

MY CITY MY HOME MY BUSINESS

Technology, policy, regulation
and international experience

INTERNATIONAL WORKSHOP ON ENCOURAGEMENT THE DEVELOPMENT OF SUSTAINABLE HOUSING SECTOR

15-16 November 2018,
Sofia, Bulgaria
National Palace of Culture
Hall 6



Joint initiative of:



THE UNITED NATIONS ECONOMIC
COMMISSION FOR EUROPE UNECE



NATIONAL REAL ESTATE
ASSOCIATION IN BULGARIA



MINISTRY OF REGIONAL
DEVELOPMENT AND PUBLIC WORKS



UNITED NATIONS HUMAN
SETTLEMENTS PROGRAMME

The discussions will focus on the specific objectives and priority topics for Bulgaria related to the National Housing Policy, Cadastre, Building Maintenance and Management, Energy Efficiency, Building Technical Passports, Sustainable Settlement Development, Urban Management, etc. included in the international strategic documents – The 2030 Agenda for Sustainable Development and the SDGs, the New Urban Agenda and the Geneva UN Charter on Sustainable Housing. The event will take place in the form of WORKSHOP with multiple discussion panels, where innovative experience and best international practices and policies will be sought and shared.

WITH THE PARTICIPATION OF:

- Ministry of Regional Development and Public Works / MRDPW
- United Nations Economic Commission for Europe – UNECE, represented by Committee on Housing and Land Management CHLM, the Real Estate Market Advisory Group – REM and Working Party on Land Administration WPLA
- United Nations Human Settlements Programme UN-Habitat
- Ministry of Energy
- Sustainable Energy Development Agency /SEDA
- The World Bank
- National Real Estate Association / NREA
- International Real Estate Federation FIABCI
- Bulgarian Facility Management Association / BGFMA
- Center for Energy Efficiency EnEffect
- Bulgarian Chamber of Commerce and Industry / BCCI
- The Agency for Geodesy, Cartography and Cadastre / AGCC
- Registry Agency
- Mayors and representatives of municipalities
- Bulgarian Construction Chamber / BCC
- Chamber of Architects in Bulgaria / CAB
- Chamber of Independent Appraisers in Bulgaria / CIAB
- Notary Chamber of the Republic of Bulgaria / NCRB
- National Association of Construction Entrepreneurs / NACE
- University of Architecture, Civil Engineering and Geodesy / UACEG
- Economic Universities – UNWE and UE-Varna
- Construction and investments companies
- Companies in geodesy, urban planning and cadastre
- Companies in architecture, design and planning
- Companies for Energy and Energy Efficiency of Buildings
- Companies for Real Estate, Appraisal, Property Management and Airbnb Services
- Banking and financial institutions



15 NOVEMBER

8.15–9.00 Registration

PART 1:

THE CADASTRE – A SUSTAINABLE BASIS FOR PROPERTY REGISTRATION AND INVESTMENTS

9.00–10.15 State policies for the development of the cadastre in Bulgaria and the new world trends

- Upgrading the cadastral map with specialized data and maps in Bulgaria
- Finishing the cover of the cadastral map in the small settlements.
- Connection of the Cadastre to the Registry Agency

10.15–10.35 Information systems in the sphere of the cadastre and real estate business

- How this technologies can help the related to the real Estate businesses for working with the Cadastre
- TOBEL – the territory information processing system (cadastre, regulation, Master Plan, protected areas, etc.)

10.35–11.05 Coffee break

11.05–11.35 Good international practices and the future of the cadastre

- Cadastre 2035
- The example of the cadastre in other countries
- The knowledge of the professionals for working with the cadaster
- The connection between the Cadastre and Housing policy

11.35–12.15 Agency for Geodesy, Cartography and Cadastre (AGCC) – practical demonstration

- Working with software cadastre tools and distance operations for real estate brokers, notaries, lawyers, designers and surveyors

12.15–12.35 Professional MLS Software for sustainable real estate market

12.35–12.45 Market trends – money and time

12.45–14.00 Lunch break

PART 2:

V-th CONFERENCE “INSPIRE TO HIGHER 2018”

14.00–18.30 PROFESSIONAL REAL ESTATE BROKERAGE DAY IN BULGARIA

- With the participation of CEPI-European Association of Real Estate Professions
- Professional seminars
- Interactive coaching sessions
- With the participation of local and international speakers



FESTIVE NIGHT PARTY

20.00–24.00 Sponsored event for the participant in the Professional Brokerage Day and the official guests of the forum

- Place for informal communication and fun
- Live music
- Beverage and catering



16 NOVEMBER

8.15–9.00 Registration

9:00–9:30 Opening remarks

PART 3: HOUSING POLICY IN BULGARIA AND GLOBAL ASPECTS

9.30–11.10 National housing policy: key stakeholders and approaches

- The role of National and Local Governments (present the National Housing Strategy)
- UN-Habitat presentation of the Global Housing Strategy and comments about the important role of government and policies
- World Bank survey and recommendations
- The role of the Private Sector (Real State, Developers, Managers, individuals, etc.)
- Financing housing policies and investment in social housing – subsidies, taxation, PPPs
- Examples and best practices for social and affordable housing, rental housing, use of vacant housing, harnessing short-term rentals and Airbnb



11.10–11.30 Coffee break

11.30–13.00 Evidence-based housing policies – The importance of data and information, standards, regulation and organizations for decision making, implementation and monitoring of housing interventions

- Institutional coordination for data and information generation – main professions, institutions and sources of data use for policy and decision making
- The role of the professional regulations for generation of correct data base
- Regulatory framework: standards, norms, indicators, indexes for the sustainable urban and housing development
- Use of data for monitoring policy implementation, measure effectiveness and fostering innovation; Property Valuation examples
- Examples and best practices: UNECE/UN-Habitat Guidelines for evidence-based policy
- UN-Habitat presentation for City Prosperity Initiative

13:00–14:15 Lunch break

PART 4: THE NEW VS. THE OLD: MAINTENANCE, MANAGEMENT AND ENERGY EFFICIENCY OF THE HOUSING STOCK IN BULGARIA

14.15–15.15 Management of existing stock

- The process of New development vs. the existing old buildings
- Renovation of buildings with cultural value (including support measures for owners)
- The Bulgarian Law for the Condominium Management – comparison with International practices and UNECE Guidelines on the management and ownership of condominium housing; recommendations and comments
- Public-private partnerships to mobilize private investment and initiatives for the long-term renovation and maintenance of the housing stock



15.15–16.15 Improving Energy Efficiency

- Scalin-up passportization of the building stock
- Cost opportunity of energy efficiency in residential buildings
- Policy measures to encourage energy renovation for private and public buildings
- Financing energy efficiency and renewable energy measures
- Policy measures for encouraging obliged parties within the National Energy Saving Obligation Schemes (Art. 7 of Directive 2012/27/EU) to implement energy saving and renewable measures at residential buildings
- Examples: National Energy Saving Obligation and ESCO energy performance contracting for residential buildings

16.15–16.45 Coffee break



PART 5: ROUND TABLE

Conclusions, future policies and strategical decisions

With the participation of the Ministry of Regional Development and Public works, Sustainable Energy Development Agency, UNECE, UN Habitat, non-profit branch organizations, Representatives of local Municipalities

16.45–18.00 Future policies, priority areas and strategical decisions to improve access to adequate housing in Bulgaria

- Stock-taking of recent efforts and achievements
- Discussion of priority areas for intervention to support the implementation of the National Housing Strategy
- An agenda for technical cooperation at regional level
- Current and future collaboration with UN Agencies and UN- Habitat to achieve SDGs and NUA



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UN HABITAT
FOR A BETTER URBAN FUTURE

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With the strategical support of:



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BULGARIAN CONSTRUCTION CHAMBER



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АРХИТЕКТИТЕ В
БЪЛГАРИЯ



РЕПУБЛИКА БЪЛГАРИЯ
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A Social, Political and Responsible Joint Initiative in Bulgaria of the National Real Estate Association, the Ministry of Regional Development and Public Works and the United Nations, backed by the business and NGOs.

Living in a sustainable environment is not just about observing the norms of "green." It is a way of thinking, a new social attitude, an investment for a more economical and healthy standard of life. This is the new form of equality and communication between people, the freedom to live and work in a flexible environment, to share space in the most efficient way. The sustainable future is connected with technology development, but it is also connected with mobility, electronic communications, with the strengthening of social relations, planning of large cities, but also with the arrangement of small settlements, with the mutual care between man and nature, between mankind and the earth, between the people and the environment in which they live.

The 20th Century - the century of urbanization is unsustainable in many ways: high land and energy consumption, increasing inequalities, distortions in the shape and the function of the city, environmental damages, and so on. This model is the result of the city's functional perspective and a distorted concept of prosperity, based on a model of accumulation of wealth. The six dimensions of prosperity are:

PRODUCTIVITY, INFRASTRUCTURE DEVELOPMENT, QUALITY OF LIFE, EQUALITY AND INCLUSION, GOVERNANCE AND LEGISLATION, ENVIRONMENTAL SUSTAINABILITY

People and cities are struggling with impossible rents and property prices, housing transformations and deportations, with speculation and enrichment, investment withdrawal, privatization, and destruction of urban heritage. The creation of appropriate policies for all these processes is an act of social regulation of the real estate market, laid down in the strategy of the New Urban Agenda of Habitat III. Social does not mean devaluation, it is an affordable standard. It means that the environment corresponds to the economic standard of the settlements, that consciousness and responsibility of the population are in compliance with these standards. And the policies have been created in dialogue with the environment.

UNECE supports the countries in Europe in implementing the 2030 Agenda and the Sustainable Development Goals (SDGs). Supporting the decision-making process based on evidence and reliable statistics and improved monitoring, analysis and policy advice. It encourages cooperation between all stakeholders at national and regional level. Encourages building the capacity of countries to apply their norms, conventions and standards that offer practical tools for improvement of the everyday lives of the people.

Be active and responsible, support this joint UN initiative, important for Bulgaria and for our living environment.

