



UNITED NATIONS  
ECONOMIC COMMISSION FOR EUROPE

## ***Improving management of the housing stock in UNECE region***

*Draft outline*

### **Rationale**

Improving management of the housing has a direct correlation with improving maintenance and refurbishment of the housing stock. This has a direct benefit for the homeowners, because it increases the value of their asset and improves living conditions. It has a direct benefit to the local economy, as well, due to increased return from property taxes and improved image and visibility of the city. In addition, introducing energy efficient measures in housing refurbishment and management, increases benefits for homeowners, local administration and the private sector.

A survey of member States on challenges and priorities in housing and land management, conducted during October-November 2012, highlighted housing refurbishment and management as one of the priority topics on which the Committee should be focused in the future. They considered it along with energy efficiency and housing affordability topics.

Previously, UNECE has developed guidelines on Condominiums for countries in transition, which gives practical advice for establishing the homeowners associations and conducting maintenance. However, the guidelines are not focused on refurbishment and energy efficiency.

Mass privatization in the 1990s resulted in owner occupation rates of over 90 per cent. The transfer from public to private ownership was done with no due regard to management and maintenance. Today, the housing stock in many countries with transitional economies is deteriorating as a result of under-investment, poor management and lack of maintenance.

### **Objective**

This Training Workshop specifically addresses challenges and opportunities for improving the existing housing, through efficient refurbishment and effective management. Its major objective is to assist the governments of these regions in developing effective policies, financial instruments and technical regulations for refurbishment and management of the housing stock.

### **Beneficiaries**

The workshops will address countries with economy in transition of South-East Europe, Eastern Europe, Caucasus and Central Asia. Each workshop will bring together representatives from national government, local administration, private sector, homeowners' associations, international organizations, etc.

### **Clusters of discussion**

Discussions of the training workshop will evolve around the following topics to guide the discussions:

1. Major challenges – which are the major challenges in the management of the housing stock and in implementing refurbishment projects, in the fields of policy; legislation and regulations; financial instruments and sources; technical capacities; enforcing the implementation of regulations; ability of households to afford costs of refurbishment and management, etc..

2. Priority actions – What are the initial steps for developing a framework policy for housing refurbishment and management? Which set of legislation should be in place? How to leverage funds? How to use the banking sector?
3. One region, similar challenges, transferable solutions? - What we can learn from other countries in creating a clear path for policy reforms?
4. Road-map – What should be done, by whom, when

### **Topics of discussions:**

1. Policy framework and legislation;
2. Financial instruments;
3. Management of the housing stock;
4. Enforcing regulations;
5. Refurbishment of existing housing stock;
6. Ability to afford costs for refurbishment and management;
7. Education and capacity building

### **Literature**

*Geneva UN Charter on Sustainable Housing, <http://www.unece.org/housing/charter.html>*

*UNECE, Guidelines on Condominium Ownership of Housing for Countries in Transition, 2003*  
<http://www.unece.org/index.php?id=10982>

*UNECE, Action Plan for Energy-Efficient Housing in the UNECE Region, 2010*  
[http://www.unece.org/hlm/publications\\_recent1.html](http://www.unece.org/hlm/publications_recent1.html)

### **Contact**

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