



# Sustainable Housing Management The Perspective of Homeowners and Homeowners' Associations

International Seminar  
November 17 and 18, 2005  
Sofia, Bulgaria

## Background

Privately owned condominiums represent a large share of the total building stock in Bulgaria and in the other new member states of the European Union. During the Ministerial EU Conference on Housing, which was held in March 2005 in Prague, the Netherlands Minister of Housing, Ms. Dekker, called for information exchange and co-operation between countries to improve the daily and long-term management of this building stock.

This seminar answers to this call by facilitating the exchange of experience between Bulgarian policy makers, executives and professionals with their counterparts in the member states of the European Union.

The seminar will address the following three topics:

1. Legislation and policy with the focus on homeowners' associations.
2. Financing mechanisms and project development.
3. Restructuring of housing complexes and creating property value for homeowners.

The seminar will address these issues from a practical and operational perspective and focus on the role of homeowners and homeowners' associations and their collaboration with local authorities and private companies. The seminar combines plenary sessions with parallel working sessions. The discussions will result in the identification of good practices and lessons learned applicable to privately-owned condominiums in high-rise buildings.

## PROGRAMME

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### **Wednesday, 16 November 2005**

Autumn meeting of the Eastern Europe Working Group of CECODHAS, the European Liaison Committee for Social Housing (members only)

### **Thursday, 17 November 2005**

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8<sup>30</sup> – 9<sup>30</sup> Seminar registration and coffee

## OPENING OF THE SEMINAR

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### 9<sup>30</sup> – 10<sup>00</sup>      **Opening address**

Conference Chair: Mr. Jan van der Moolen. Chairman of the Habitat Platform for Central and Eastern Europe

His Excellency Willem van Ee, Ambassador of the Kingdom of the Netherlands to Bulgaria  
Mr. Belin Mollov, Advisor to the Minister of Regional Development and Public Works of Bulgaria

## PLENARY SESSION

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Chair: Mr. Jan van der Moolen, Chairman of the Habitat Platform for Central and Eastern Europe

### 10<sup>00</sup> – 11<sup>30</sup>      **1st Plenary session “Outlining the Issues”**

#### **1. The Role of Homeowners’ Associations in the Netherlands and in the European Union**

Mr. Hubert van Eyk, President of the Committee on Human Settlements of the UN Economic Commission for Europe, Manager International Housing Unit, Netherlands Ministry of Housing, Spatial Planning and Environment

#### **2. Housing Legislation and Policy; the Bulgarian Condominium Law**

Mr. Stefan Hubanov, Head of Housing Policy Department at the Ministry of Regional Development and Public Works of Bulgaria

#### **3. The Needs and Concerns of a Homeowners’ Association**

Ms. Slavka Ivanova, Chair of the homeowners’ association Zaharna Fabrica, Sofia

11<sup>00</sup> – 12<sup>00</sup>      *Coffee break (Press conference)*

### 12<sup>00</sup> – 13<sup>00</sup>      **Continuation 1st Plenary session “Outlining the Issues”**

#### **4. Financing Renovation in Housing for Homeowners**

Mr. Valius Serbenta. Director Housing Advisory Agency, Lithuania

#### **5. Restructuring of housing complexes and creating Property Value for Homeowners**

Arch. Georgi Bachev, Director of Directorate Architecture and Urban Planning of Sofia Municipality

13<sup>00</sup> – 14<sup>30</sup>      *Lunch*

## WORKING GROUP SESSIONS

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### 14<sup>30</sup> – 16<sup>30</sup>      **1st Parallel working group sessions**

#### **Working group 1: Legislation and Policy**

Chair: Mr. Roderick A. Bredero, Chairman of Foundation Housing<sup>+</sup> (The Netherlands)

1st Introduction: Mr. Mihai Mereuta, President Romanian Habitat League of Homeowners’ Associations

Topic: Condominium Legislation in Romania

2nd Introduction: Anu Sarnet, Estonian Union of Co-operative Housing Associations (EKL)

Topic: Experiences in Estonia with strengthening homeowners’ associations

**Working group 2: Financing and Project Development**

Chair: Mr. Erik H. Beijer, Managing Director Dutch International Guarantees for Housing DIGH  
1st Introduction: Mr. Axel Viehweger, Chairman Working Group Eastern Europe of CECODHAS  
Topic: Key issues in Project Financing and Project Development in Housing  
2nd Introduction: Mr. Clifford Aron, CJ Aron Associates Inc.  
Topic: Innovative Financing Schemes for Block Housing Renovation in Central Europe

**Working group 3: Restructuring of Housing Complexes and Creating Property Value for Homeowners**

Chair: Mr. Belin Mollov, Advisor to the Minister of Regional Development and Public Works  
1st Introduction: Ms. Ivana Bursiková, Director Agora CE  
Topic: Experiences of Homeowners' Associations in the Czech Republic in Cooperating with Local Governments  
2nd Introduction: Ms Cveta Naniova, Sofia Municipality  
Topic: Collaboration of local authorities with owners in condominium houses

16<sup>30</sup> – 17<sup>30</sup>      *Reception (Rodina hotel)*

19<sup>00</sup> – 21<sup>00</sup>      *Dinner (Rodina hotel)*

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**Friday 18 November 2005**

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9<sup>00</sup> – 9<sup>30</sup>      *Coffee*

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**WORKING GROUP SESSIONS**

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**9<sup>30</sup> – 11<sup>00</sup>      2nd Parallel working group sessions****Working group 1: Legislation and Policy**

Chair: Mr. Roderick Bredero, Chairman of Foundation Housing<sup>+</sup> (The Netherlands)  
1st Introduction: Mr. George Georgiev, Bulgarian Housing Association  
Topic: Bulgarian Condominium Draft Law  
2nd Introduction: Mr. Zdravko Mishev, Bulgarian real estates Foundation  
Topic: Condominium property issues  
3rd Introduction: Stefan Mitkov, Chair of "Citizens Initiative for clean and green Sofia"  
Topic: Maintenance of common areas

**Working group 2: Financing and Project Development**

Chair: Mr. Erik H. Beijer, Managing Director, Dutch International Guarantees for Housing DIGH  
1st Introduction: Mr. Dick Reinders, Woondrecht and De Nieuwe Unie Dutch housing associations  
Topic: Business Model for a Renovation and Management Company in Bulgaria and the Pilot Project at Zaharna Fabrica, Sofia  
2nd Introduction: Mr. Clemens Wolf  
Topic: Renovation of Panel Buildings in Plovdiv (German-Bulgarian co-operation)

**Working group 3: Restructuring of Housing Complexes and Creating Property Value for Homeowners**

Chair: Mr. Belin Mollov, Advisor to the Minister of Regional Development and Public Works  
1st Introduction: Mr. Soóki Tóth Gábor, Managing Director Ecorys Hungary  
Topic: Position of Homeowners' Associations in Hungary in Comparison with Other New EU Member States  
2nd Introduction: Mr. Pascal Defosse, Project Director Europe Groupe Hainaut Immobilier GHI  
Topic: Creating property value

11<sup>00</sup> – 11<sup>30</sup>      *Coffee break*

## PLENARY SESSION

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### **11<sup>30</sup> – 13<sup>00</sup>      Lessons Learned: Chances for Homeowners and Homeowners' Associations - Part 1**

Chair: Mr. Jan van der Moolen, Chairman of Habitat Platform for Central and Eastern Europe

### **11<sup>00</sup> – 12<sup>30</sup>      Reporting on Lessons Learned from the working groups**

Speakers:

Chair Working group 1 Legislation and Policy

Chair Working group 2 Financing and Project Development

Chair Working group 3 Restructuring of Housing Complexes and Creating Property Value for Homeowners

### **12<sup>30</sup> – 13<sup>00</sup>      Discussion**

*13<sup>00</sup> – 14<sup>30</sup>      Lunch*

### **14<sup>30</sup> – 16<sup>15</sup>      Lessons Learned: Chances for Homeowners and Homeowners Associations - Part 2**

### **14<sup>30</sup> – 15<sup>00</sup>      Introduction to the panel discussion**

Mr. Jan van der Moolen, Chairman of Habitat Platform for Central and Eastern Europe

### **15<sup>00</sup> – 16<sup>00</sup>      Panel discussion**

Chair: Mr. Jan van der Moolen

Panel members:

- Chairs of the three working groups
- Mr. Kalin Rogachev, Deputy Minister of Regional Development and Public Works of Bulgaria
- Representatives from economies in transition
- Mr. Axel Viehweger, Chair of Working Group Eastern Europe of CECODHAS

### **16<sup>00</sup> – 16<sup>15</sup>      Concluding remarks**

Mr. Kalin Rogachev, Deputy Minister of Regional Development and Public Works of Bulgaria

### **16<sup>15</sup>      Closure of the seminar**

This seminar is organized within the framework of the MATRA project implemented by Foundation Housing<sup>+</sup> in cooperation with the Dutch housing organizations Woondrecht and De Nieuwe Unie, and the Bulgarian Housing Association BHA. MATRA is a wide-ranging program of the Netherlands Ministry of Foreign Affairs designed to promote social transformation in Central and Eastern Europe. It supports existing private initiatives, focusing on activities that contribute to the development of a pluralist and democratic society, securely embedded in the rule of law. The Eastern Europe Working Group of CECODHAS, the European Liaison Committee for Social Housing, will kindly support the organization. The Working Group will hold its regular autumn meeting in Sofia on 16th November 2005 back-to-back with the seminar.

**Working languages:** English and Bulgarian; During the plenary sessions simultaneous translation is provided. During the parallel working group sessions consecutive translation is provided, if needed

**Venue:** Hotel Rodina, Sofia ([www.rodina.bg](http://www.rodina.bg))

**Contact for registration and further information:**

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