

## INTRODUCTION

The Habitat Agenda sets out the goals, principles and commitments for improving the quality of life in human settlements and elaborates on actions required to accomplish the two goals of 'adequate shelter for all' and 'sustainable development in an urbanising world'. The co-operative approach is given a predominant role with regard to the principles of strengthening enabling strategies, participation and partnerships. A number of paragraphs of the Habitat Agenda articulate the role of co-operatives in shelter and human settlements development. The "Istanbul+5" UNGASS meeting reconfirmed this role, through, *inter alia*, the reporting by many countries of the contributions of the co-operative approach to housing development.

The approaches used in co-operative housing development and the forms of housing provided by co-operatives vary considerably between regions and countries. In some countries co-operatives produce primarily social rental housing, while in others, home ownership is only affordable for many households through the membership of a housing co-operative.

In countries with economies in transition, reforms in the housing sector during the 1990s were mostly motivated by pressures to reduce budget deficits and to move away from macro regulation and direct subsidies to housing supply. In general terms, the reforms focused on strengthening market forces and reducing State intervention in the housing sector. Moreover, many public assets were privatised. The transformation of co-operative housing into condominiums is another aspect of privatisation, especially in those countries where a relatively large co-operative sector had developed.

The practical implementation of housing reforms in different countries is directly related to new directions in housing policies, economic restructuring and the wider context of social and political change. The UNECE, through its Committee on Human Settlements, has carried out activities to better understand, assess and address the recent performance of the housing sector, policies and institutional changes in the region.

Recent joint work of UN-HABITAT and ICA in Eastern and Southern Africa led to several observations and recommendations in relation to housing co-operatives. The most prominent among these (all of which may be valid in other contexts) are: increasing emphasis on mutual self-help; increasing opportunities to develop strategies in encouraging partnerships at the local, national and international levels; and a need for new modalities to finance co-operative housing. Experience has shown that the co-operative approach has the potential to harmonize the roles of public and private sectors, and mobilising the capacities of individual households.

## OBJECTIVES

The objective of the Colloquium is: **Stimulating development of the co-operative approach in the housing sector by:**

- Facilitating exchange of information and experience regarding the co-operative approach in the housing sector;
- Understanding the challenges and possibilities that exist within the co-operative approach in different countries;
- Improving co-ordination and collaboration between stakeholders in the co-operative housing sector, to encourage the development of joint activities (including conferences, seminars, research and development programmes and projects).

## ORGANISATIONAL ARRANGEMENTS

A **Steering Committee** has been established to organise and deliver the Colloquium, comprising representatives from UN-HABITAT, ICA, UNECE and the host authorities, namely HDA and TURKKONUT. It is responsible for the identification and invitation of participants, organising the preparation of papers, finalising the programme, and for fundraising.

The **Secretariat** of the Colloquium is TURKKONUT. It will undertake necessary logistical and other arrangements to facilitate the most effective and efficient convening of the event.

Each session will have a **Chairperson** and **Rapporteur**, selected by the Steering Committee in advance. In addition to conducting their respective session and facilitating discussion, the Chairperson and Rapporteur will prepare a report of their respective session, for presentation at the final plenary session of the Colloquium. They are also responsible for making their report available to the Steering Committee for inclusion in the **Final Report** of the Colloquium, which will be a joint publication of the organisers of the event. The publishing of this report will be facilitated by HDA.

## PARTICIPANTS AND COSTS

To meet the objectives of the Colloquium, it is essential to identify all key stakeholders, and to mobilise their capacities and potential. It is thus envisaged that participants in this Colloquium (all of which should be directly involved in the co-operative sector) will be representatives of:

- housing co-operative organisations;
- national apex co-operative organisations;
- public sector authorities responsible for co-operative housing development;
- academic and research institutions; and
- international support agencies.

The organisers of the Colloquium will provide support for the travel, accommodation and meals for the active participants (e.g. paper presenters, chairpersons, rapporteurs, and panel members).

Participation in the Colloquium is open to all interested parties and individuals, subject to the limitations of logistical arrangements and that they meet their own expenses. Interested experts, officials and researchers involved with co-operative housing should contact the **Secretariat** of the event for further information on conditions of participation (such as hotel arrangements, participation fee, etc.). Visa arrangements will be done by participants.

## SECRETARIAT OF THE COLLOQUIUM

Secretariat on behalf of TURKKONUT:

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## LANGUAGE, PREPARATION OF PAPERS AND PRESENTATIONS

The language of the Colloquium is English. There will also be simultaneous interpretation to/from Turkish. All papers/presentations must be submitted to the Secretariat in English (in electronic format, not later than 1 June 2002). The Secretariat will compile these papers and distribute them electronically to all participants.

The papers should preferably be between 5-10 pages (typed in single space). It is highly encouraged that presentations are made utilising audio-visual techniques and tools. The duration of each presentation shall not exceed 20 minutes, to enable time for discussion at the end of each session.

Although participation is open to all interested parties, presentations and the discussions will have a focus on issues, problems and contributions related to the co-operative approach to housing development in countries with economies in transition.

## PROGRAMME

### Wednesday 26<sup>th</sup> June 2002

18.30 Welcoming Reception (Hotel Ankara Hilton)

### Thursday 27<sup>th</sup> June 2002

9.00 am **OPENING STATEMENTS:**

State Minister for Housing, Turkey  
HDA President  
TURKKONUT President  
ICA Director General  
UNECE Representative  
UN-HABITAT Executive Director

10.00 am *Coffee break*

10.15 am Introduction: **HOUSING DEVELOPMENT AND THE CO-OPERATIVE APPROACH**

Chairperson: **Hikmet YILMAZ**, General Director,  
Ministry of Industry and Commerce, Turkey  
Rapporteur: **Şule ÖNGEL**, Expert HDA

Keynote addresses by:

**Hans-H. MÜNKNER**, Professor, University  
of Marburg, Germany  
**Ali TÜREL**, Professor, Middle East Technical  
University, Ankara, Turkey

12.30 pm *Lunch break*

14.00- Theme 1: **ENABLING ENVIRONMENT FOR HOUSING**

17.30 pm **CO-OPERATIVES: LEGAL, FINANCIAL AND INSTITUTIONAL FRAMEWORK**

Chairperson: **Hans-MÜNKNER**, Professor,  
University of Malburg, Germany

Rapporteur: **Claus HACHMANN**, President, ICA  
Housing (Europe)

Presentations by:

**Ivan PRIKRYL**, President, Union of Czech  
and Moravian Housing Co-operatives  
**Roy Berg PEDERSEN** Deputy Managing  
Director – Norwegian Federation of Co-  
operative Housing Associations (NBBL)  
**Andres JADLA**, Chairman, Estonian Union of  
Co-operative Housing Associations Board

### Friday 28<sup>th</sup> June 2002

9.00 am Theme 2: **ROLE OF CO-OPERATIVES IN MANAGEMENT, MAINTENANCE AND REVITALISATION OF THE HOUSING STOCK**

Chairperson: **Doris ANDONI**, Housing Department,  
Ministry of Public Works, Albania

Rapporteur: **Elena SZOLGAYOVA**, Ministry of  
Construction & Reg. Development, Slovakia

Presentations by:

**Gert GUNDERSEN**, HUMAN - Advisory  
Network of the UNECE Committee on Human  
Settlements

**Herbert LUDL**, Head, Sozialbau, Austria

**Vladimer VARDOSANIDZE**, Architect-  
Urbanist, Director, Habitat-Georgia, Georgia

**Tatyana LYKOVA**, Urban Economy Institute  
Moscow, Russian Federation

**Dimitri SEMENKEVICH**, Professor,  
Belarussian State Economic University,  
Republic of Belarus

12.30 pm *Lunch break*

14.00 pm Theme 3: **CONTRIBUTIONS OF HOUSING CO-OPERATIVES TO COMMUNITY DEVELOPMENT**

Chairperson: **Gun-Britt MÅRTENSSON**,  
Chairperson, Union of Housing Co-operatives,  
Sweden

Rapporteur: **José MATEUS**, President,  
CECODHAS, Portugal

Presentations by:

**Charlie BAKER**, The Confederation of Co-  
operative Housing, United Kingdom

**Jerzy JANKOWSKI**, President of the  
National Co-operative Council (NCC)/

**Adam PIECHOWSKI**, International Affairs  
Coordinator of NCC, Poland

15.30 pm *Coffee Break*

15.45 pm **REVIEW OF LESSONS LEARNT, CONCLUSIONS AND RECOMMENDATIONS (Panel Discussion)**

Chairperson: UN-HABITAT Executive Director  
Rapporteur: **Inge JENSEN**, UN-HABITAT

Panel members:

Chairpersons of earlier sessions and  
representatives of organising agencies

17.30 Closure of the Colloquium

18.00- **RECEPTION BY HDA**

## STUDY TOUR

In the morning of Saturday 29<sup>th</sup> June 2002, TURKKONUT will organise and host an optional sightseeing and study tour, including lunch.



## Colloquium on Contribution of the co-operative sector to housing development

27-28 June 2002  
Hotel Ankara Hilton SA

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Organised by:

United Nations Human Settlements Programme (UN-HABITAT)  
International Co-operative Alliance (ICA)  
United Nations Economic Commission for Europe (UNECE)  
Housing Development Administration (HDA, Turkey)  
Turkish Association of Housing Co-operative Unions  
(TURKKONUT, Turkey)