

# Course Handbook

Tailor-made Training  
**The Management and Maintenance of High-rise  
Multi-family Residential Buildings in Countries in  
Transition of Central and Eastern Europe**



*"The deterioration of the housing stock in Central and Eastern European cities is a time bomb that needs to be urgently dismantled if social unrest is to be prevented. The European Union and the member states must handle this problem in a sustainable way" (Habitat Berichten, 12/2004. Habitat Platform).*

Period: 9 – 27<sup>th</sup> May 2005.

Course Coordinators: Claudio Acioly and Fred Kooijman

Sponsor: Dutch Ministry of Housing, Spatial Planning and Environment - VROM

Course offered by the Institute for Housing and Urban Development Studies – IHS

# Table of Contents

	Page
1 Introduction	03
2 A Common Problem in a Nutshell	04
3 Objectives of the Course	06
4 Outlining of the Course Programme	07
4.1 Housing Policy and Implementation	07
4.2 Housing Maintenance	08
4.3 Operational Management and Finance	08
5 Brief Description of Coordinators	10
6 Schedule and Description of the Training Sessions	12
7 Additional Bibliographic References	32

Definition of High-rise Multi-family Residential Buildings:

**Residential buildings with 5 or more storeys**

**High-rise:** Residential buildings with 5 or more storeys

## **1. Introduction**

The experience of the Institute for Housing and Urban Development Studies-IHS with the process of transition in Central and Eastern Europe till date and the discussions with local counterparts has increasingly demonstrated the need to tackle the housing problem through various perspectives. At first the focus was on promoting housing reform programmes meant to establish basic institutions and a regulatory frameworks to enable the market to function properly. This was done during a period in which countries embarked into macro economic reforms. This went hand-in-hand with the development of a housing policy framework and an institutional set up that pinpointed new roles for the State as well as for the various stakeholders e.g. financiers, brokerage, building materials firms, construction industry, research institutions, municipal agencies, and property management companies. More often than desired institutional development and the establishment of a legal framework under market conditions had to start from scratch. The IHS got involved in a number of training programmes as well as technical assistance initiatives geared to create and strengthen local capacities to properly address the problem and design positive and sustainable solutions.

As time passed by one realised that the retreat of the state and the dismantle of the dominant model of state housing provision and large scale privatisation of the publicly owned housing stock took away the existing mechanisms of housing allocation as well as the maintenance of buildings and communal spaces all at once. This left the housing stock at its mercy or at best in the hands of residents and new homeowners but without the proper instruments and mechanisms to upkeep their property. It is surprisingly to notice that the management and maintenance dimension was totally neglected in the majority of the countries. The result is that the housing stock is seriously and adversely affected by a structural lack of maintenance and in some cases facing a spiral of deterioration and decay.

The problem is serious. The Dutch Ministry of Housing, Spatial Planning and Environment-VROM has taken the lead in calling the attention of the European Union and the member States for this problem. It has sponsored a survey in all member countries and has co-organised a Minister's conference that took place in Prague in the beginning of 2005. A special working group of the Netherlands Habitat Platform has been formed and a special conference was organised specifically on this subject in which the Dutch Minister spoke about a time bomb that is about to explode if sustainable measures are not taken. It is with this in mind that IHS has designed a tailor-made programme that makes use of the best knowledge available in The Netherlands. There are not only relevant and valuable Dutch knowledge and experience but also various expertise and institutions focusing on the problem.

The Ministry VROM has commissioned IHS to organise the programme upon request made by the Ministry of Environment of Lithuania. The first round of the course is addressed to a group Lithuanians who are directly involved with the issues of housing maintenance and management of high-rise residential buildings.

## 2. The Common PROBLEM in a Nutshell

One of the common features of the transition from a centrally-planned to a market economy experienced by countries from Central and Eastern Europe-CEE was the retreat of the State from the actual production, delivery and allocation of housing that among other things resulted into a large scale transfer of ownership of the housing stock.

In the great majority of the countries there was a gradual and continuous transformation from public rented to owner occupation despite some exceptions like the Czech Republic where there is still a significant amount of housing stock that remains under the regime of rented occupation. The process of transfer varied from country to country. Nevertheless most countries had to design their basic legislation from scratch in order to adjust to a new regime of home ownership that implies new responsibilities to owners and to new emerging actors such as home owners' associations, condominiums, property management companies and local government agencies.



The privatisation of the housing stock took place within the framework of housing reform programmes that had an embedded policy reform requiring the establishment of a new regulatory environment, housing finance institutions and a different institutional framework that would facilitate housing markets to work properly. Housing production and the housing delivery systems changed dramatically. State owned enterprises had to be restructured or closed down; municipal and/or central government housing allocation companies were either privatised or simply closed

down; the land code and land property rights had to be reassessed; building technologies and pre-fabrication of panels and construction components had to be adjusted to new demands for individual and low-rise housing and/or comply to increasing environmental and energy concerns; market institutions had to be promoted such as brokerage, real estate valuers, credit and mortgage institutions and a whole set of measures to enable housing markets to work.

This is still an on-going process. Many countries are still confronted with the adverse effects of privatisation and retreat of the state particularly in the areas of building maintenance and management of the housing stock. Although there are many cases in which residues of the stock are still kept under municipal property the overall feature is the degeneration of the stock, a rapid decline in housing quality and very serious maintenance problems. Not mentioning the changing spatial needs and demands from new housing consumers. Homeowners in multi-family apartment buildings found themselves on their own without the traditional support of government agencies. In a variety of countries there are serious bottlenecks preventing homeowners' associations to be established and to legitimately represent flat owners and launch capital refurbishment actions and regular maintenance. In some cases new homeowners do not have the means to cope with the responsibilities and cope with financial commitments that homeownership demands. Housing finance institutions are still unable to lend or support housing maintenance. Professional and commercially oriented property management institutions have not been established in all countries. At times there is no legislation to enable these operations to take place.



While in the operational levels these problems remain as a great impediment to increase the quality of life and the quality and durability of the housing stock in several cities of the Central and Eastern Europe, it is noticeable that there are also problems at the policy and programme management levels. If nothing is done to reverse the deterioration process it is likely that the situation will become explosive with large numbers of properties become derelict. There are even cases where apartments situated on the top floor of multi-storey buildings have become uninhabitable as a result of lacking roof maintenance and repair. Consequently there is a phenomenon triggering a chain of dilapidation of the floors below coupled with a lack of concern for communal spaces that put in risk the liveability of entire buildings. The wealth of experiences from other parts of the world and particularly from countries of Western Europe in dealing with similar problems from the institutional, policy and legal viewpoints remain little or practically unknown by policy makers. Professionals – due to language barriers and difficulties to access to information and literature – still work in a relative intellectual isolation despite of their technical capabilities.

In response to these issues, the Dutch Ministry of Housing, Spatial Planning and Environment - VROM has organized a European Ministers Conference on "Sustainable Refurbishment of High-Rise Residential Buildings and Restructuring of Surrounding Areas" (2005) in addition to a survey and application of questionnaires focusing on this topic. Based on this initiative and in order to address this problem, the IHS in cooperation with VROM, designed a tailor-made training programme addressed to housing and urban practitioners from countries of Central and Eastern Europe. The course is demand driven and will be tailored to the specific needs of organisations, ministries, municipal governments, private organisations and civil society organisations. The course programme will also be drawn from the results of the multi-state questionnaire and the reports produced by the United Nations Economic Commission of Europe-UNECE on condominium associations and country housing profiles. The experience of IHS with its various projects in the Region will be an essential asset in making the course focused and problem-solving oriented.

### **3. Objectives Of the Course**

The overall objective of the course is to develop a broader understanding of housing practitioners from Central and Eastern European countries about the design and implementation of housing policies addressing the problem of deterioration of the existing housing stock. In summary, the course objectives are:

- To broaden the participants' knowledge about housing policy and housing stock management;
- To develop the participants' skills in housing stock management;
- To provide opportunities for participants to further enhance their skills and practical knowledge in maintenance of multi-family and multi-storey apartment buildings.

- To provide opportunities for the participants to get acquainted with western European practices in housing maintenance and management, and in particular the Netherlands experience with housing stock management;
- To develop the participants' understanding about the role, potentials and limitations of homeowners associations, social housing associations and housing management companies within the process of maintenance and management of multi-storey and multi-family residential buildings.

The Netherlands offers unique and dynamic laboratory for those concerned with all the different planning, implementation, management, financing and operation of high-rise housing. The course intends to explore this comparative advantage of the Netherlands.

#### ***High-rise living in the Netherlands***

*Thirty percent of homes in the Netherlands are multi-family dwellings. Of these 30%, 6.7% are in the high-rise category. The following can be said about them:*

- *Most high-rise housing was built in the nineteen-sixties and seventies (60%)*
- *Most high-rise housing is owned by housing associations (62%)*
- *90% of high-rise dwellings are occupied by one or two people*
- *The most common high-rise dwelling has three or four rooms and covers an area of between 60 and 100 m<sup>2</sup>*
- *The quality of the average high-rise flat is better than the quality of other types of housing.*

Source: "High-rise housing in the Netherlands: past, present and sustainability outlook", TNO, Rigo Research and Advies bv and Nationaal Duurzaam Bowen Centrum, September 2004.

## **4. Outline of the Course Programme**

The course is divided in specialised modules and has a total duration of 3 weeks.

1. Housing Policy and Implementation
2. Housing Maintenance
3. Operational Management and Finance

### **4.1 Housing Policy and Implementation**

This module builds a basic understanding about the structure and functioning of the housing sector as a whole. It develops an understanding about the importance of a housing policy framework in order to make housing accessible to a larger part of the population. Particular attention is given to the role of policies and the intrinsic role of the government and other market parties. This module presents some case studies from England and The Netherlands and brings comparison to countries like Bulgaria, Moldova, Albania, Armenia and Hungary and other international cases. The module identifies differences and gaps between different housing sectors in terms of policy, actors, legal and institutional instruments, finance, etc. providing participants with the opportunities to assess their country of origin – in this case Lithuania. Debates

and group assignments will strengthen the ability of participants to analyse and identify bottlenecks in their own context. Particular attention is given to the Dutch Housing Act, the structure and organisation of the Housing Sector and the Social Housing Sector in the Netherlands. This module details the social housing model of the Netherlands, its legal and institutional environment as well as its finance. The maintenance and management of rented occupied housing is analysed and field visits to Dutch housing estates brings participants in direct contact with housing estates and Dutch practitioners as well as housing associations.

#### **4.2 Housing Maintenance**

This module focuses on the institutional, management, legal and technical aspects of housing maintenance and management. The module develops knowledge and skills in housing maintenance. Participants will acquire basic skills to analyse the quality of the housing stock, elaborate rehabilitation and refurbishment plans and prepare action plans to actually execute housing maintenance. Capital repairs, regular maintenance, cost benefit analysis and organisation are all dealt with in this module via case studies and practical exercises. Participants will be asked to analyse situations in their own city and neighbourhoods and make a situation auditing in a building quality e.g. structural elements, materials, foundations, services and infrastructure, communal space, surrounding areas, etc. so as to identify key bottlenecks hindering proper maintenance. A particular attention of this module will be given to the preparation of housing maintenance plans with assigned responsibilities, timetable, cost, choices of building materials and technologies. Visits to construction companies, housing associations and housing estates in the Netherlands will provide participants with concrete examples how this is actually done in practice. For the purpose of this module participants will be asked to bring case study and background materials on which the course will develop problem-solving oriented exercises.

#### **4.3 Operational Management, Execution and Finance**

This module focuses on the realisation of the maintenance plans. Participants will get acquainted with some experiences and methods to make housing maintenance operational. This module gives emphasis to models of maintenance. A particular attention is given to the establishment, organisation and functioning of homeowners' associations as well as condominiums as one of the key instruments to make housing maintenance possible. Participants will be asked to identify bottlenecks hindering the establishment of non-state sponsored maintenance and refurbishment. The module also provides the participants with the opportunity to understand other forms of maintenance and repair like cooperatives and commercial property management companies. The financial mechanisms and the legal implications of all these forms of maintenance and repair are illustrated in this module. Participants will elaborate modalities applicable to their own context. Illustrations and solutions from different countries will put participants in contact with different experiences. During this module, participants will have the opportunity to visit concrete cases and experiences in The Netherlands and discuss with Dutch practitioners and homeowners associations. At the end of this module, participants will draw a personal plan of action defining what and how they will re-entry in their own work environment.



*"In general, owners of apartments in high-rise multi-family residential buildings face many challenges to upkeep their individual property and communal spaces. These challenges have different facets. The organisation of their interests and the management of the collective or condominium properties are as important as the technical and operational aspects of maintenance and management works. In Central and Eastern Europe, very often pre-fabricated elements used in the construction are revealing their signs of life cycle completion requiring substantial refurbishment. In addition, greater concern for energy costs requires significant restructuring and energy savings measures. Last but not least, the management and maintenance of structural elements require a collective responsibility and institutional arrangements besides the mobilisation of financial resources". These are some of the important issues deal with in the course.*

## **5. Brief Profile of Course Coordinators**

### **Ir. Claudio Acioly Jr.**

Mr. Acioly (MSc, Delft University of Technology, 1992) is an architect and urban planner, a development practitioner with more than 21 years of experience in the fields of planning, design, management, implementation and evaluation of housing and urban development projects. He has carried out a variety of professional assignments for governments, non-governmental, bilateral and multilateral organisations providing management assistance, technical advice, on-the-job training and research services. Mr. Acioly has worked as team leader and project manager in a variety of complex projects in different institutional contexts in several countries. He is the author of four books focusing on neighbourhood upgrading, density and urban management, participatory planning and public budgeting and has published and contributed to a number of international publications. He has participated in various international conferences delivering a paper or a keynote speech, and is the author of various project documents and tendering proposals.

He has lead teams of experts and advised national and local governments on policy reform and institutional development as well as on planning and management of housing and local development programs. He was IHS team leader and overall project manager in Egypt (2000-2004) leading a capacity building and institution development project executed by IHS with the Egyptian Ministry of Housing Public Utilities and Urban Communities. He is currently team leader of the project "Strengthening Local Governments and the Third Sector in Housing in Bulgaria" and is the coordinator of the Housing Specialisation of the Master Course. He lectures on housing policies, slum upgrading and land management, civil society participation in urban management and inner city revitalisation. His career evolved from actual upgrading of informal settlements and informal housing markets to broad housing sector policy reform programmes, institution building and public policy reform. In advisory services his particular interests lies on the linkage between policy and institutional and organisational changes and civil society participation needed to achieve efficiency and sustainability of public sector programmes. He is acquainted with participatory approaches and capacity building of government and non-government organisations and is very familiar with working with community-based organisations. His work with the Municipality of Rio de Janeiro, Ministry of Housing of Moldova, the World Bank, UN-Habitat, UNDP, UNECE and the Ministry of Housing Public Utilities and Urban Communities of Egypt has focused on institution building and the setting up of organisational, management and operational structures in support to public policies. Mr. Acioly has long and short-term experience as practitioner and docent in Brazil, The Netherlands, Egypt, Guinea-Bissau, Albania, China, Angola, Moldova, Mozambique, Kenya, Jordan, Bolivia, Portugal, Cuba, Armenia, Costa Rica and Bulgaria.

### **Ir. Fred Kooijman**

Mr. Kooijman is an architect and urban planner (Delft University of Technology, 1971) with more than 35 years of experience. Mr. Kooijman has a wide international experience working as consultant, lecturer, programme manager and on-the-job trainer in the broad field of housing, housing policies and projects, urban renewal,

settlement upgrading and human resources development. He has built a significant experience and is very familiar with working with local institutions, ministries and local governments and in training government staff involved in the housing sector. Mr. Kooijman has worked for the Dutch Ministry of Development Cooperation as overseas bilateral expert and as programme manager for Central America and the Caribbean when he got involved with the implementation, project identification, appraisal and institutionalisation aspects of development cooperation projects in various fields. He was a permanent staff of IHS during a period of more than 10 years during which he coordinated various short courses and developed and implemented several training programmes in various countries, working closely with training institutions and local staff. He left IHS to go on another long-term assignment in Sri Lanka where he stay for a few years working as deputy project director and technical housing advisor to a local organisation. He has also worked for several consulting firms in the Netherlands.

During the last 5 years Mr. Kooijman was a consultant for the Dutch Ministry of Housing Spatial Planning and Environment, and the Municipality of Rotterdam. He was also Head of the department for Urban Development, Civil Works, Housing, Management and Maintenance of Public Open Spaces, Economic and Employment Affairs and Public Security of the Municipality of Rotterdam (sub-municipality of Oude Noord) where he designed, advised and monitored public policy on these aspects. Mr. Kooijman has experience in The Netherlands, Sweden, Jamaica, Colombia, Nepal, Georgia, Sri Lanka, India, Rwanda, Indonesia, and practically all countries of Central America.

## 6.

## 7. Additional Bibliographic References

### Articles and References on Condominiums

#### Development Exchange Clearing House (<http://www.dec.org>)

USAID (1996) Handbook for condominium association management : volume 2 -- financial management and reporting for condominiums ( [OKM Associates, Inc.](#) | [Planning and Development Collaborative International, Inc. \(PADCO\)](#) | [USAID. Bur. for Europe and the New Independent States. Ofc. of Energy, Environment and Urban Development](#) | [USAID. Regional Mission to Ukraine, Belarus, Moldova](#) )

Link: [http://www.dec.org/pdf\\_docs/PNABZ568.pdf](http://www.dec.org/pdf_docs/PNABZ568.pdf)

---

Poala Grenier (1999) National Professional Association of Condominium and Property Management Enterprises (TIVOSZ) : business documents and promotional materials ( [National Professional Association of Condominium and Property Management Enterprises](#) | [Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and the New Independent States. Ofc. of Energy, Environment and Urban Development](#) | [USAID. Mission to Hungary](#) )

Link: [http://www.dec.org/pdf\\_docs/PNACJ599.pdf](http://www.dec.org/pdf_docs/PNACJ599.pdf)

---

Szandor Ipsos and Sandor Erdosi (1999) National Professional Association of Condominium and Property Management Enterprises (TIVOSZ) : survey of opinions ( [Metropolitan Research Institute \(MRI\)](#) | [Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and the New Independent States. Ofc. of Energy, Environment and Urban Development](#) | [USAID. Mission to Hungary](#) )

Link: [http://www.dec.org/pdf\\_docs/PNACH536.pdf](http://www.dec.org/pdf_docs/PNACH536.pdf)

---

USAID 1996 Condominium association training manual ( [Cooperative Housing Foundation \(CHF\)](#) | [Magyar Iparszovetseg Oktatasi Kozpont](#) | [Metropolitan Research Institute \(MRI\)](#) | [Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and the New Independent States. Ofc. of Energy, Environment and Urban Development](#) | [USAID. Mission to Hungary](#) )

Link: [http://www.dec.org/pdf\\_docs/PNACD589.pdf](http://www.dec.org/pdf_docs/PNACD589.pdf)

---

Carol S. Rabenhorst (1993) Condominium operations and management training manual for Albania ( [Planning and Development Collaborative International, Inc. \(PADCO\)](#) | [USAID. Bur. for Private Enterprise. Ofc. of Housing and Urban Programs](#) | [USAID. Mission to Albania](#) )

Link: [http://www.dec.org/pdf\\_docs/PNACC284.pdf](http://www.dec.org/pdf_docs/PNACC284.pdf)

---

Carol S Rabenhorst; Corneliu Popa et al. (1994) Condominium operations and management training manual for Romania ( [Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and the New Independent States. Ofc. of Development Resources](#) | [USAID. Bur. for Global Programs, Field Support and Research. Center for Environment. Ofc. of Environment and Urban Programs](#) | [USAID. Mission to Romania](#) )

Link: [http://www.dec.org/pdf\\_docs/PNACA304.pdf](http://www.dec.org/pdf_docs/PNACA304.pdf)

---

Carol Rabenhorst (1995) Condominium operations and management training manual for Ukraine ([OKM Associates, Inc.](#) | [Planning and Development Collaborative International, Inc. \(PADCO\)](#) | [USAID. Bur. for Europe and the New Independent States. Ofc. of Energy, Environment and Urban Development](#) | [USAID. Regional Mission to Ukraine, Belarus, Moldova](#))

Link: [http://www.dec.org/pdf\\_docs/PNABY192.pdf](http://www.dec.org/pdf_docs/PNABY192.pdf)

---

---

Christopher Banks ; Martha Davis et al. (1997) Rehabilitation and major repair projects for condominiums in Hungary : findings and recommendations ([Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and Eurasia. Ofc. of Democracy, Governance and Social Reform](#) )

Link: [http://www.dec.org/pdf\\_docs/PNACP354.pdf](http://www.dec.org/pdf_docs/PNACP354.pdf)

=====  
Carol S. Rabenhorst (1998) Review of law no. CLVII/1997 : the condominium law of Hungary ([Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and the New Independent States. Ofc. of Energy, Environment and Urban Development](#) | [USAID. Mission to Hungary](#) )

Link: [http://www.dec.org/pdf\\_docs/PNACJ600.pdf](http://www.dec.org/pdf_docs/PNACJ600.pdf)

---

---

Marvin Price (1998) Approval of pilot building renovation plans and condominium renovation lending developments ([Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and the New Independent States. Ofc. of Energy, Environment and Urban Development](#) | [USAID. Mission to Hungary](#) )

Link: [http://www.dec.org/pdf\\_docs/PNACH535.pdf](http://www.dec.org/pdf_docs/PNACH535.pdf)

---

---

Martha Davis ; Carol Rabenhorst et al. (1998) Finance for condominium renovation in Hungary ([Metropolitan Research Institute \(MRI\)](#) | [Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and the New Independent States. Ofc. of Energy, Environment and Urban Development](#) | [USAID. Mission to Hungary](#) )

Link: [http://www.dec.org/pdf\\_docs/PNACH534.pdf](http://www.dec.org/pdf_docs/PNACH534.pdf)

---

---

Antonia Sanders and Marvin J. Price (1997) National condominium training and technical assistance program : Romania -- outlines of modules for owners' associations manual ([Legum & Norman, Inc.](#) | [Planning and Development Collaborative International, Inc. \(PADCO\)](#) | [Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and the New Independent States. Ofc. of Energy, Environment and Urban Development](#) | [USAID. Mission to Romania](#) )

Link: [http://www.dec.org/pdf\\_docs/PNACD903.pdf](http://www.dec.org/pdf_docs/PNACD903.pdf)

---

---

Ritu Nayyar-Stone (1996) Rehabilitation of condominiums : options for Slovakia ([Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and the New Independent States. Ofc. of Energy, Environment and Urban Development](#) | [USAID. Mission to Slovakia](#) )

Link: [http://www.dec.org/pdf\\_docs/PNACC274.pdf](http://www.dec.org/pdf_docs/PNACC274.pdf)

---

---

Michael E. Kucharzak (1995) Administration of a program to encourage the formation of condominium housing in the cities of Yerevan and Vanadzor, Armenia : report and exhibits ([International City/County Management Association \(ICMA\)](#) | [USAID. Bur. for Europe and the New Independent States. Ofc. of Energy, Environment and Urban Development](#) | [USAID. Mission to Armenia](#) )

Link: [http://www.dec.org/pdf\\_docs/PDABM668.pdf](http://www.dec.org/pdf_docs/PDABM668.pdf)

---

---

Final report of Union of Association of Housing Owners, January 1-December 31, 1998 ([Union of Associations of Housing Owners \(UAHO\)](#) | [Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and Eurasia. Ofc. of Democracy, Governance and Social Reform](#) | [USAID. Mission to Slovakia](#) )

Link: [http://www.dec.org/pdf\\_docs/PDTAS712.pdf](http://www.dec.org/pdf_docs/PDTAS712.pdf)

---

---

Samuel Coxson and Carol Rabenhorst (2002) Quarterly task order progress and cost report : Armenia local government program -- July to September 2002 ([Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and Eurasia. Ofc. of Energy, Environment and Urban Development](#) | [USAID. Mission to Armenia](#) )

Link: [http://www.dec.org/pdf\\_docs/PDABX169.pdf](http://www.dec.org/pdf_docs/PDABX169.pdf)

---

---

Charles Undeland ; William Kugler and Hillary Smith (2002) Quarterly task order progress and cost report : Kyrgyzstan local government project [initiative] -- July to September 2002 ([Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and Eurasia. Ofc. of Energy, Environment and Urban Development](#) | [USAID. Mission to Kyrgyzstan](#))

Link: [http://www.dec.org/pdf\\_docs/PDABX167.pdf](http://www.dec.org/pdf_docs/PDABX167.pdf)

---

---

Marvin J. Price and Antonia L. Sanders (1998) Operation and management of multi-family housing in Romania : a reference manual for owners associations ([Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and Eurasia. Ofc. of Democracy, Governance and Social Reform](#))

Link: [http://www.dec.org/pdf\\_docs/PNACP357.pdf](http://www.dec.org/pdf_docs/PNACP357.pdf)

---

---

Charles Undeland ; William Kugler and Hillary Smith (2002) Quarterly task order progress and cost report : January to March 2002 -- Kyrgyzstan local government project ([Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and Eurasia. Ofc. of Energy, Environment and Urban Development](#) | [USAID. Mission to Kyrgyzstan](#))

Link: [http://www.dec.org/pdf\\_docs/PDABW244.pdf](http://www.dec.org/pdf_docs/PDABW244.pdf)

---

---

Carol Rabenhorst ; Martha Davis and Eva Gerohazi (1999) The role of municipalities in Hungary assisting condominium renovation : handbook for local governments (Hungarian and English) ([Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and the New Independent States. Ofc. of Democracy and Governance](#) | [USAID. Mission to Hungary](#) )

Link: [http://www.dec.org/pdf\\_docs/PNACL140.pdf](http://www.dec.org/pdf_docs/PNACL140.pdf)

---

---

Jozsef Hegedus and Katalin Zsamboki (1998) Transformation of the housing finance sector in Hungary 1989-1998 : macroeconomic considerations ([Metropolitan Research Institute \(MRI\)](#) | [Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and the New Independent States. Ofc. of Democracy and Governance](#) | [USAID. Mission to Hungary](#))

Link: [http://www.dec.org/pdf\\_docs/PNACJ579.pdf](http://www.dec.org/pdf_docs/PNACJ579.pdf)

---

---

USAID (1997) Grant applications : Romania ([Legum & Norman, Inc.](#) | [Opportunity Associates-Romania](#) | [Planning and Development Collaborative International, Inc. \(PADCO\)](#) | [Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and the New Independent States. Ofc. of Energy, Environment and Urban Development](#) | [USAID. Mission to Romania](#))

Link: [http://www.dec.org/pdf\\_docs/PNACD902.pdf](http://www.dec.org/pdf_docs/PNACD902.pdf)

---

Carol Rabenhorst (1997) Guide to owners' associations : how to establish and register an owners' association in Romania ([Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and the New Independent States. Ofc. of Energy, Environment and Urban Development](#) | [USAID. Mission to Romania](#))

Link: [http://www.dec.org/pdf\\_docs/PNACD901.pdf](http://www.dec.org/pdf_docs/PNACD901.pdf)

---

Marvin J. Price (1996) Financing options for new and existing housing in Slovakia : sector investigation report [Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and the New Independent States. Ofc. of Energy, Environment and Urban Development](#) | [USAID. Mission to Slovakia](#)

Link: [http://www.dec.org/pdf\\_docs/PNACA824.pdf](http://www.dec.org/pdf_docs/PNACA824.pdf)

---

Robert Wiklund and Paul F. Collins (1996) Promoting efficient operation in divested Russian enterprise housing : October 1995-October 1996 ([Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and the New Independent States. Ofc. of Energy, Environment and Urban Development](#) | [USAID. Mission to Russia](#))

Link: [http://www.dec.org/pdf\\_docs/PDABP163.pdf](http://www.dec.org/pdf_docs/PDABP163.pdf)

---

Lisa Lee ; Katya Petrova et al. (1996) Housing maintenance and management in Russia during the reforms ([Urban Institute \(UI\)](#) | [USAID. Bur. for Europe and the New Independent States. Ofc. of Energy, Environment and Urban Development](#) | [USAID. Mission to Russia](#) )

Link: [http://www.dec.org/pdf\\_docs/PNACA687.pdf](http://www.dec.org/pdf_docs/PNACA687.pdf)

---

## **Other Sources**

Guidelines on condominium ownership of housing for countries in transition  
by Geneva : United Nations Economic Commission for Europe, 2003. - 85 p. : tab. ; 30 cm

descriptors : Eastern\_Europe social\_services; private\_housing; public\_sector; urban\_housing – manuals

Link: <http://www.unece.org/env/hs/publications/condominiums.pdf>

---

Sam Coxson (2003) Final Closeout Report for Armenia Local Government Project, Urban Institute

Link: [http://www.urban.org/UploadedPDF/411091\\_Armenia\\_Closeout.pdf](http://www.urban.org/UploadedPDF/411091_Armenia_Closeout.pdf)

---

## **Social Housing in Europe**

Workshop on social housing organized at the invitation of Ministry for Regional Development of the Czech Republic in cooperation with European Liaison Committee for Social Housing – CECODHAS.- Geneva : United Nations Economic Commission for Europe, 2003. - vii, 154 p. : box, fig., tab. ; 30 cm

descriptors : Eastern\_Europe Social\_Services; Housing; Social\_Housing

Link: <http://www.unece.org/env/hs/docs/soc.hou.proceedings2003.pdf>

---

Uchman, Ryszard

How to meet the market rules and social goals for housing : local government and housing in Poland  
by Ryszard Uchman and Jerzy Adamski

Budapest : Local Government and Public Reform Initiative - LGI, 2003. - pp. 119-181: tab., ; 30 cm  
Chapter 3 In : Lux, Matin (ed.) (2003) Housing policy : an end or a new beginning 20 : part II : rental model

descriptors : Poland social\_services; housing\_policy - social\_housing

### **Articles on Finance and Housing Finance**

*Urban Studies, Vol. 41, No. 7, 1229–1248, June 2004*

Strategic Asset Management in the Social Rented Sector: Approaches of Dutch and English Housing Associations

Vincent Gruis, Nico Nieboer and Andrew Thomas

See PDF US04410702.pdf on shared drive

---

Reconfiguring agency and responsibility in the governance of social housing in Scotland  
by Flint, John

in *Urban Studies*, issn 00420980. - vol. 41 (2004) nr. 1. - page 151-172

*See PDF US04410108.pdf on shared server*

Setting the Rents of Social Housing: The Impact and Implications of Rent Restructuring in England  
by Walker, Bruce ; Marsh, Alex

in *Urban Studies*, issn 00420980. - vol. 40 (2003) nr. 10. - page 2023-2048

*See PDF US03401007.pdf on shared server*

Financing social housing in France

by Schaefer, Jean-Pierre

in *Housing finance international*, issn . - vol. XVII (2003) nr. 4. - page 27-34

*See PDF HFI03170406.pdf on shared server*

Financing social housing in Finland

by Tähtinen, Timo

in *Housing finance international*, issn . - vol. XVII (2003) nr. 4. - page 22-26

*See PDF HFI03170405.pdf on shared server*

Social housing finance in the Netherlands : the road to independence

by Boelhouwer, Peter

in *Housing finance international*, issn . - vol. XVII (2003) nr. 4. - page 17-21

*See PDF HFI03170404.pdf on shared server*

Private finance for a social purpose : mortgage lenders and housing associations in the UK

by Williams, Peter

in *Housing finance international*, issn . - vol. XVII (2003) nr. 4. - page 9-16

*See PDF HFI03170403.pdf on shared server*

---

Financing social housing in Europe

by Whitehead, Christine M. E.

in *Housing finance international*, issn . - vol. XVII (2003) nr. 4. - page 3 – 8

[See PDF HFI03170402.pdf on shared server](#)

The Limits of Housing Reform: British Social Rented Housing in a European Context  
by Stephens, Mark ; Burns, Nicola ; Mackay, Lisa  
in Urban Studies, issn 00420980. - vol. 40 (2003) nr. 4. - page 767-790

[See PDF US03400407.pdf on shared server](#)

## **Housing Policy**

Trends and Change in Social Housing Finance and Provision within the European Union  
In : Housing Studies Volume 17, Number 2 / March 01, 2002 Pages: 325 - 336  
Kenneth Gibb Europe, Social Housing, Finance, Subsidy  
See PDF HS02170208.pdf on shared server

Social Rented Housing in Western Europe: Developments and Expectations by van der Heijden, Harry,  
in Urban Studies, issn 00420980. - vol. 39 (2002) nr. 2. - page 327-340

See PDF US02390209.pdf on shared server

---

Social Housing Policy in a Conservative Welfare State: Austria as an Example, by Matznetter, Walter,  
in Urban Studies, issn 00420980. - vol. 39 (2002) nr. 2. - page 265-282

See PDF US02390206.pdf on shared server

---

Social Housing Policy and the Welfare State: A Danish Perspective, by Kristensen, Hans, in Urban  
Studies, issn 00420980. - vol. 39 (2002) nr. 2. - page 255-264

See PDF US02390205.pdf on shared server

---

Revolution in Social Housing in the Netherlands: Possible Effects of New Housing Policies, by van  
Kempen, Ronald ; Priemus, Hugo, in Urban Studies, issn 00420980. - vol. 39 (2002) nr. 2. - page 237-  
254

See PDF US02390204.pdf on shared server

---

Trends in Dutch Housing Policy and the Shifting Position of the Social Rented Sector, by Boelhouwer,  
Peter, in Urban Studies, issn 00420980. - vol. 39 (2002) nr. 2. - page 219-236

See PDF US02390203.pdf on shared server

---

Social Housing Policy in the European Union: Past, Present and Perspectives // by Priemus, Hugo ;  
Dieleman, Frans, in Urban Studies, issn 00420980. - vol. 39 (2002) nr. 2. - page 191-200

See PDF US02390201.pdf on shared server

---

Integrated Social Housing in Northern Ireland by Brendan Murtagh, in Housing Studies, issn 02673037. - vol. 16 (2001) nr. 6. - page 771-790

See PDF HS01160604.pdf on shared server

---

Social Housing as a Transitional Tenure? Reflections on the Netherlands' New Housing Memorandum 2000–2010, in Housing Studies Volume 16, Number 2 / March 1, 2001 Pages: 243 - 256  
Social Housing Housing Policy Housing Tenure The Netherlands

See PDF HS01160207.pdf on shared server

The Uneven Development of 'Social Rented Housing': Explaining the Historically Marginal Position of Housing Associations in Britain by Peter Malpass, in Housing Studies, issn 02673037. - vol. 16 (2001) nr. 2. - page 225-242  
Social Housing Housing Associations

See PDF HS01160206.pdf on shared server

---

Comments on 'The Role of Housing Policy in the Transformation Process in Central-East European Cities': Is Economic Efficiency the End-all?  
by Douglas, Michael James  
in Urban Studies, issn 00420980. - vol. 33 (1996) nr. 1. - page 111-116  
[www.eur.nl/ub/db/olr/fulltext.php?lev=ebs&num=UST](http://www.eur.nl/ub/db/olr/fulltext.php?lev=ebs&num=UST)

Privatized Housing and the Development of Condominiums in Central and Eastern Europe: The Cases of Poland, Hungary, Slovakia and Romania  
by Banks, Christopher ; O'Leary, Sheila ; Rabenhorst, Carol  
in RURDS - Review of Urban and Regional Development Studies, issn 09170553. - vol. 8 (1996) nr. 2. - page 137-155

Market-oriented housing policy: A contradiction in terms. Recent Dutch experiences  
by Priemus, Hugo  
in International Journal of Urban and Regional Research, issn 03091317. - vol. 21 (1997) nr. 1. - page 133-142

Response: Mixed Housing Policy: A European (Dutch) Perspective  
by Musterd, Sako  
in Housing Studies, issn 02673037. - vol. 17 (2002) nr. 1. - page 139-144  
<http://www.metapress.com/>

shelf 363.509 479 6 TSE

Tsenkova, Sasha

Riga : housing policy and practice : a framework for reform

by Sasha Tsenkova

Riga : Riga City Council, 2000. - XI, 60 p. : bibl., fig., map., phot. ; 22 cm

9984191664

descriptors : Latvia social\_services; housing\_policy - housing\_market; housing\_regulations  
(ihs library accession number 26718)

shelf 363.509 47 TSE

Tsenkova, Sasha

Housing in transition and transition in housing the experience of Central and Eastern Europe

by Sasha Tsenkova

Sofia : K reklama, 2000. - x, 158 p. : bibl., fig., map., phot. ; 22 cm  
9549069818  
descriptors : Central\_Europe; Eastern\_Europe social\_services; housing\_policy - housing\_market;  
real\_property  
(ihs library accession number 26719)

shelf 363.509 47 LOW  
Lowe, Stuart  
Housing change in East and Central Europe : integration or fragmentation  
by Stuart Lowe and Sasha Tsenkova (eds.)  
Aldershot : Ashgate, 2003. - xix, 223 p. : bibl., fig., ill, map. ; 23 cm  
0754618145  
descriptors : Central\_Europe; Eastern\_Europe social\_services; housing\_policy - public\_housing;  
privatization  
(ihs library accession number 26721)

shelf 363.509 172 4 MAY  
Mayo, S.  
Housing : enabling markets to work  
by S. Mayo and S. Angel  
Washington DC : World Bank, 1993. - vii, 159 p. : bibl., fig., ill. ; 23 cm  
A World Bank policy paper  
0821324349  
descriptors : Eastern\_Europe housing\_market; developing\_countries; finance; housing\_policy  
(ihs library accession number 6654) k:\Electr~1\1\6654.pdf

shelf 363.509 47 BAR  
Baross, Pal  
Housing reform in Eastern Europe  
by Pal Baross and Raymond Struyk (eds.)  
Oxford : Butterworth, 1993. - 178-280 p. : fig., tab. ; 28 cm  
Cities : the international journal of urban policy and planning : special issue 10(1993)3  
  
descriptors : Eastern\_Europe housing  
(ihs library accession number 9007)