



Innovative management of multi-apartment high rise housing: Localizing SDG7 & 11 and NUA through housing strategies

The Management and Maintenance of the Condominiums in the UNECE Region

Monday, 10 February 2020 | Abu Dhabi





The Geneva UN Charter on Sustainable Housing

Ensure access to decent, adequate,
affordable and healthy housing for all



The Charter is the expression of the political will of the UNECE 56 member States to ensure a high quality of life to their citizens through the provision of **adequate, safe, healthy housing and sustainable cities**.

Charter supports implementation of the **2030 Agenda**.

The Charter is based on **four principles**:

- *Environmental protection*
- *Economic effectiveness*
- *Social inclusion and participation*
- *Cultural adequacy*





Environmental impact of buildings

In the developed world, buildings are responsible for:

- consuming over 70% of the electrical power generated
- consuming 40% of primary energy
- 40% of CO₂ emissions from combustion

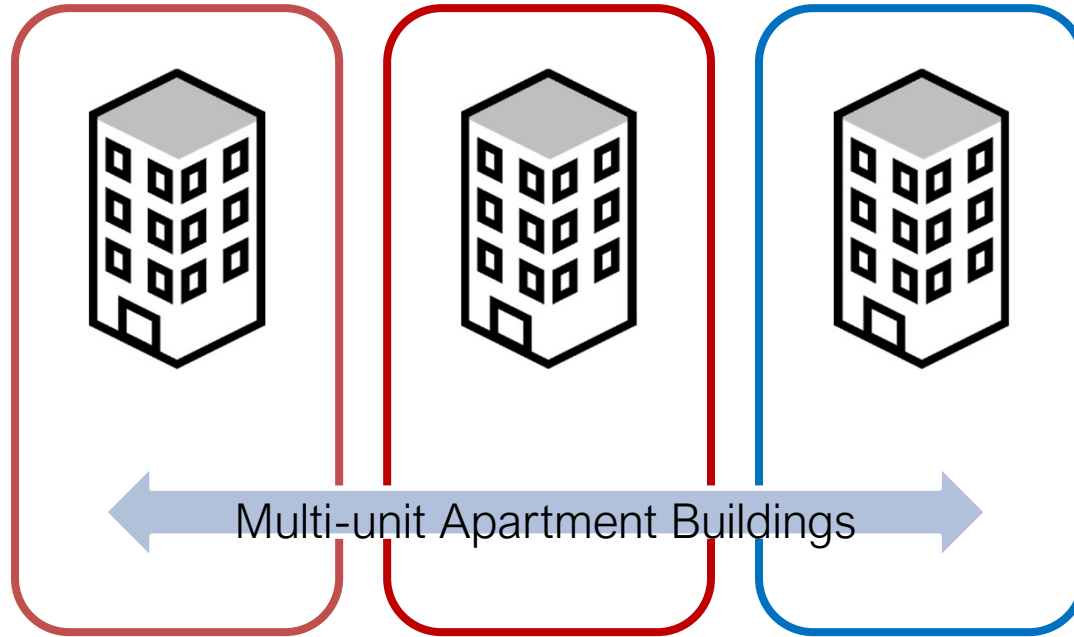




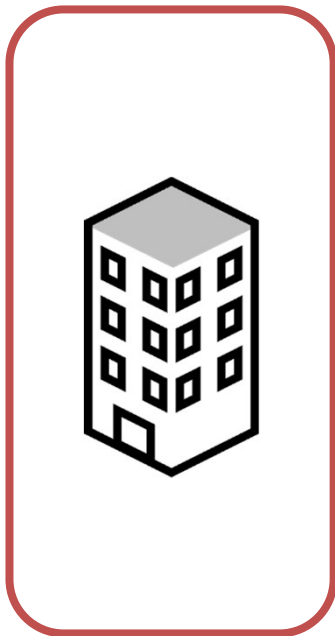
Environmental impact of buildings

In Europe 75-90% of buildings standing today are expected to remain in use in 2050





Condominiums



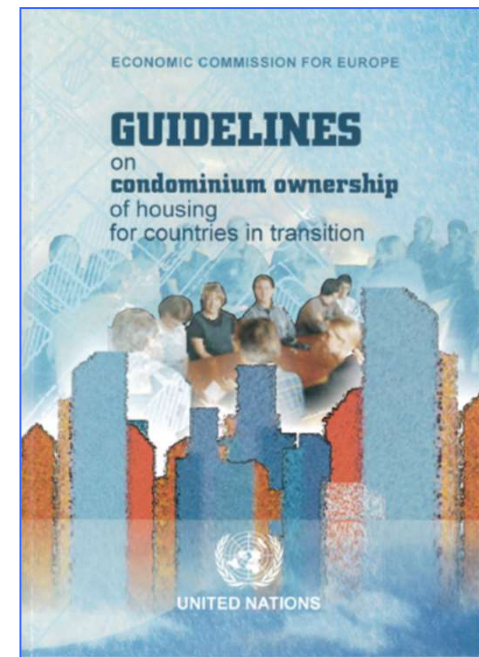
Condominiums

- A special kind of multi-apartment building in which each unit is privately owned in fee simple form.
- Owners must join together in order to maintain and manage the building, typically through an Association structure.
- Individually owned units may be rented to other tenants, but the unit-owner is a member of the Association.



UNECE work on guidance for management of multiapartment buildings

- Importance of transformation of the housing sector in all countries with economies in transition in the context of the privatization of the multi-apartment housing stock
- 2000 – 2002 discussions and development of
- Guidelines and issue paper
 - Management practices
 - Policy and role of government
 - Social issues and unintended outcomes
- 2002 – 2003 drafting
- Focus on “Countries in Transition”
- 2017 update and study of contemporary issues





Document Comparison

ORIGINAL

- 2002/2003 drafting
- Focus: “Countries in Transition”
- Historically appropriate
- Weighted towards condominium structure
- References to older documents
 - 1996 UNECE Land Administration Guidelines
- No Glossary

UPDATED

- Focus: Region-wide
- Update existing content
- Streamline
- Integrate current international guidance
 - 2030 Agenda
 - Geneva UN Charter
- Address modern challenges
 - Sharing economy in housing
 - Energy efficiency and affordability
- Update of reference documents
- Added glossary

Guidelines structure 2018



Preface Introduction

Glossary of Terms

Chapter I. BACKGROUND ON PRIVATE OWNERSHIP IN MULTI-UNIT CONDOMINIUMS

Chapter II. CONDOMINIUM LEGISLATION

A. National: 1) National Institutional Framework to Support Condominiums; 2) National Laws on condominium ownership of housing

B. Municipal

Chapter III. MANAGEMENT

A. Condominium Agreement

B. Structure and Functions of the Owners' Association

C. Meetings: 1) Annual general meeting of owners; 2) Unit Owners' meetings; 3) Board Meetings

D. Management of a jointly owned property: 1) The manager's responsibilities, 2) Contracting to hire a professional manager; 3) Financial management; 4) Operations, maintenance and repairs

Chapter IV. NON-OWNER OCCUPANCY

Chapter V. FINANCING FOR CONDOMINIUM PROJECTS



Rationale for an Update

KEY DRIVERS:

- Increasing importance of Condominium Management for all countries
- Need for expanded scope
- Integration of legislation, building management, and financing mechanisms
- Challenges posed by evolution of the “gig economy” (e.g. AirBnB)
- Need to incorporate new technologies (e.g. for energy efficiency)
- Need to train professionals (e.g. condominium managers)
- Account for the influence of new international guiding documents



INCLUSIVE PROCESS:

- Consultations with experts from multiple states
- In-put from subject matter experts
- Multiple rounds of drafting and content review
- Review by industry organizations
- Review by Committee board members



Guidance 2018



UNECE

- We tried to create the most broad guidance possible so that it would be applicable across different country experiences/frameworks at national and local levels.
- The 'who' and the 'how' of using this is dependent on country and local conditions.
- It depends on where the responsibility of housing management lies:
 - Of municipalities, of national government is the audience; or both
- Municipal authorities can use it (1) as a reference to check their current practices, (2) as a guide if they are unfamiliar with this housing type, (3) as a tool to set local procedures, and (4) to set up training.
- UNECE future plans to help with trainings.

Thank you!

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