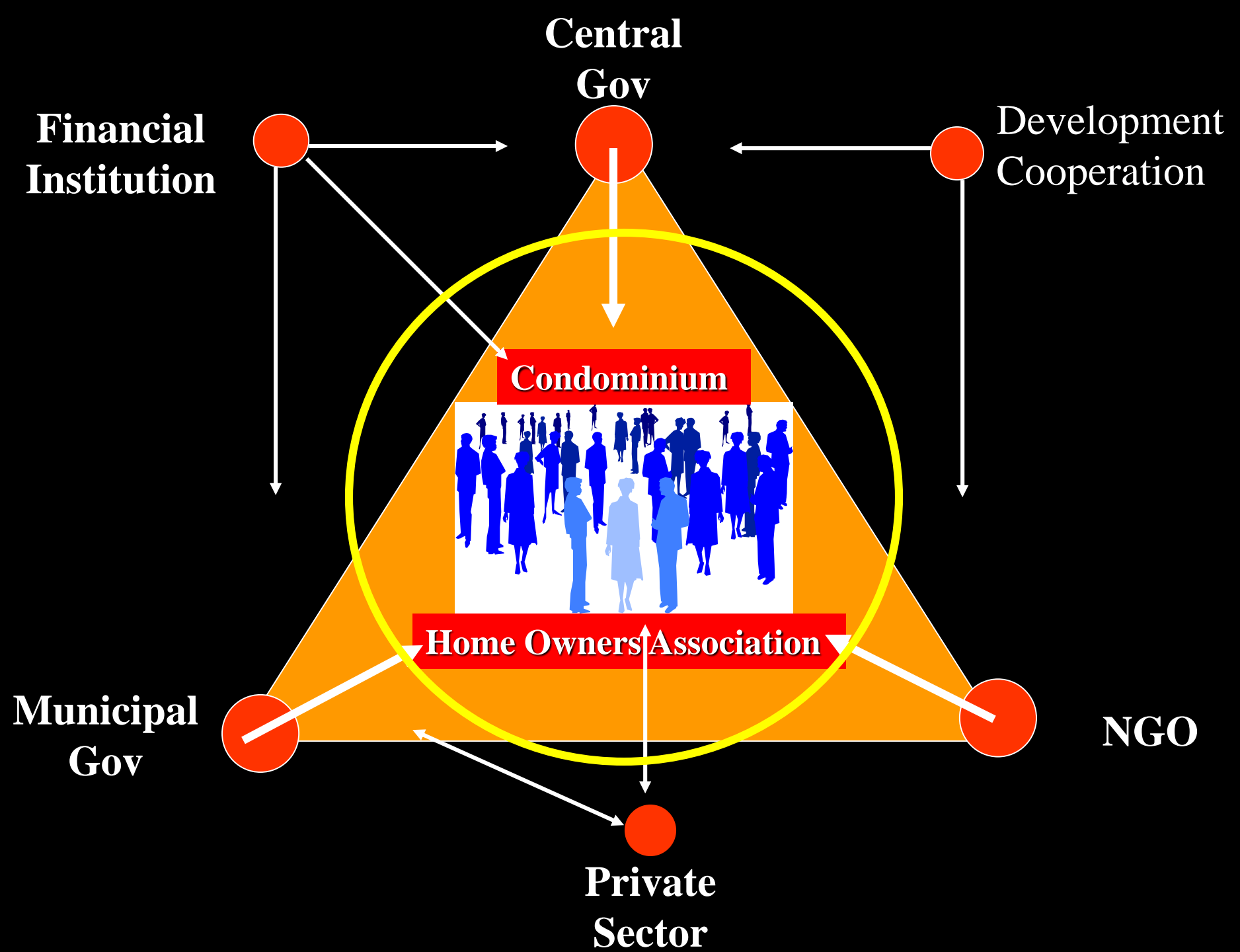
# The **PROBLEM** becomes **SOCIAL** !





# Problem Resolution Involves Many Actors





# BRIEF CONCLUSION



Participation + Elected/Appointed Management + Financial Contribution + Legal Book keeping

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



# FIVE TRENDS:

1. More saying to apartment owners or leaseholders
2. Introduce more responsibilities
3. Push residents to be more actively involved in the management of their common property including surrounding land
4. Clearly defined boundaries between individual and common property
5. Legal provisions to enforce membership and commitment of individual owners to common property management.