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Strategic planning for creating effective joint dwelling associations in Kosovo : [presentation given October 2010]

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***“Strategic Planning for
Creating Effective
Joint Dwelling Associations
in Kosovo”***

Capstone Project in partial fulfillment of a Master of Science
Degree in Professional Studies at the RIT Center for
Multidisciplinary Studies

Presenter : Drita Shabani

**AUK&RIT
October 2010**



Content:

- Problem statement
- 2010 living conditions in joint dwellings in Kosovo and EU countries
- Action plan for effective joint dwelling associations
- Lessons learned during Capstone
- Recommendations



Joint dwellings in Kosovo

- More than 360,000.00 housing units, around 10% are joint dwellings, 45% in Prishtina
- No management system regarding joint dwellings
- Law No.03/L-091 on “Use, administration and maintenance of the joint ownership building”
- Missing housing data



Problem Statement

- ***Problem-*** *Joint Dwellings (Joint Ownership Buildings) in Kosovo*
- **Proposed solution-** The creation of the joint dwelling associations



World Context

- Property management companies
- Important trends in housing stock management :
 - Installation of new technology
 - The 24 hours service, monitoring and developing of them
 - More effort in marketing
 - On-going training of staff



Global challenges

- “Energy poverty” and its relevance to housing:
 - Buildings consume more energy than any other sector of the European economy-around 40% of energy consumption
 - The building sector has the largest potential for energy savings
- Environmental protection and its relevance to housing:
 - CO₂ emissions from the housing buildings
 - Trash disposal
 - Current situation of the joint dwellings-environment degradation element

The living conditions in the joint dwellings in some EU countries

- Majority constructed as social housing with low construction quality (after WW II)
- Privatization-housing reforms
- Refurbishment and energy efficiency measures
- The results: reduction of EU total energy demand of 1.5%, and approx. emiss. reduction of 35 MtCO₂.

Fig.10.0. A model of refurbished joint dwelling
Source: Pedro Guertler and Winton Smith, 2006 Association for the Conservation of Energy report



Lessons learned from EU countries

- Importance of the establishment of joint dwelling associations
- Creating management bodies- opportunity for mortgage loans
- Energy saving and environmental protection measures
- Flexible forms of financing-incentives, soft loans

| | | Object subsidies | |
|-------------------|-----|-------------------------------|---|
| | | Yes | None or little |
| Housing allowance | Yes | EU countries (15 members) | Canada, ³² Netherlands, Spain, United States |
| | No | Belgium, Luxembourg, Portugal | Greece |

Table 2.0 :Forms of housing subsidies

Source: UNECE publication, 2006, *Guidelines on Social housing*, page 64

Case studies related to the project

- Slovenia, Bulgaria and Albania (focus in Energy efficiency measures)



Fig 1.0.: Apartment building Hermana Potočnika 17 after renovation

Source :<http://ei-education.aarch.dk/>

Hermana-Best practice example No 2 from the Slovenia



Legal framework 1

- Law No. 03/L-091 on “Use, administration and maintenance of joint ownership building”
- Administrative Instruction for Energy Efficiency and RES especially Technical Regulation for Saving of Thermo- Energy and Thermo-Insulation in Buildings
- Administrative Instruction No.09/2008 on Energy Audits



Legal framework 2

- DIRECTIVE 2002/91/EC of 16 December 2002 on the energy performance of buildings
- DIRECTIVE 2010/31/EC of 19 May 2010 on the energy performance of buildings (recast)
- DIRECTIVE 2006/32/EC of 5 April 2006 on energy end-use efficiency and energy services and repealing Council Directive 93/76/EEC



Joint dwellings in Kosovo

- Based on the data collected :
- The average age - 30-45 years
- In the existing joint dwellings urgent refurbishment- needed
- New joint dwellings- better quality then older ones
- Low awareness of the owners about the importance of the management system and their role in it
- No information about existing legislation which regulates the management of the joint dwellings

2010 living conditions in joint dwellings

Interview results

| no | age of joint dwelling | up to35 | 35-40 | up to 12 | up to 35 | up to35 | 35-40 | 35-40 | up to- 35 | up to 12 | total |
|----|---|---------|-------|----------|----------|---------|-------|-------|-----------|----------|-------|
| | need for improvements | R 1 | R 2 | R 3 | R 4 | R 5 | R 6 | R 7 | R 8 | R 9 | |
| 1 | Repair of roof | 4 | 1 | | 5 | 5 | 5 | 5 | 2 | | 27 |
| 2 | Improving thermo-insulation in facades | 5 | 4 | | 3 | 2 | 4 | 4 | | | 22 |
| 3 | Change of windows | 3 | 5 | | 4 | 3 | 4 | 2 | | | 21 |
| 4 | Safety measures/Fire protection | | 3 | | 2 | 1 | | 4 | 5 | 2 | 17 |
| 5 | Repair of sewage and water installation | 2 | 2 | | | 4 | 3 | 3 | | | 16 |
| 5 | Repair of main entrance and electrical equipments | | | 3 | 3 | | 1 | 3 | 3 | 3 | 16 |
| 7 | Painting and repair of the common spaces | | | 2 | | 1 | 1 | 1 | 4 | 1 | 10 |
| 8 | Repair of the elevators/installation | 1 | | 1 | | | 2 | | 1 | | 5 |

Table 1.0. Listing of the 8 (eight) improvements by 2010 priority

2010 living conditions in joint dwellings

Interview results

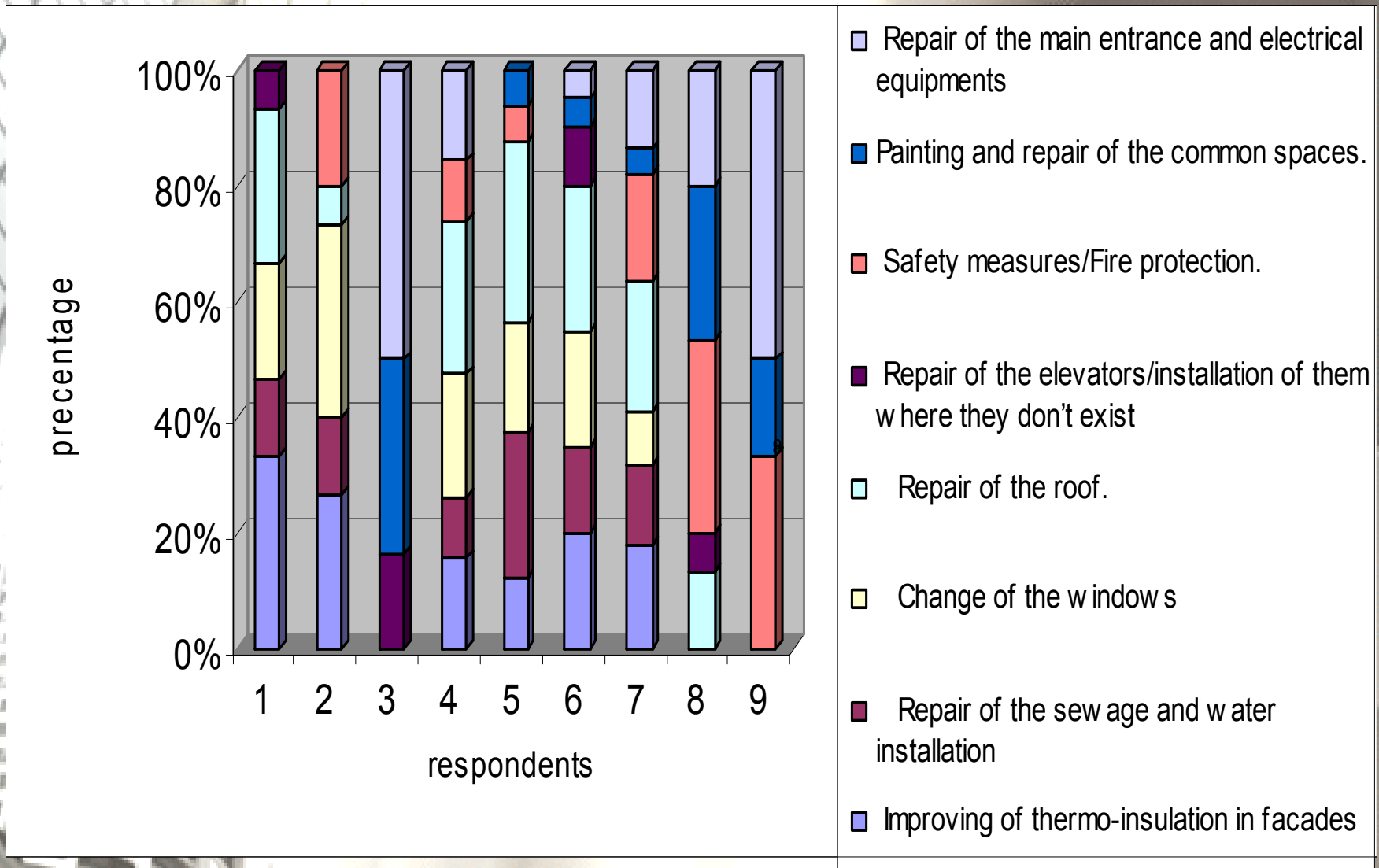


Fig.2.0. The results of the interviews-listing of the priorities among refurbishment activities in the joint dwellings

2010 living conditions in joint dwellings

Interview results:

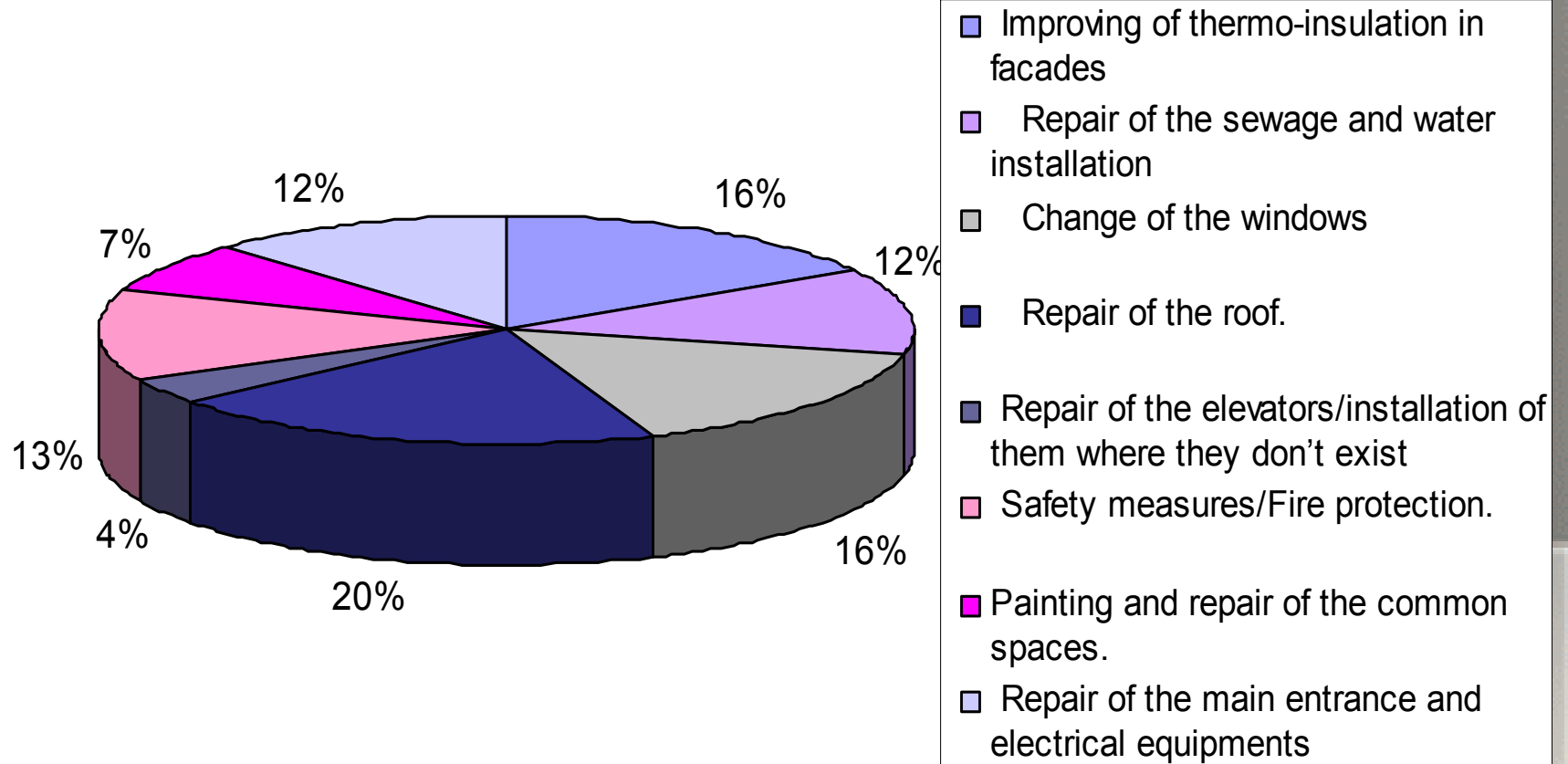


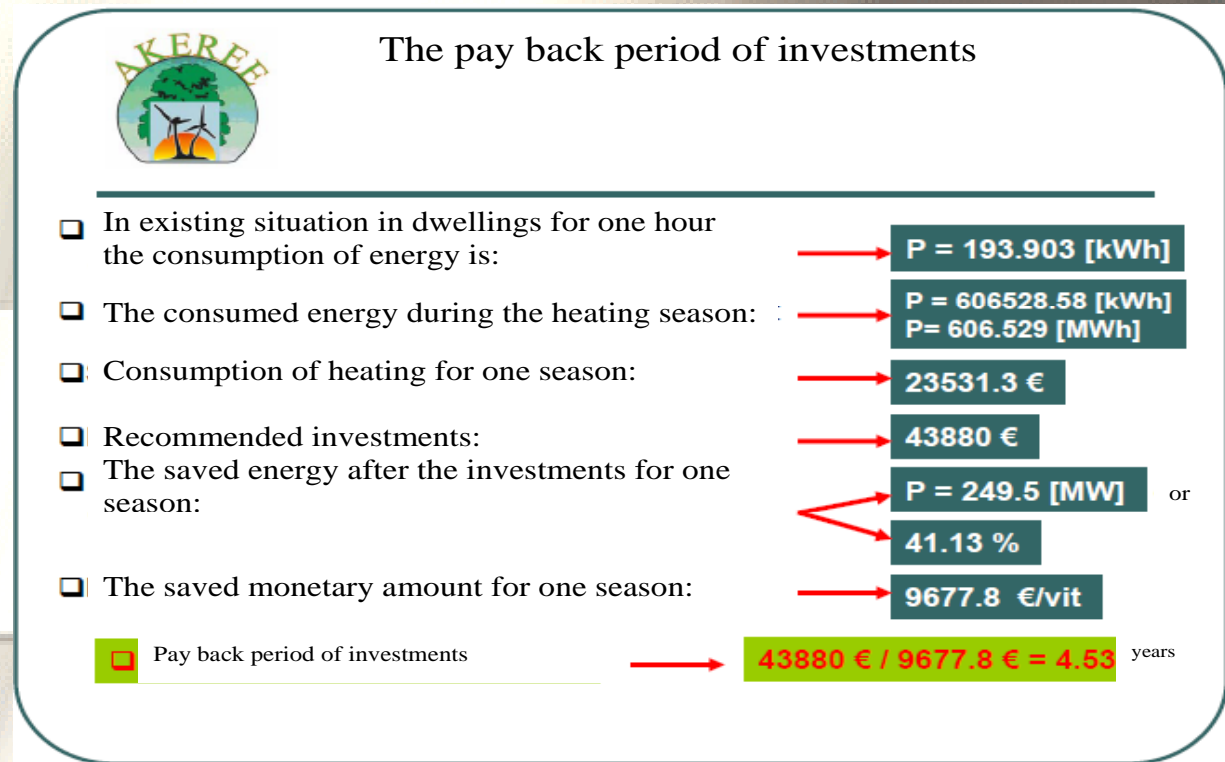
Fig. 3.0. The results of the interviews regarding the needs for improvements-refurbishment activities in the joint dwellings

2010 living conditions in joint dwellings

Interview results: Thermo- insulation 1

- Renovation of the external envelope of the building-energy efficiency measures
- Repair of the heating system

■ Example:
Assessment done by
AKEREE



Based on assessments and the recommended investments the reduction of CO₂ emissions in the area are estimated 69.347 t/year.

Fig.6.0: The description of the situation in the dwellings 3

Source: AKEREE assessment document-presentation translated by the author

2010 living conditions in joint dwellings

Interview results: Water and Sewage System

- Sewage system in very bad condition
- A few individual repairs by owners just in the individual part



Fig.7.0. A view from a damaged façade of a joint dwelling in Pristina

2010 living conditions in joint dwellings

Interview results: Common Spaces and Equipments

- The common spaces and equipments not maintained
- Some symbolic and cheap repairs that didn't last much
- Immediate improvements in the common spaces-needed,



Fig 8.0: The common spaces in a joint dwelling
Source: Kosovapress newspaper



Fig.9.0: The entrance of a joint dwelling in Gjilan

Action Plan for Effective Joint Dwelling Associations

- **For Creation of Effective Joint Dwelling Association proposed activities :**
 - Installation of the database about joint dwellings (approx. Budget. 400,000.00€)
 - Awareness Campaign (approx. Budget. 14,800.00€)
 - Refurbishment activities (approx. Budget. 445,000.00€)
 - Management incentives (approx. Budget. 3,000.00€)
- Total approximately estimated cost - **860.850,00 €** with time duration of two years



Expected Results

■ **Expected results:**

- Created the first joint dwelling associations;

- Improved living conditions in joint dwellings;

- Successful awareness campaign activities for importance of administration and maintenance of joint dwellings;

- Reduction of energy for heating and reduction of CO₂ emission.

■ **Multidisciplinary benefits** :institutional, environmental, social, safety and financial



Lessons Learned during Capstone

- The hardest work during the research process- data collection
- Hard to initiate a pilot project with comprehensive approach
- High importance of building institutional structures in both levels in terms of offering of better services
- Utmost need for establishing of an information system with housing information
- *If I would start drafting the project again, I would be more focused -with less activities.*



Conclusions 1:

- The existing stock- old and of utmost need establishing a management system and their refurbishment
- The biggest risk for the implementation of the Law No.03/L-091- Creation of the joint dwelling associations- not compulsory
- Creation of the Joint Dwelling associations is the precondition for further development regarding management system of the joint dwellings
- Real incomes of the majority of households in Kosovo are scarce, no sustainable loans mechanisms set- needed the gov. incentives



Conclusions 1:

- Choosing to **do nothing** is the worst scenario.
- Choosing to **do something** is better than doing nothing. The least thing that can be undertaken by the government is awareness campaign .
- Choosing the **investing of this project** it means initiating the functioning of the management and maintenance system.



Recommendations 1


- **The primary general recommendations**
- Enforcement of the Laws and other government policies -with some small practical projects as pilot
- Institutional capacity building regarding housing and increasing of the cooperation between institutions vertically and horizontally
- Establishing of the electronic system- installation of the housing database in local and central level



Recommendations 2

- **The secondary Recommendations**

- Increasing of the involvement of the civil society in identification of the policies
- Increasing of the people awareness with world challenges
- Creating of the different fiscal opportunities for housing
- Harmonization of the legislative framework



***Thank You for attention!
Feel free for questions!***