



Initiative Wohnungswirtschaft Osteuropa (IWO) e.V.

Creating sustainable living environments – main barriers and opportunities with regard to Housing in Belarus

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14 September 2017

Overview

- About the Housing Initiative for Eastern Europe - IWO e.V.
- About the International Federation for Real-Estate Management - MAMN
- Housing in Belarus – challenges
- Sample MAMN projects and activities – opportunities

About the Housing Initiative for Eastern Europe – IWO e.V.

... 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

... forms and feeds - with its members and partners - a **European network of expertise**

... fosters **partnerships and cooperation of stakeholders in Germany and abroad**, that is, private and public companies and organisations as well as committed individuals and experts

... follows a **systemic approach** in cooperation and projects initiated and developed by IWO, involving as many relevant stakeholders and as much expertise as possible...

IWO's network and member structure



... about 25 active and sustaining members, among them:



Focus region & project supporters

Russia excluded,
 a roughly estimated
 total population of
195 mio people live
 in IWO's project
 region (CEE/CA/CAU)

Federal Ministry
 for Economic Cooperation
 and Development
 BMZ

Bundesministerium
 für Wirtschaft
 und Technologie
 BMWi

Federal Ministry for the
 Environment, Nature Conservation,
 Building and Nuclear Safety
 BMUB

giz

kfw
 FÖRDERBANK

UN
 DP

EUROPEAN UNION
 EUROPEAN REGIONAL
 DEVELOPMENT FUND

European Bank
 for Reconstruction and Development

EUROPEAID

Projects 2016 - 2018

National programme for building refurbishment and demonstration projects in Ukraine



Support for home owner associations in Azerbaijan, Belarus, Georgia, Moldova and Ukraine

11 training and service centers in five countries (see right): **mentors sought after**



Energy-efficient redevelopment of urban areas in Lithuania

UMWELT  INNOVATIONS PROGRAMM AUSLAND
 Promotion of & consultation on BMUB's UIP program

Pro House *



* *Jointly with EBZ and DDIV*

Professional Housing Management in Kazakhstan & Uzbekistan

16 years of successful project management and networking

Energy-efficient refurbishment



Transnational projects in the Baltic Sea region



Education & training



Internationaler Verband für Immobilienmanagement (IVIM)
 International Federation for Real-Estate Management (MAMN)
www.jildom.com

Associations and networks



Housing industry & civil society
 Russia, Belarus, Ukraine

Parts of a differentiated picture – often slow transformation processes and urgent need for renovations in Eastern European countries.



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



About International Federation for Real-Estate Management – MAMN*

MAMN – an organic outcome from IWO’s activities.

- Founded 2010 by IWO and Germany-based partners DDIV and VEGIS with the support of the Federal Ministry for Economic Cooperation and Development (BMZ)’s *Support Programme for Belarus*
- MAMN - an international network with more than **40 members** from Belarus, Germany and other countries in Eastern Europe and the region like, Kazakhstan, Latvia, Russia, Ukraine, and Uzbekistan
- **MAMN’s purpose and goal:** support the sustainable development of property management (market) structures in the residential building sector – in Belarus and beyond.



Extended Meeting of the Parliamentary Committee on Housing Economy, Minsk 17 Feb 2010

MAMN’s registration, 26 Oct 2010



1st MAMN Conference in Minsk, 30 Sept 2011

MAMN's target groups and members

- Individual HOAs
- Federations of several HOAs (mostly regional level)
- Management companies (private and state)
- Organisations from the housing, municipal and building sectors
- Training and education providers, academic institutions in Belarus and beyond...

MAMN is interested in and inspires international cooperation –

also because Belarus seeks to learn and benefit from the approaches and practices from other Eastern European countries in particular.

Partners of MAMN come from the members' countries as well as from Lithuania, Poland, Bulgaria and Estonia.



The big picture: A large share of people in Belarus today...

- live in apartments in multi-apartment buildings that urgently need modernisation
- own their apartments while they are prone and used to a “tenant’s mentality”
 - are dissatisfied with (communal) housing management while market structures allowing for better offers and quality and thus competition do not exist (yet)
 - lack awareness for their potential means and responsibilities to influence building and apartment maintenance and from rely on traditions of state caring for these matters
 - suffer from the effects of energy losses in the building system (particularly health-wise)
 - lack incentives to actively care for their buildings and save energy and invest in energy-efficient modernisations due to the fact that energy is heavily subsidized - however, the political goal is for the government to gradually retreat from subsidizing energy and heat and end subsidies until 2020

A long-term task and commitment - some numbers from Belarus...

around **82.000 apartment buildings**

nearly **85 per cent** of dwellings privatised and owner-occupied – a result from widespread allocations of dwellings to their occupants after Belarus became independent from Russia.

almost **74 per cent** of the apartment buildings **built between 1946 and 1990**, with only few and mostly insufficient refurbishment measures taken meanwhile

almost **9.600 registered Homeowner Associations (HOAs)** or Housing Cooperatives (8.000 in January 2016) = a rough **12 per cent** of the total number of house communities*

Three types of possible housing management according the law

Theory

- Self-management and -administration of small-scale dwellings
- Homeowner Associations, founded and registered as legal entities, organising the management through their board (usually through their chairman)
- Homeowner Associations, founded and registered as legal entities, assigning an external manager or management company.

Practice

- Around 90 per cent of multi-apartment buildings are currently managed by state-owned, communal companies – structures remaining from former planned economy
- Homeowners rely on the government as responsible body / on traditional concepts of the paternal state
- While first legislation is in place and former deadlines ended, homeowners still lack incentives to get organised and see to the business around their building actively

MAMN's major concerns

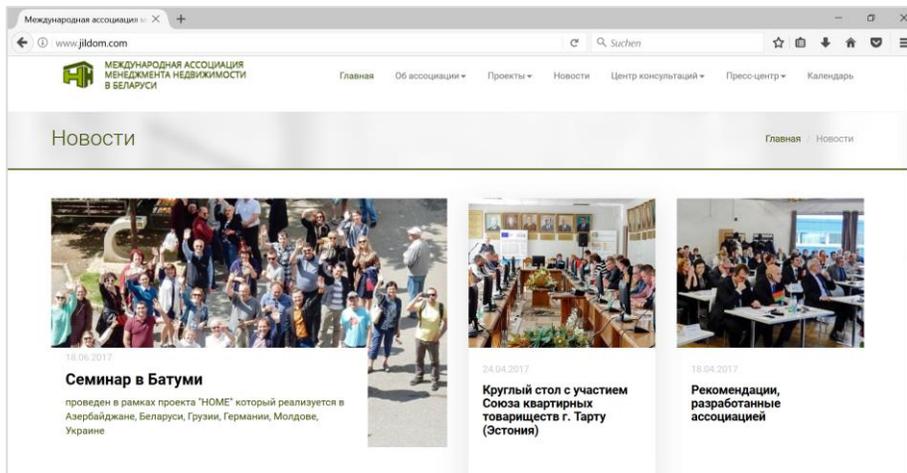
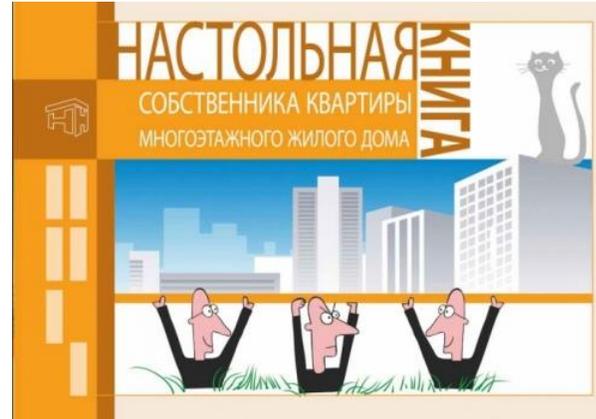


- Support market orientation in the housing and management sector and strengthen non-state organisations
- Dialogue and cooperation of non-state organisations and political levels
 - Policy dialogue and consultation on legislation and strategy matters, e.g. towards the Ministry for Housing in Belarus
 - Participation and awareness raising
 - Communication and qualification for professional and sustainable real-estate management and service provision



MAMN sample activities (1/2)

Publications, e.g. handbooks and articles in the media



www.jildom.com - MAMN's website and online information platform on housing matters

Annual international conferences on different topics



Events like roundtables, workshops, seminars



MAMN sample activities (2/2)



Public Relations - communication and media activities (tv interviews, press events)

MAMN sample projects



ComManaging Municipality (COMMA) (2015-2018)

Communication and management for community involvement in municipal governance in Belarus

Development of participatory mechanisms and communication tools for inclusive and accountable municipal governance.



Client / Supporter

Project on an **Action strategy for sustainable strengthening of networks and associations for the development of professional real-estate management** (2014-2016)

Project on **Supporting participative forms of self-administration of multifamily buildings and of civil society networks in the housing sector in Belarus** (2012-2014)

Ways forward to creating sustainable living environments...

- Increase international and European cooperation & exchange
- Develop and implement joint pilot projects for disseminating learnings and findings and scaling up exchange
- Build trust, raise awareness and understanding with relevant civil and political stakeholders regarding
 - the topics of sustainability, energy efficiency and climate protection
 - the relevance and role of residents' active participation in decision-making for their buildings as well as of professional real-estate management





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Thank you.

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