



Initiative Wohnungswirtschaft Osteuropa (IWO) e.V.

UNECE Regional Online Workshop

Housing governance to support housing affordability

Housing affordability in Central Asia –

Energy Efficient Refurbishment of the existing building stock

- a win-win constellation for all participants

23-24 February 2021

ONLINE

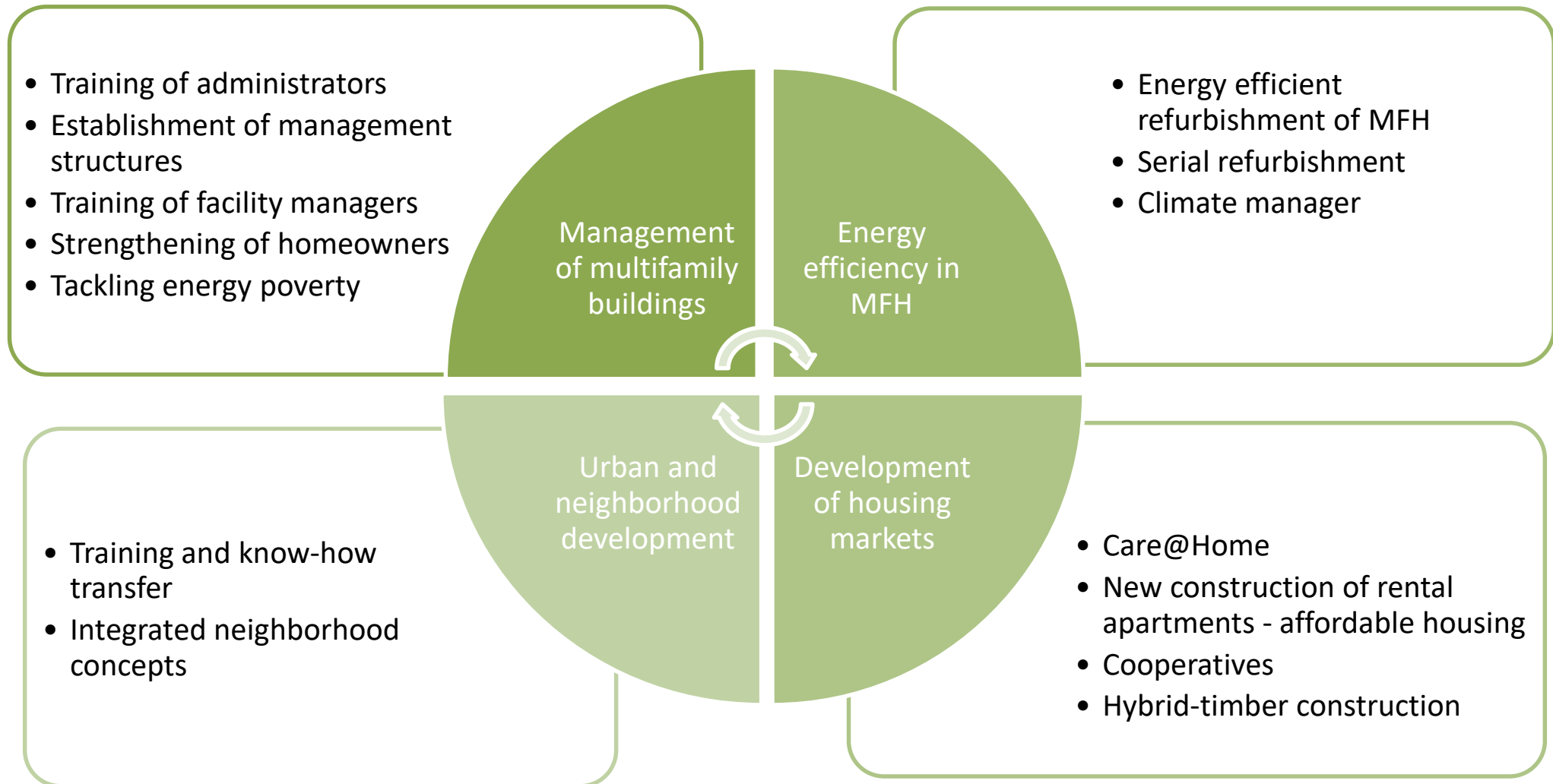
The Housing Initiative for Eastern Europe (IWO)

... is an **NGO founded in 2001** to help

- develop **market-oriented structures in the housing sector and the building industry in Eastern Europe and Central Asia**
- foster **sustainable urban development** in the project regions
- improve **living and housing conditions** in the project regions

.... IWO has **around 35 members** who assist with project work, making IWO the only association in Germany that has been supporting the housing sector in Eastern Europe for 20 years.

Current IWO topics in Eastern Europe and Central Asia



Member – Partner - Networks – Sponsors

Ongoing reform backlog in the housing sector in most post-Soviet countries



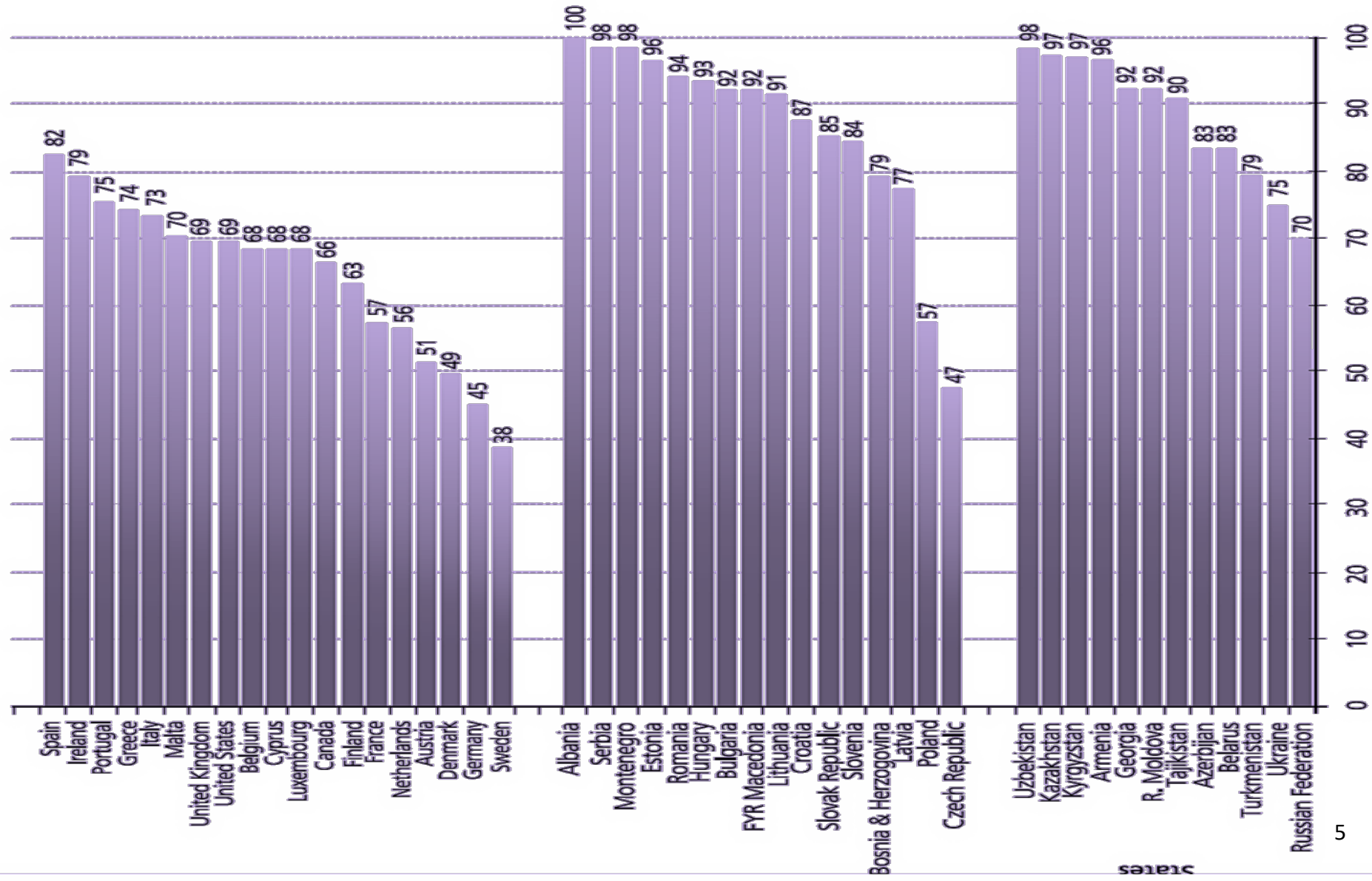
The building stock tends to consist of multi-storey family buildings from Soviet times - in which most **dwellings** were **privatised** after the collapse of the Soviet regime. In many an Eastern European country, only a minor share of dwellings are social housing.





Eastern Europe: A region of home owners...

Adapted from Dr. Orna Rosenfeld, Nov 2018 – The UNECE
Global North – a region of homeowners (% share per country)



While shares differ from country to country, a large part of the people in the Eastern European region today...

- live in apartments in multi-storey buildings that urgently need modernisation
- own their apartments while they are prone to a “tenant’s mentality”
 - are dissatisfied with (communal) housing management
 - lack awareness for their potential means to influence building and apartment maintenance
- are energy poor or at constant risk of energy poverty
 - high and rising energy prices
 - are paying a high share of their incomes for energy bills – even though energy is subsidized.
 - suffer from the effects of energy losses in the building system

Population 18.5 M
GDP per Capita 8.530 Euro



KAZAKHSTAN

6.5 M
1.219 Euro



KYRGYZSTAN

9.4 M
806 Euro



TAJIKISTAN



UZBEKISTAN



TURKMENISTAN

Population 33.6 M
GDP per Capita: 1.590 Euro

5.9 M
7.220 Euro

Population 73.9 M

Central Asia -
common
heritage but
uneven
development

Poland / Ukraine
Population 37,9 M / 41,2 M
GDP per Capita: 13.780 / 3.207 Euro

Central Asia – neglected housing sector

Kazakhstan and Uzbekistan - typical examples

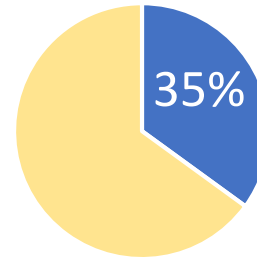
Population 33.6 M



UZBEKISTAN

34,000 Apartment buildings
 98 % Home owners
 Housing stock:
 1960 - 1990 ~ 50 %
 Since 1990 ~ 40 %

Energy consumption
 (housing stock)



230-270 kWh/m² per year
 2 - 3 times higher than in EU

Population 18.5 M



KAZAKHSTAN

79,000 Apartment buildings
 97 % Home owners
 Housing stock:
 1960 - 1990 ~ 70 %
 Since 1990 ~ 20 %

Subsidies in Billion USD (IEA fossil fuel subsidies database)									
Country	2010	2011	2012	2013	2014	2015	2016	2017	2018
Kazakhstan	5,2	6,0	5,1	3,7	3,5	2,6	4,9	5,4	8,1
Uzbekistan	6,0	6,2	6,6	5,0	4,7	2,7	1,7	3,5	6,9



**PRO
HOUSE**

The housing stock should be managed by professionals!

Well-run residential property management is one of the important prerequisites for Energy-efficient refurbishment!

EU Regional programme CENTRAL ASIA INVEST supports private sector development in the five countries of Central Asia, with a particular emphasis on the growth of Small and Medium-sized Enterprises (SMEs).

Development of BIO – Business Intermediary Organisations
Associations of housing managers, Homeowners' association

PRO HOUSE, 2016-2019

PROMHOUSE, 2020-2023

[EN: http://en.uyushma.uz/project](http://en.uyushma.uz/project)

[RU: https://uyushma.uz/project](https://uyushma.uz/project)

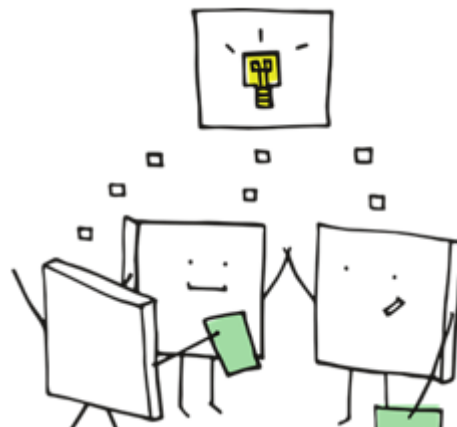
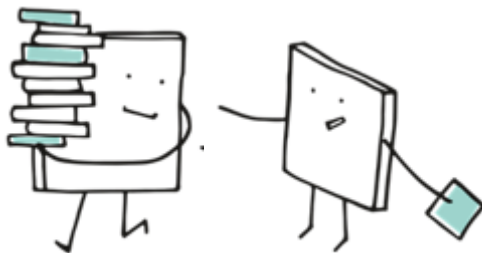
THESE PROJECTS ARE CO-FUNDED BY THE EUROPEAN UNION



PRO HOUSE, 2016-2019

Achieved results

- **Laws** on housing management **adopted** thanks to the BIOs active participation in the political dialogue and legislative process supported by the project.
- **Professional standards** for "housing managers" elaborated and approved.
- **Enhanced professionalism** in housing management and 'Energy-efficient refurbishment' was achieved by training the staff of BIOs and SMEs as well as elaborating **strategies**



PROMHOUSE, 2020-2023

Expected results

- **Curricula** for the vocational training of housing managers is developed.
- The topics '**Energy Efficiency in Buildings**' '**Energy-efficient refurbishment**' are the fixed part of the vocational training.
- The vocational training begins.
- Associations offer their members a **qualification**





Initiative Wohnungswirtschaft Osteuropa (IWO) e.V.

Thank you.

Knut Höller
Executive Member of the Board

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More than 60 projects in 20 years!

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