



United Nations  
Economic Commission  
for Europe  
Committee on Human  
Settlements

## International Workshop

### **Management problems of the housing stock**

Moscow,  
Russian Federation,  
*23-26 November 2003*



The State Committee of the  
Russian Federation for  
Construction, Housing and  
Municipal Economy  
(GOSSTROY)

### **Host organization**

1. The State Committee of the Russian Federation for Construction, Housing and Municipal Economy (GOSSTROY) will host the workshop on management problems of the housing stock. The ECE secretariat and the Advisory Network of the ECE Committee on Human Settlements assisted GOSSTROY in the preparation of the workshop's programme.

### **Introduction**

2. In recent years, countries in transition have made a considerable progress in reforming the housing sector and moving from administrative and planned methods to market principles. Housing ownership rights and the housing market have become an integral part of the housing sector. Housing privatization dramatically changed the structure of the housing stock by forms of tenure with the formation of a new group of owners. In many countries in transition it is difficult to find a multi-flat building where there is not at least one private owner of a privatized or purchased flat. Natural and legal persons, the State and municipalities now own residential and non-residential buildings.

3. It is important to find efficient patterns for the management of multi-flat buildings, whose ownership was transferred to several households, to establish transparent regulations to govern the relationships among owners of the common property, and change the mentality and behaviour of the new homeowners. This problem is very acute today not only in the Russian Federation, but also in most other countries in transition, particularly in the Commonwealth of Independent States (CIS).

4. The UNECE Seminar on Housing Condominiums and Housing Associations within the Framework of the Housing and Municipal Service Reform was held in Moscow in July 1999. Its report was distributed to the ECE Committee on Human Settlements (HBP/2000/1). Nearly 200 experts from 14 ECE countries and international organizations took part in the Seminar. As a follow-up to the Seminar, the ECE Committee on Human Settlements decided to prepare practical recommendations concerning the organization, operation and maintenance of housing condominiums. Mr. G. Gundersen (Norway), consultant, and a team of international experts drew up the ECE Guidelines on Condominium Ownership of Housing for Countries in Transition (ECE/HBP/123). An informal translation of the Guidelines into Russian will be presented to the participants at the workshop.

## **Objectives and themes of the workshop**

5. The most central issues in the housing sector of the Russian Federation and other countries in transition today are related to the existing housing stock. At present, major challenges exist with regard to its organization, management, modernization and operation. One illustration of these challenges is the fact that until now only 5000 homeowners' associations have been formed in the Russian Federation. Alongside 18000 housing cooperatives and housing-construction cooperatives, they manage not more than 8% of the country's housing stock, while some 60% of the housing stock is in private ownership. Some national objectives for the housing sector are crucially dependent on the efficient use of the existing housing stock, in particular the post-1945, multi-flat buildings, in the years to come.

6. The workshop aims to address and discuss the following major themes:

- Organizations for the management of the housing stock. Main ownership/organizational forms foreseen for the management of the housing stock in the short and medium term;
- The condominium as a single unit of real estate in countries in transition: common property, non-residential premises, land plots; Formation, registration, management of condominiums;
- Cooperation between the authorities and management organizations in housing;
- Housing democracy: social partnership, participation of residents in solving housing problems. The degree of practical assistance offered by the public sector (from all levels) to establish and operate different organizational forms of housing stock management.

The participants at the workshop will discuss legal, institutional and operational problems and bottlenecks in the management of the existing housing stock (including municipal rental housing and the housing stock of the homeowners' associations). These issues will be addresses at the federal, regional and municipal levels.

7. The workshop is intended to work out practical recommendations to overcome these challenges and remove the bottlenecks in the formation and operation of housing management bodies and organizations. Recommendations should be specific and relate directly to the federal, regional and municipal levels, as well as to the private sector, NGOs and public participation.

## **Venue**

8. The workshop is to be held at the Centre for International Cooperation "Olympian". The Centre is located in the Moscow area at 5 km from Sheremetjevo 2 international airport. Its address is 12 Khimki, 141400, Moscow region. More information about the location, accommodation and transport in Russian and English is available on the web sites of GOSSTROY ([www.gosstroy.gov.ru](http://www.gosstroy.gov.ru)) and ECE ([www.unece.org](http://www.unece.org)) and in annex III below.

9. The host authorities will provide transport from the airport to the Centre's hotel. The participants are therefore requested to specify in their registration forms the date and time of their arrival in Moscow and of their departure.

## **Workshop's programme and organization**

10. The programme of the workshop is presented in detail in annex I:
- (a) On the first day, Sunday, 23 November 2003, the host authorities will organize study visits to a number of homeowners' associations in Moscow and the Moscow area;
  - (b) The workshop's sessions will start at 9 a.m. on Monday, 24 November, and end at 2.30 p.m. on Wednesday, 26 November;
  - (c) On Tuesday, 25 November in parallel with the plenary meeting, there will be meetings of four expert groups to prepare conclusions and recommendations. To make their work effective, the number of experts in each group should not exceed 12. They will be selected by the host authorities in consultation with the secretariat and the Advisory Network;
  - (d) At the final plenary meeting on Wednesday, 26 November, the participants will approve the workshop's conclusions and recommendations.
11. The proceedings of the workshop will be published on a CD-ROM and distributed to the workshop's participants, the regions of the Russian Federation, local authorities in the Russian Federation and members of CIS.

### **Participation**

12. Participation in the workshop is free, but all delegates must pay for their travel, board and lodging. Experts wishing to participate in the workshop should return the registration form (annex II) **preferably by 1 November 2003**. The participants who would like to make presentations are requested to send a summary of the presentation in English and/or Russian electronically to the Agency "CONUS" with a copy to the ECE secretariat preferably **before 15 November 2003**.

### **Visas**

13. All participants should, if necessary, apply for a visa to the Embassy of the Russian Federation in the country in which they reside. Such applications should be made as soon as possible. If needed, GOSSTROY will provide a letter of invitation on the basis of the information provided in the registration form.

### **Languages**

14. The workshop's languages will be Russian and English.

### **Hotels**

15. The cost of accommodation at the hotel of the Centre for International Cooperation "Olympian" is US\$ 66 per night for a single room and US\$ 110 per night for a double room (junior suit).

16. Experts wishing to stay at other hotels should make their own bookings.

### **Transport from the airport**

17. Please indicate the number and hour of your flight in the registration form, so that the host organization can provide transport from the airport to the Centre's hotel.

### **Further information**

18. Additional information can be obtained from the web site of GOSSTROY ([www.gosstroy.gov.ru](http://www.gosstroy.gov.ru)) and/or:

Mr. Andrey Starovoytov  
Consulting and Development Agency “CONUS”  
16 Tokmakov per., 2 Build, Moscow, 107066, Russian Federation

[conus.ag@mtu-net.ru](mailto:conus.ag@mtu-net.ru)

Tel. +7095 265-3900

Tel/fax: +7095 265-6032

## Annex I

### **TENTATIVE PROGRAMME OF THE WORKSHOP (Moscow, 23-26 November 2003)**

<b>Saturday, 22 November:</b> <ul style="list-style-type: none"><li>- Arrival of participants;</li><li>- Preparatory meeting of the organizers, key speakers and chairpersons, the ECE secretariat and the Advisory Network, starting at 5 p.m.</li></ul>	
<b>Sunday, 23 November:</b> <ul style="list-style-type: none"><li>- Arrival of participants;</li></ul> 11 a.m. – Study tour in Moscow (the programme of the study tour will be prepared later)	
<b>Monday, 24 November, Plenary session (9 a.m. – 6 p.m.)</b>	
8.30 – 9 a.m.	<i>Registration of participants</i>
9 – 9.30 a.m.	<i>Opening session</i> Opening statement by GOSSTROY Opening statement by a representative of the Government of the Russian Federation Opening statement by a representative of the Moscow authorities Opening statement by a representative of the ECE secretariat
9.30 – 9.45 a.m.	Presentation of the workshop's programme by the Organizing Committee
9.45 – 10.15 a.m.	Mr. G. Gundersen - Presentation of the <u>ECE Guidelines on Condominium Ownership of Housing for Countries in Transition</u>
10.15 – 11.30 a.m.	Presentations by GOSSTROY and other federal authorities (e.g. Federal Land Cadastre Service) of the main elements of federal housing and related policies with particular relevance to the main theme of the workshop, "management problems of the housing stock". Presentation of the main problems and bottlenecks in housing management from a federal perspective
11.30 – 12 noon	<i>Coffee break</i>
12 noon – 2 p.m.	Presentations by regional authorities of their views on housing and related policies with particular relevance to the main theme of the workshop, "management problems of the housing stock". Presentation of the main problems and bottlenecks in housing management from a regional perspective

2 – 3 p.m.	<i>Lunch break</i>
3 – 4.30 p.m.	Presentations by local authorities, NGOs and representatives of the private sector of their views on housing and related policies with particular relevance to the main theme of the workshop, “management problems of the housing stock”. Presentation of the main problems and bottlenecks in housing management from their perspective
4.30 – 4.45 p.m.	<i>Break</i>
4.45 – 6 p.m.	Presentations by foreign experts of housing and related policies with particular relevance to the main theme of the workshop, “management problems of the housing stock”. Presentation of the main problems and bottlenecks in housing management from their perspective
<b>Tuesday, 25 November, Plenary and discussions in groups (9 a.m. – 6 p.m.)</b>	
9 – 9.20 a.m.	Selection and nomination of experts to work on the recommendations in four groups (10-12 experts per group): Group I: recommendations to the federal level; Group II: recommendations to the regional level; Group III: recommendations to the municipal level; Group IV: recommendations in regard to public participation, NGOs and the private sector (including private homeowners). <u>Discussions in four editorial groups will be held in parallel with the plenary session in four different auditoriums throughout the day.</u>
9.20 – 11.30 a.m.	<u>Plenary session</u> : Organizations for the management of the housing stock. Main ownership/organizational forms foreseen for the management of the housing stock in the short and medium term
11 – 11.30 a.m.	<i>Coffee break</i>
11.30 a.m. – 2 p.m.	<u>Plenary session</u> : The condominium as a single unit of real estate in counties in transition
2 – 3 p.m.	<i>Lunch break</i>
3 – 4.30 p.m.	<u>Plenary session</u> : Cooperation between the authorities and management organizations in housing
4.30 – 4.45 p.m.	<i>Break</i>
4.45 – 6 p.m.	<u>Plenary session</u> : Housing democracy: social partnership, participation of residents in solving housing problems

<b>Wednesday, 26 November, Plenary session (9 a.m. – 4 p.m.)</b>	
8.45-9.15 a.m.	<i>Checking-out of the hotel</i>
9.15 – 11.30 a.m.	Presentations by the chairpersons of each editorial group of their draft conclusions and recommendations Discussions of the drafts
11.30 – 12.00	<i>Coffee break</i>
12 noon – 1.30 p.m.	<u>Plenary</u> : Presentations by the participants Meeting of a drafting committee (Chairman’s representatives and chairpersons from the four editorial groups) on conclusions and recommendations of the workshop (in parallel with the Plenary)
1.30 – 2.15 p.m.	Presentation and approval of the consolidated conclusions and recommendations of the workshop
2.15 – 2.30 p.m.	Closing of the workshop
	<i>Departure of the participants</i>

## Annex II

### **REGISTRATION FORM FOR THE WORKSHOP ON MANAGEMENT PROBLEMS OF THE HOUSING STOCK**

Moscow, 23-26 November 2003

Every participant should complete this form (either typed or in block letters) and send one copy (preferably by fax) by **1 November 2003** to each of the two addresses below:

<p>(a) Mr. Guennadi Vinogradov Environmental and Human Settlements Division Economic Commission for Europe Palais des Nations, CH-1211 Geneva 10, Switzerland guennadi.vinogradov@unece.org Tel.: +41 22 917 2374 Fax: +41 22 907 0107 (for information only)</p>	<p>(b) Mr. Andrey Starovoytov Consulting and Development Agency "CONUS" 16, Tokmakov per., 2 Build Moscow, 107066 Russian Federation conus.ag@mtu-net.ru Tel.: (7095) 265-3900 Tel/fax: (7095) 265-6032</p>
---	---

1. Surname: ..... First name: .....

2. Nationality: ..... 3. Occupation or profession: .....

4. Department, institution, organization or firm for which you are working at present:  
.....

5. *For foreigner nationals:*

5.1. Place of birth: Date of birth (day/month/year): .....

5.2. Passport No: ..... Place of issue: .....

Issue date of passport: ..... Expiration date of the passport: .....

5.3. Where will you apply for a visa? .....

6. Your full professional address:  
..... Tel.: .....  
..... Fax: .....  
..... E-Mail: .....

7. Country or international organization which you will represent:  
.....

8. Are you the head of a delegation to the meeting? Yes  No

9. Do you intend to make a presentation at the workshop? Yes  No

10. Please indicate the title of your presentation: .....  
.....

(Summary in electronic format in English and/or Russian is expected to be delivered to Agency "CONUS" with a copy to the ECE secretariat preferably before 1 November 2003.)

11. Audiovisual equipment required for your presentation\* at the meeting:

PowerPoint (LCD projector)  Number of slides: .....  
Overhead projector (for transparencies):

12. Date and time of arrival at Moscow Airport, flight number: .....

13. Date and time of departure: .....

14. Do you intend to participate in the study tour on 23 November? Yes  No

15. Name(s) of person(s) accompanying you: .....

16. Reservation of a room at the "Olympian" Hotel:

single standard

double (junior suit)

suit

I will make my own booking

17. Ordering meals for the duration of your stay at the "Olympian" Hotel:

breakfast  lunch  supper

18. Any special requirements:

.....  
.....  
.....  
.....  
.....

Date: ..... Signature: .....

---

\* Presentations should not exceed ten minutes; the number of PowerPoint slides or transparencies should not be more than 8; and summaries should not exceed two pages.

### Annex III

## **HOTEL AT THE CENTRE FOR INTERNATIONAL COOPERATION “OLYMPIAN”**

### **Accommodation (standard equivalent to 3\* and 4\* hotels)**

Type of room	US\$/per night
Single standard	66
Junior suit	110
Suit	115

### **Meals (per person per day)**

Meals including service	US\$/per meal
Breakfast	2.7
Lunch	4.0
Supper	3.4

The hotel boasts many sports facilities. Additional information in English or Russian can be found on [www.gosstroy.gov.ru](http://www.gosstroy.gov.ru) and [www.unece.org](http://www.unece.org).