



VITAL SPACES

THE NEWSLETTER OF THE UNECE COMMITTEE ON HOUSING AND LAND MANAGEMENT AND THE WORKING PARTY ON LAND ADMINISTRATION

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A SPECIAL EVENT ON CLIMATE NEUTRAL CITIES WILL OPEN THE 70TH SESSION OF THE COMMITTEE ON HOUSING AND LAND MANAGEMENT // Мероприятие, посвященное климатически нейтральным городам, откроет 70-ю сессию Комитета по жилищному хозяйству и землепользованию



Despite manifold initiatives to address climate change, only a reduced number are centered on buildings and cities. For instance, only few consider that town planning and land use zoning need to be integrated in climate change action plans forgetting that it is not only the technological characteristics of buildings that contribute to the reduction of energy use, but also the spatial and density attributes of communities and cities at large. Realizing the need to adopt a broader approach to combat climate change, after the workshop on Energy Efficiency in Housing held in Sofia in April 2009, the Committee on Housing and Land Management (CHLM) is taking a step forward by focusing on how better urban planning and efficient energy use in using reduced green house gases emissions in urban areas, towards "Climate Neutral Cities".

The event will be held on the first day of the 70th session of the Committee on Housing and Land Management, in Palais des Nations, Geneva, from 23 to 25 September 2009. The workshop will 1) discuss the approach of cities to sustainable land management and mitigation of climate change and 2) focus on the building dimension of climate neutrality.

Guest speakers will represent the multi-dimensional approach of "Climate Neutral Cities": policy makers, mayors and other politicians from various cities will present the policy and governance challenges posed by this concept. Experts from the public and private sector will address technical challenges and practical solutions to achieve sustainable cities including land-use planning, transport planning, infrastructure and energy efficiency and overall building performance.

Speakers include: **Brigitte Dufour-Fallot**, advisor Cité de l'énergie, Lausanne, Switzerland, **Susan Roaf**, author of "Adapting Buildings and Cities to Climate Change, United Kingdom, **Wolfgang Feist**, founder of the Passive House Institute, Germany, **Michael Denkel**, AS&P Albert Speer & Partner GmbH, Germany, **Peter Droege**, Professor for Urban Sustainability, Institute of Architecture and Planning Hochschule Liechtenstein, **Cecil Konijnendijk**, Professor, University of Copenhagen, Denmark, **Mathieu Laperrelle**, K'nL Architecture, France, **Tzveta Naniova**, United Nations Development Programme, Bulgaria, **Andrew Waugh**, Waugh Thistleton Architects Ltd, United Kingdom, **Wolfgang Foerster**, Senior Advisor, Vienna Regional Housing Department, **Rita Ottervik**, Mayor of Trondheim, Norway (TBC), **Anthony Malkin**, Empire State Building, New York (TBC), **Juha Hulkkonen**, IBM Global Business Services, Finland.

The event will be followed by the regular session of the Committee, where member States will discuss priorities and policy advice on a number of housing and land management issues. On the agenda this year:

- The development of an Action Plan for Energy Efficiency in Housing in the UNECE region;

- Status of the assessments of the housing and land management trends and policies of Georgia, Belarus, Kyrgyzstan, Azerbaijan, and Tajikistan;
- Informal settlements, including the launching of a recent UNECE study on this phenomenon, entitled "Self-made Cities";
- Land administration and the real estate market;
- Multifamily housing management and refurbishment;
- Building and construction safety;
- Green building.

The official agenda of the meeting will shortly be available on the UNECE website at

<http://www.unece.org/hlm/sessions/70thsession.htm>.

A mail alert will be forwarded to as well to inform you about its availability.

We look forward to seeing you on 23rd of September!

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// Несмотря на то, что инициативы по борьбе со сменой климата разнообразны, только некоторые из них направлены на строительство и города. Например, лишь немногие считают, что городское планирование и землепользование должны быть интегрированы в планы действия по изменению климата, забывая о том, что не только технологические характеристики зданий способствуют уменьшению потребления энергии, но также пространственные и относящиеся к плотности населения характеристики жилых комплексов и городов в целом. Комитет по жилищному хозяйству и земледелию (КЖХЗ), осознав необходимость более широкого подхода к борьбе с изменением климата после рабочего совещания по энергоэффективности в жилом секторе, состоявшемся в Софии в апреле 2009, делает шаг вперед, концентрируясь на том, как улучшить городское планирование и эффективное использование энергии, уменьшая выбросы парниковых газов в городских районах, двигаясь к цели «климатически нейтральные города».

Рабочее совещание состоится в первый день 70-й сессии Комитета по жилищному хозяйству и земледелию, которая пройдет во Дворце наций в Женеве с 23-го по 25-е сентября 2009 года. На рабочем совещании 1) состоится обсуждение

подхода городов к устойчивому управлению земельными ресурсами и смягчению последствий смены климата и 2) будет уделено внимание строительному аспекту климатической нейтральности.

Ораторы, приглашенные на рабочее совещание, представят многосторонний подход к «климатически нейтральным городам»: высшие должностные лица, мэры и другие политики из разных городов расскажут о политических и управленческих вызовах этого концепта. Эксперты из государственного и частного секторов рассмотрят технические трудности и практические решения устойчивых городов, включая управление земельными ресурсами, транспортное планирование, инфраструктуру и энергоэффективность, а также качество строительства в целом.

Среди выступающих будут: Сергей Орджоникидзе, генеральный директор офиса ООН в Женеве (подлежит подтверждению), Бриджит Дюфур Фалло, консультант Cité de l'énergie, Лозанна, Сьюзэн Роуф, автор «Адаптации зданий и городов к смене климата», Вольфганг Файст, основатель института пассивного жилья, доктор Майкл Денкел, AS&P Albert Speer & Partner GmbH, Петер Дроге, преподаватель по устойчивости городов, Институт архитектуры и планирования, Лихтенштейн, Сесиль Коньендийк, преподаватель, университет Копенгагена, Дания, Маттье Лаперреле, K'nL Architecture, Цвета Наниова, ПРООН, Болгария, Эндрю Во, Waugh Thistleton Architects Ltd, Лондон, Вольфганг Ферстер, региональный отдел жилья города Вены, Рита Оттервик, мэр города Трондхейм, Норвегия (подлежит подтверждению), Энтони Малкин, владелец компании Эмпайр Стейт Билдинг, Юха Хулконнен, IBM Global Business Services, Финляндия.

За мероприятием последует очередная сессия комитета, на которой государства члены обсудят приоритеты и рекомендации по некоторым вопросам политики жилищного хозяйства и земледелия. В программе этого года:

- Развитие плана действий по энергоэффективности жилищного сектора в регионе ЕЭК ООН;
- Статус оценки тенденций и политики в сфере жилья и земледелия Грузии, Беларуси, Кыргызстана, Азербайджана и Таджикистана;
- Неформальные поселения; включая недавнее исследование ЕЭК ООН на эту тему под названием «Самодельные города»;
- Землепользование и рынок недвижимости;
- Управление многоквартирными домами и их ремонт;
- Безопасность строительства;
- Зеленые дома.

Официальная программа заседания скоро будет доступна на сайте ЕЭК ООН

<http://www.unece.org/hlm/sessions/70thsession.htm>.

Вам пришлют напоминание по электронной почте, когда программа будет размещена на сайте.

Мы надеемся увидеть Вас 23-го сентября!

За более подробной информацией, пожалуйста, обращайтесь к

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BETTER HOUSES RATHER THAN MORE POWER PLANTS // Усовершенствованные дома вместо электростанций



Investing in housing energy efficiency is more effective than building new power plants, concluded the first UNECE Workshop on Energy Efficiency in Housing held on 21 and 22 April 2009 in Sofia. According to EU data, for instance, for every euro invested in the sustainable refurbishment of housing, 2 euros that would have been needed for the production of energy are saved. In general, retrofitting homes in an energy-efficient way and building new houses with energy-saving technologies also brings direct benefits both to families' health and to their purses. In addition to improved indoor climatic conditions, it is estimated that each household can save from €200 to €1,000 a year.

The benefits of investing in energy efficient homes go beyond individual advantages, however. They can provide tools to address both the financial crisis and climate change. Some countries have already seized on the opportunity to invest in housing refurbishment to create new jobs and boost their national economies. The Intergovernmental Panel on Climate Change has singled out building as the sector with the greatest potential for reducing projected baseline emissions by 2020.

The Sofia workshop highlighted that retrofitting multi-storey family buildings is an urgent need in many countries in the UNECE region. In Bulgaria alone, the multi-family housing stock needing refurbishment numbers 80,000 units for over 2 million people. Refurbishment programmes thus offer an opportunity for energy-efficient solutions that can lead to considerable energy savings for countries.

Much potential exists for buildings to drastically reduce their energy consumption and reach the zero emission target. Examples of passive housing discussed during the workshop showed that low and zero emissions – and even houses producing energy and returning excesses to the common network – are not science fiction, but a reality that needs to be supported by the right technologies, legal frameworks and financial schemes.

Lack of knowledge of what the housing sector can offer in terms of energy efficiency



impedes government and private sector investment in the area. In addition, a number of constraints hamper the sector's ability for innovation, including outdated legislation, organizational barriers and technological backwardness.

Participants presented examples of energy-efficient housing from throughout the UNECE region as well as related financial and carbon offsetting mechanisms and supporting policies. Specific case studies came from Austria, Bosnia and Herzegovina, Bulgaria, Canada, Finland, Germany, Kyrgyzstan, the Netherlands, the Russian Federation and Sweden.

The conclusions and recommendations from the workshop will pave the way for the development of an Action Plan on Energy Efficiency in Housing for the UNECE region. Its main elements will be developed through the second UNECE Workshop on Energy Efficiency in Housing, to be held from 23 to 25 November 2009 in Vienna. A call for papers for the Vienna workshop, to focus on existing and proposed solutions and measures, will be issued in the coming weeks by the UNECE secretariat.

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// Инвестиции в энергоэффективное жилье приносят больше пользы, чем строительство новых электростанций. Такой вывод был сделан в ходе первого рабочего совещания ЕЭК ООН по энергоэффективности в жилищном секторе, состоявшегося 21 и 22 апреля в Софии. Например, по данным ЕС, на каждый евро, инвестированный в устойчивый ремонт жилья приходится 2 сэкономленных евро, которые понадобились бы для производства энергии. В целом, энергосберегающая модернизация домов и строительство новых зданий с энергосберегающими технологиями приносят ощутимую пользу как здоровью, так и бюджету семей. За счет них не только улучшается микроклимат в помещении; по некоторым подсчетам благодаря энергосберегающим технологиям каждая семья может сэкономить от €200 до €1,000 в год.

Однако преимущества инвестиций в энергоэффективное жилье не ограничиваются личной выгодой. Они могут предоставить инструменты для решения финансового кризиса или изменения климата. Некоторые страны уже воспользовались возможностью инвестиций в модернизацию жилья для создания новых рабочих мест и стимулирования национальной экономики. Межправительственная группа экспертов по изменению климата отметила строительство как область с наибольшим потенциалом предельного сокращения выбросов к 2020 году.

Рабочее совещание в Софии подчеркнуло, что модернизация многоэтажных зданий стала острой необходимостью во многих странах региона ЕЭК ООН. В одной только Болгарии многоквартирный жилищный фонд, нуждающийся в

ремонте, составляет 80,000 единиц для свыше двух миллионов человек. Таким образом, программы по модернизации предоставляют возможность

энергоэффективных решений, которые могут привести к значительной экономии энергии в стране.

Большим потенциалом обладают те здания, которые резко сократят потребление энергии и достигнут нулевой отметки выбросов. Примеры «пассивных домов», которые обсуждались в ходе рабочего совещания, показали, что низкие и нулевые выбросы, и даже дома, производящие энергию и возвращающие ее избытки сообществу – это не научная фантастика, а реальность, которую необходимо подкреплять правильными технологиями, правовыми основами и финансовыми проектами.

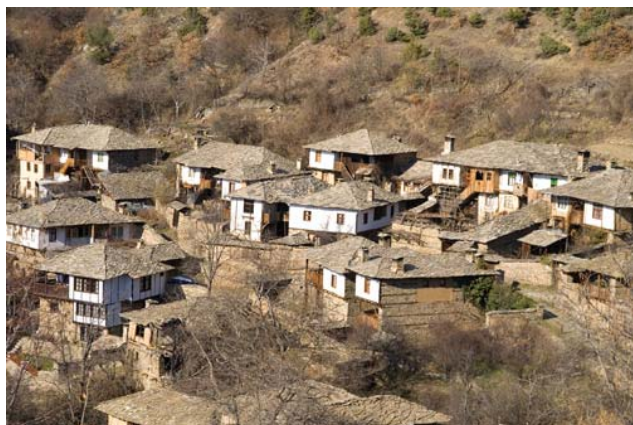
Недостаток знаний в области предложения жилищного сектора в контексте энергоэффективности препятствует государственным и частным инвестициям в этой сфере. В дополнение, ряд преград, включая устаревшее законодательство, организационные барьеры и технологическую отсталость, негативным образом сказываются на способности сектора к инновациям.

Участники представили примеры энергоэффективного жилья из всего региона ЕЭК ООН, а также связанные с этим финансовые и компенсирующие углерод механизмы и стратегии поддержки. Конкретные тематические исследования были представлены Австрией, Болгарией, Боснией и Герцеговиной, Германией, Канадой, Кыргызстаном, Нидерландами, Российской Федерацией, Финляндией и Швецией.

Выводы и рекомендации по рабочему совещанию подготовят почву для разработки плана действий по вопросам энергоэффективного жилья в регионе ЕЭК ООН. Главные элементы плана будут рассмотрены на втором рабочем совещании ЕЭК ООН по вопросам энергоэффективности в жилищном секторе, которое состоится с 23 по 25 ноября 2009 в Вене. Требования к документам для рабочего совещания в Вене, посвященному существующим и предлагаемым решениям и мерам, будут опубликованы секретариатом ЕЭК ООН в ближайшее время.

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LAND CONSOLIDATION: A KEY TO SUCCESSFUL LAND REFORM?



After two decades of reforms, the lack of adequate market regulatory frameworks to support economic development is still a concern for many transition countries in the UNECE region. In some countries, the parceling of land that resulted from privatization processes has not favored efforts to increase productivity. In Bulgaria, for instance, some 2 million owners possess over 10 million properties, with an average size of only 0.7 hectares. Many Governments have a similar need to boost the agricultural sector through exercises in land consolidation.

The need for improved capacities of States to guarantee efficient land administration was discussed in a workshop, "Experiences with Improved Data Management in UNECE countries," held on 23 and 24 April 2009 in Sofia. The workshop addressed different aspects of ongoing reforms of cadastre and registration systems in Bulgaria and other countries in the UNECE region. Topics addressed included experiences with land reform, the benefits of multi-functional cadastre systems and the need to create adequate valuation standards for real estate.

During the workshop, international experts reviewed alternative instruments to promote economies of scale through land consolidation exercises. One focus was the question of how to increase productivity through an active leasing market in the countryside. A lively debate took place among speakers and the audience on the costs and benefits of mandatory and voluntary approaches to promote the merging of land parcels. Opportunities for public-private partnerships and international cooperation on land consolidation practices as well as the role of State authorities to guarantee security of tenure were also debated. Participants acknowledged the fact that, whatever the approach selected, the voice of local farmers should always be heard and participatory mechanisms should be encouraged.

The workshop also addressed achievements in and pending challenges to the creation of a multi-functional cadastre system in Bulgaria for the storage, maintenance and distribution of land-related information. Government figures show a substantial increase in the financing of cadastral activities over the last decade, which is due in part to increased international cooperation. As a consequence, spending increased from €300,000 in 2001 to over €8 million in 2009. While the centralization of capacity in the national cadastre agency will facilitate access to information by consumers, the country is facing important challenges regarding data maintenance at the local level, where municipalities lack adequate technical capacities and the necessary funding to continuously update existing maps. This is a situation many other countries are facing as well.

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UNECE WORKSHOP ASSESSES HOMELESSNESS AND ADVOCATES PREVENTION AS THE MOST EFFECTIVE SOLUTION // Рабочее совещание ЕЭК ООН дает оценку бездомности и выступает за предотвращение как наиболее эффективное решение

The number of homeless people is estimated to be in the thousands in the Scandinavian countries (e.g. Finland and Norway), in the tens of thousands in other Western industrialized countries (e.g. Italy and the United Kingdom), and in the millions in the countries of Eastern Europe, the Russian Federation, the Caucasus and Central Asia.

Homelessness, a complex phenomenon, is generally defined as an extreme form of deprivation of a basic human need namely adequate housing. However, when it comes to identifying vulnerable groups in the region covered by the United Nations Economic Commission for Europe (UNECE), the definition of a homeless person differs from country to country. While there is agreement that rough sleepers are homeless, it is not always clear that homeless people living with family or friends can also be counted as targets for public action. Public authorities' task is complicated by the fact that statistics based on censuses are only an estimate of the dimension of the problem at a given point in time. Thus they cannot account for short-term variations due to contextual factors, such as increases in the number of evictions, family breakdowns or other shocks related to sudden changes in the housing market in times of recession.



At a workshop organized by the Norwegian State Housing Bank under the aegis of UNECE (Oslo, 18–19 May 2009) government officials, civil society organizations and experts from academia examined the current challenges public authorities are facing. Participants discussed different approaches to combating homelessness based on country experiences and the advice of experts, including former users of shelter services.

The workshop emphasized that there is an urgent need for policy action involving not only national housing authorities, but also municipalities, social affairs authorities, the private sector and civil society. The experts also stressed that the best solutions are found in well designed preventive measures. These should aim at reducing the number of first-time “homeless” people and increasing the level of successful reinsertion for vulnerable groups through “housing first” schemes that provide an alternative to temporary shelters. Housing policy should also be combined with focalized social assistance to prevent re-lapse into homelessness. Finally, cost-effectiveness should also be promoted, with a focus on the rapid reinsertion of individuals in their social milieu, an approach

compatible with different housing systems (rental or ownership), when and wherever they can contribute to the empowerment of disadvantaged groups.

The recommendations of the Oslo workshop will be summarized and discussed during the seventieth session of the Committee on Housing and Land Management in Geneva in September 2009.

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// По подсчетам, число бездомных составляет тысячи в скандинавских странах (например, в Норвегии или Финляндии), десятки тысяч в других западных промышленно развитых странах (например, в Италии или Великобритании) и миллионы в странах Восточной Европы, Российской Федерации, Кавказе и Центральной Азии.

Бездомность – это сложное явление, которое обычно определяют как крайнюю форму лишения одной из базовых человеческих потребностей: права на жилье. Однако когда дело доходит до выявления уязвимых групп в регионе,

охватывающем страны Европейской экономической комиссии Организации Объединенных Наций (ЕЭК ООН), определение того, кого можно считать бездомным, отличается от страны к стране.

Хотя существует единогласие в отношении того, что ночующие на улице относятся к бездомным, не всегда ясно, можно ли рассматривать бездомных, живущих в семье или у друзей, в качестве целевой группы государственных мер. Задача органов власти осложняется тем фактом, что статистические данные, основанные на переписи населения, являются лишь приблизительной оценкой охвата проблемы в определенный момент времени. Так, например, они не принимают во внимание краткосрочные колебания, зависящие от таких факторов, как увеличение числа выселений, распада семей или других потрясений, связанных с внезапными изменениями на рынке жилья в моменты спада.

На рабочем совещании, организованном Норвежским государственным жилищным банком под эгидой ЕЭК ООН (Осло 18-19 мая 2009), правительственные чиновники, организации гражданского общества и эксперты из научных кругов обсудили текущие проблемы, касающиеся бездомных, с которыми приходится сталкиваться властям. Участники рассмотрели различные подходы к борьбе с бездомностью, основанные на опыте стран и советах экспертов, включая бывших обитателей приютов.

На рабочем совещании был сделан особый акцент на том, что существует настоятельная потребность в политических действиях, в которых приняли бы участие не только национальные жилищные органы, но и муниципалитеты, социальные власти, частный сектор и гражданское общество.

Эксперты также обратили внимание на то, что наилучшим решением являются хорошо спланированные превентивные меры. Они должны быть направлены на снижение числа людей, впервые оказавшихся на улице, и повышения уровня успешной реинтеграции уязвимых групп с помощью схем "housing first" («жилье прежде всего»), которые предложат альтернативу временным приютам. Жилищная политика также должна сочетаться с направленной социальной помощью, предотвращающей повторное возвращение бездомных на улицы. Наконец, следует способствовать эффективности затрат с упором на быстрое восстановление индивидов в их социальной среде, подход, который сочетается с различными жилищными системами (арендой или собственностью), когда и где бы они ни содействовали расширению прав и возможностей обездоленных групп населения.

Рекомендации рабочего совещания в Осло будут подытожены и обсуждены на семидесятой сессии Комитета по жилищному хозяйству и земледелию в сентябре 2009.

Для получения более подробной информации, пожалуйста, свяжитесь с

Ариэлем Иваниер
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UNECE ASSESSMENT TO HELP AZERBAIJAN SUSTAIN PROGRESS IN ITS HOUSING SECTOR // Оценка ЕЭК ООН содействует прогрессу в жилищном секторе Азербайджана

Despite a booming economy based on its oil and gas supplies, Azerbaijan has not always supported coherent urban development. While rapid economic growth has boosted the construction sector, much of the country's existing housing stock and utilities infrastructure remains outdated and problematic.



The country faces a number of challenges, among them the lack of affordable housing, including social housing, illegal construction, poor living conditions in certain urban and rural areas, and inadequate maintenance and management of multi-family buildings. These phenomena are coupled with the exponential growth of luxury buildings in the centre of the capital, Baku, developed without any master plan or spatial planning strategy.

Efforts to rationally reorganize spatial growth and increase the quality and safety of buildings are being made, however. For

instance, the country is engaged in a number of development plans. It is also updating its town planning, building and housing legislation; improving procedures to guarantee the quality and safety of buildings; promoting a coherent regional development; and completing a modern real estate registry system.

To support these actions, the Government of Azerbaijan has requested the United Nation Economic Commission for Europe (UNECE), through its Committee on Housing and Land Management, to develop a Country Profile on the Housing Sector. The Profile will analyse current trends and offer recommendations and suggestions on how to improve urban planning and housing conditions in the country.

As elsewhere, in Azerbaijan the world financial crisis has affected the housing market, limiting accessibility to alternative investment schemes and sustainable financing mechanisms. The analysis and recommendations in Country Profile will also focus on identifying adequate housing finance systems along the lines of the envisaged State mortgage programme that is creating the foundations for a mortgage market to help middle-income families purchase their homes.

To develop the Country Profile for Azerbaijan, international experts interviewed selected specialists and professionals from relevant Ministries and State Agencies as well as international and local organizations, local authorities and developers in the first weeks of May. This is the fourteenth Country Profile developed by UNECE, and follows similar exercises in Kyrgyzstan (2008), Belarus (2008), for which reports will soon be available, and Georgia (2007). The Country Profile for Azerbaijan will be published in the coming months.

To learn more about Country Profiles, please visit the dedicated webpage.

For more information on the UNECE Housing programme, please contact:

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// Несмотря на быстро растущую экономику, опирающуюся на поставки нефти и газа, Азербайджан не всегда занимался последовательным развитием городов. В то время как стремительный экономический рост способствует расширению строительного сектора, большая часть существующего жилищного фонда и коммунальной инфраструктуры страны устарела и находится в проблемном состоянии.

Страна столкнулась с рядом проблем, среди которых отсутствие доступного жилья, включая социальное; нелегальное строительство; плохие жилищные условия в некоторых городских и сельских районах и не отвечающие требованиям ремонт и эксплуатация многоквартирных жилых зданий. Эти явления связаны с увеличивающимися в геометрической прогрессии роскошными зданиями в центре столицы, Баку, построенными без какого-либо долгосрочного плана или стратегии территориально-пространственного планирования.

Тем не менее, в настоящее время прилагаются усилия по рациональному преобразованию пространственного прироста и повышению качества и безопасности зданий. Например, Азербайджан участвует в целом ряде планов застроек. Кроме того, обновляются законы, связанные с планировкой городов, строительством, и жильем; совершенствуются процедуры,

гарантирующие качество и безопасность строительства; осуществляется поддержка гармоничному региональному развитию; и дорабатывается система реестра современной недвижимости.

В поддержку этих мер, правительство Азербайджана обратилось к Европейской экономической комиссии Организации Объединенных Наций (ЕЭК ООН) через Комитет по жилищному хозяйству и землепользованию с просьбой провести национальный обзор жилищного сектора. Обзор проанализирует текущие тенденции и внесет рекомендации и предложения по улучшению городского планирования и жилищных условий в стране.

Как и в других странах, мировой финансовый кризис сказался на рынке недвижимости в Азербайджане, ограничив доступ к альтернативным инвестиционным схемам и механизмам устойчивого финансирования. Анализ и рекомендации в национальном обзоре будут также направлены на определение систем финансирования, соответствующих предусмотренной государством ипотечной программе, которая создаст такие условия для ипотечного рынка, которые позволят семьям со средним доходом выкупить дома.

Для составления национального обзора жилищного сектора Азербайджана международные эксперты провели со 2 по 10 мая ряд встреч и интервью с отобранными специалистами и профессионалами из соответствующих министерств и государственных агентств, а также с организациями международного и местного значения, местными властями и застройщиками. Это четырнадцатый национальный обзор, составленный ЕЭК ООН, следующий за обзорами Кыргызстана (2008) и Беларуси (2008), публикации которых будут доступны в скором времени, и Грузии (2007). Национальный обзор Азербайджана будет опубликован в ближайшие месяцы.

Чтобы больше узнать о национальных обзорах жилищного сектора, пожалуйста, зайдите по следующей ссылке:
<http://www.unece.org/hlm/prgm/cph/welcome.html>

Для дополнительной информации по Жилищной программе ЕЭК ООН, пожалуйста, свяжитесь с
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Секретарем комитета по жилищному хозяйству и землепользованию
Секретариат ЕЭК ООН
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HABITAT FOR HUMANITY WORKING FOR ENERGY-EFFICIENT HOMES, by Katerina Bezgachina

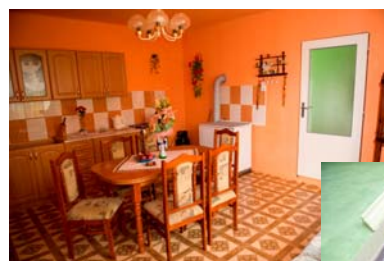


Ms. KATERINA BEZGACHINA IS THE PR & MEDIA MANAGER OF HABITAT FOR HUMANITY INTERNATIONAL, EUROPE AND CENTRAL ASIA.

During communism no one in Eastern and Central Europe worried about electricity and gas, as supplies were plenty and cheap, usually subsidized by the government. Since then things have changed, and

after the transition to a free market people were forced to pay enormous sums for their energy bills. And it's not just the costs—traditional energy supplies are quickly drying up and their delivery is unreliable. In Central and Eastern Europe, this winter was bitter and gloomy as gas supplies from Russia were cut off because of the political row between Moscow and Kyiv. Bulgaria and Slovakia suffered the most, in rural areas families were left without gas to heat homes or prepare food. This brought energy efficiency on top of the agenda.

To alleviate the burden, Habitat for Humanity, a global NGO dedicated to eliminating poverty housing, has launched programs for energy-efficient renovations in Europe—currently in eastern Slovakia, Bulgaria and in the west of Ukraine. The need to reduce heating bills is essential for low-income families partnering with Habitat for Humanity. With such home improvements as insulated doors, windows and flooring, families can cut energy expenses and greater their savings. In Slovakia, Habitat for Humanity has been offering low-income families affordable loans for installing double-glazed windows, new plastic doors and overhauling roofs. To date, 44 such loans have been distributed.



A renovated home and a window of a home in Slovakia.

However, the broader question lingers, how to keep homes warm with limited resources? The task is not impossible. Almost a decade ago engineers came up with the “passive house technology” – a building that does not require active heating or cooling systems. Its layout, structure and all the materials used for the construction are designed to retain heat and fresh air, adjusting to the outside temperature. Studies have proved that “passive houses” consume 10 times less energy than conventional modern buildings.

In Bulgaria, Habitat for Humanity is trying to adapt this technology to local needs in 12 new homes to be built in Kostinbrod, a vibrant small town near Sofia. The innovative project is scheduled to start next year. Environment-friendly and energy-efficient technologies will be implemented throughout its construction.

Apartments in the building will be between 60-70 square meters. The house will feature a common heating system with thermal pumps and solar panels. Special insulation from polystyrene will be installed. The heating system will consist of two solar panels of 160 square meters each. One of them will be used primarily for heating the air system and the second for water heating. In cold weather there will be a possibility to use additional gas heating.

Most of the work, in line with the Habitat model, will be completed with volunteer labor. Throughout the construction, only local or recycled materials will be used, thus significantly reducing construction costs. At the same time, this will create additional job opportunities for local people and ensure that resources stay and circulate within the region.

Future homeowners will be selected based on the need; the assessment will be performed by local committees. Families will receive affordable no-profit loans that they will repay into a revolving fund from which further construction in the community will be funded. New houses will be offered to families in three different ways: direct sell with down payment and Habitat for Humanity loan, rent-to-buy method for university students or young families and social rent for low-income families.



Another attempt by Habitat for Humanity to improve homes' energy efficiency is the project in the town Stara Zagora, Bulgaria, where it will renovate three condominiums, 48 apartments each. The Soviet era apartment blocks, built in 1970s and never renovated, are plagued by poor heat insulation, leakages and problems with roofs and exteriors. In partnership with the municipal authorities and local NGOs, Habitat for Humanity is aiming to renovate these buildings and improve their energy efficiency. Since insulation is crucial for that, the work will be carried out mostly in that direction.

At the same time, Habitat for Humanity wants to play an active role in developing effective municipal strategies to tackle such housing renovations. In carrying out this work, it is important to pay special attention to the low-income families residing in condominiums and involve them in the process of sanitation of the buildings. The best solution for such families is to join homeowner's joint associations, those can be later responsible for common home improvements. As part of the project in Stara Zagora, Habitat for Humanity will use its expertise in community involvement to train managers and coordinators for such associations of homeowners.

MINORITIES AND THEIR ACCESS TO LAND – THE CASE FOR ROMA, by Theodoros Alexandridis



Mr. THEODOROS ALEXANDRIDIS IS A LEGAL CONSULTANT AT THE EUROPEAN ROMA RIGHTS CENTRE (ERRC).

Although precise figures are not available, the total Roma population in Europe is somewhere between seven million and ten million members, making Roma the largest European minority. Approximately 70% of the Roma in Europe live in the Central and Eastern Europe countries and those of the former Soviet Union. Notably, only a very small minority of the Roma population is truly nomadic today in Europe. In terms of integration in the local societies, one can discern Roma communities that have almost totally integrated (if not assimilated) into their local societies

(without this meaning however that they do not face discrimination) and those that live in the margins of their societies.

Many Roma throughout Europe live in substandard housing or extremely substandard housing, often in segregated urban ghettos characterized by:

- uncertainty over the ownership of the land on which settlements are placed;
- lack of security of tenure (that often leads to forced evictions);
- lack of or inadequate access to public services such as sewerage, electricity, lighting and drinking water systems, waste removal systems, heating, and transport services;
- lack of, or inaccessibility to social services such as schooling, postal services, healthcare, and other urban facilities;
- overcrowding;
- prevalent disease and/or threat of epidemic;
- exposure to violent police raids and other arbitrary intrusions;
- segregation from other communities.



It should be noted Roma in different countries face different problems to different degrees. This should be born in mind when drafting and implementing housing policies for Roma.

The international framework

Recent years have witnessed a veritable "surge" in the drafting of "soft law" texts that address many of the issues that are raised in circumstances like the ones recounted above. All of them appear to be directly or indirectly inspired from Article 11 (1) of the International Covenant on Economic, Social and Cultural Rights (ICESCR) and particularly the Committee on Economic, Social and Cultural Rights' General Comments 4 and 7. One theme of these two comments that is of seminal importance is the Committee's dissociation of the need for protection from eviction from the legal status of tenure.



This theme, together with others raised in the two General Comments, is repeated in practically all the various texts concerning the right to housing in general as well as of the Roma in particular. Such texts include the recent Report of the Special Rapporteur on adequate housing as a component of the right to an adequate standard of living, (which includes the “Basic principles and guidelines on development-based evictions and displacement”), the earlier Decision No 566 Action Plan on Improving the Situation of Roma/Sinti within the OSCE Area, as well as Recommendation Rec(2004)14 of the Committee of Ministers to member states on the movement and encampment of Travellers in Europe and Recommendation Rec(2005)4 of the Committee of Ministers to member states on improving the housing conditions of Roma and Travellers in Europe.

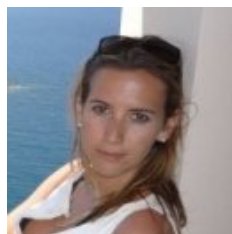
Another instrument that the ERRC has sought to take advantage of is the European Social Charter / Revised European Social Charter. There have been two main reasons for doing so: firstly, the legal orders of European states tend to be more familiar with the Social Charter and its provisions and secondly, the Charter provides (for the states that have recognised it) for a procedure of collective complaints that is better suited to highlight and addressing systemic problems such as the Roma’s access to housing.

Towards a justifiable right to housing?

Extremely useful as they might be, the main problem with all these instruments is that they lack “biting” strength. The ERRC routinely refers to them in its submissions both before domestic and international courts yet it is almost exclusively the latter that assign a particular importance to them while domestic courts and authorities tend to ignore them.

WHAT’S NEW:

AT THE SECRETARIAT: OUR NEW INTERNS and CONSULTANTS



Cecilia Serin, a French national, has been working for UNECE since February 2009 as an intern and since May 2009 as a consultant for “Climate Neutral Cities”. Her main tasks as a consultant involve assisting with the organization of the “Climate Neutral Cities” workshop to be held in the Palais des Nations on 23 September and

with the background research for the preparation of the related paper.

Cecilia recently graduated from an MSc in Development Management from the London School of Economics and Political Science. Prior to her studies Cecilia worked in Norway to support the administration of a private company producing emergency food and food for malnourished people and interned in Indonesia after the Tsunami for a local NGO focusing on community development in rural areas.

She can be contacted by email at: Cecilia.Serin@unece.org



Polina Leontovich, a Russian national, has been doing an internship in the UNECE since April 2009. She has been assisting in the preparation of the 6th session of the Working Party on Land Administration and 70th session of the Committee on Housing and Land Management to be held in June and September 2009, respectively.

Polina received a Bachelor's Degree in American Studies/German and a Master's Degree in Language Education at the Volgograd State Pedagogical University in Russia. She will complete her Master's Degree in International Affairs at the Andrassy German-speaking University in Budapest after the internship.



Oleg Golubchikov is a Consultant for the UNECE working with the Committee on Housing and Land Management and particularly advising the Committee on its programme on energy efficiency in housing. He has recently worked with the Committee to organise the First UNECE Workshop on Energy

Efficiency in Housing and prepared a background paper entitled “Towards energy efficient housing: prospects for UNECE Member States”.

Oleg has MSc degrees in Environmental Geography (Moscow State University) and Land Management (Royal Institute of Technology in Stockholm) and a PhD in Human Geography (University of Oxford). He is currently Research Fellow at the School of Geography and the Environment of the University of Oxford. His professional interests and publications relate to urban development, spatial planning, housing policy, as well as the relationships between climate change and energy policies. He has recently had visiting posts at the United Nations University’s World Institute for Development Economics Research (UNU-WIDER), Royal Institute of Technology in Sweden (KTH) and University College London (UCL). Oleg also has an established consulting expertise, including in his capacity as Founding Director of the Centre for Assistance in Sustainable Development. He has been advising international organisations, governments and businesses on aspects of local economic development, environmental and energy policies.

Oleg can be contacted by email at: oleg.golubchikov@ouce.ox.ac.uk

ANNOUNCEMENTS:

TOWARDS AND ACTION PLAN FOR ENERGY EFFICIENCY IN HOUSING // На пути к плану действий по энергоэффективному жилью

The United Nations Economic Commission for Europe (UNECE) in cooperation with the City of Vienna and CECODHAS (the European Liaison Committee for Social Housing) is organizing a Second Workshop on Energy Efficiency in Housing, to take place in Vienna, on 23 -25 November 2009.

The workshop will focus on institutional, legal, policy, technological, public awareness, financial and other measures and solutions to enhance energy efficiency in housing.

Presentations at the workshop should focus on one or more solutions and measures adopted in one or more of the UNECE countries, thoroughly explain strengths and weaknesses of the adopted measure(s), the measure(s)’ potential for reliability, and their sustainability.

The workshop will be addressed to national and local authorities, practitioners, relevant NGOs and the private sector. Please note that the results of the workshop and the related measures presented, will feed into and contribute to the development of the Action Plan

for Energy Efficient Housing to be developed under the UNECE. The workshop's languages are English, Russian and German.

Should you be interested in presenting at the workshop, kindly send a 500 word description of your presentation to via the workshop's website (<http://www.energy-housing.net/en/callforpapers.htm>) no later than 15 July 2009. The Secretariat will contact selected speakers by 31 August 2009.

To learn more about the workshop, please note that background information and information for participants will be regularly updated on the workshop's website at:

www.energy-housing.net

// Европейская экономическая комиссия Организации Объединенных Наций (ЕЭК ООН) в сотрудничестве с городом Вена и SECODHAS (Европейским комитетом по сотрудничеству в области социального жилья) организует второе рабочее совещание по энергоэффективности жилищного сектора, которое состоится в Вене 23-25 ноября 2009.

Рабочее совещание будет посвящено институциональным, правовым, политическим, технологическим, информирующим общественность, финансовым и другим мерам и решениям, направленным на повышение эффективности использования энергии в жилищном секторе

Доклады на рабочем совещании должны быть посвящены одному или более решениям и мерам, принятых в одной или нескольких странах ЕЭК ООН, подробно объяснять сильные и слабые стороны принятых мер, потенциал их последующего применения и их устойчивость

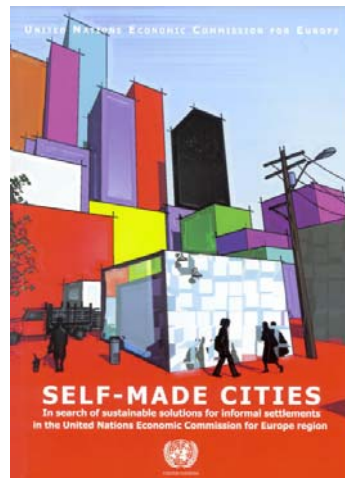
Рабочее совещание будет адресовано национальным и местным органам власти, специалистам-практикам, общественным организациям данного профиля и частному сектору. Пожалуйста, обратите внимание на то, что результаты рабочего совещания и соответствующих представленных мер будут учтены и приняты во внимание при составлении Плана действий по энергоэффективному жилью, который будет разработан под руководством ЕЭК ООН. Языками рабочего совещания будут английский, русский и немецкий. Если бы Вы хотели сделать доклад на рабочем совещании, пожалуйста, пришлите описание Вашей речи длиной в 500 слов через веб-сайт рабочего совещания (<http://www.energy-housing.net/en/callforpapers.htm>) не позднее 15 июля 2009 года. Сотрудники секретариата свяжутся с выбранными докладчиками до 31 августа 2009 года.

Если Вас интересует более подробная информация о рабочем совещании, пожалуйста, примите к сведению, что справочная информация и информация для участников будут регулярно обновляться на сайте рабочего совещания:

www.energy-housing.net

LAUNCH OF "SELF-MADE CITIES": IN SEARCH OF SUSTAINABLE SOLUTIONS FOR INFORMAL SETTLEMENTS IN THE UNITED NATIONS ECONOMIC COMMISSION FOR EUROPE REGION

On 19 June, UNECE will be launching a book entitled "Self Made



Cities". This book describes how more than 50 million people in the UNECE region have come to live in informal settlements and examines the main characteristics of the informal settlements phenomenon. It also provides policy recommendations based on case studies and initiatives implemented in the region, with varying degrees of success. It concludes that there is no "one-size-fits-all" solution, as informal settlements are the product of complex socio-political

processes that differ significantly from country to country, and from region to region. The book is in English. The Russian version would follow shortly.

If you wish to receive a copy of the book, send an email to Paola Deda or come pick it up in her office, 413 at the Palais des Nations, Geneva: paola.deda@unece.org

A NOTE ON THE COORDINATOR:



Inputs to this newsletter are coordinated by Ms. **Cecilia Batac**.

Contact her at Cecilia.Batac@unece.org.

Disclaimer: This is not a UN official publication. This newsletter is distributed only electronically to CHLM and WPLA members and interested individuals and organizations wishing to receive information on the work on housing and land management. The views expressed in this newsletter are those of the authors of the articles and do not necessarily reflect the official position of the United Nations.