

Rochester Institute of Technology

RIT Digital Institutional Repository

Theses

2010

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

Drita Shabani

Follow this and additional works at: <https://repository.rit.edu/theses>

Recommended Citation

Shabani, Drita, "Strategic planning for creating effective joint dwelling associations in Kosovo : [presentation given October 2010]" (2010). Thesis. Rochester Institute of Technology. Accessed from

This Master's Project is brought to you for free and open access by the RIT Libraries. For more information, please contact repository@rit.edu.



***“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

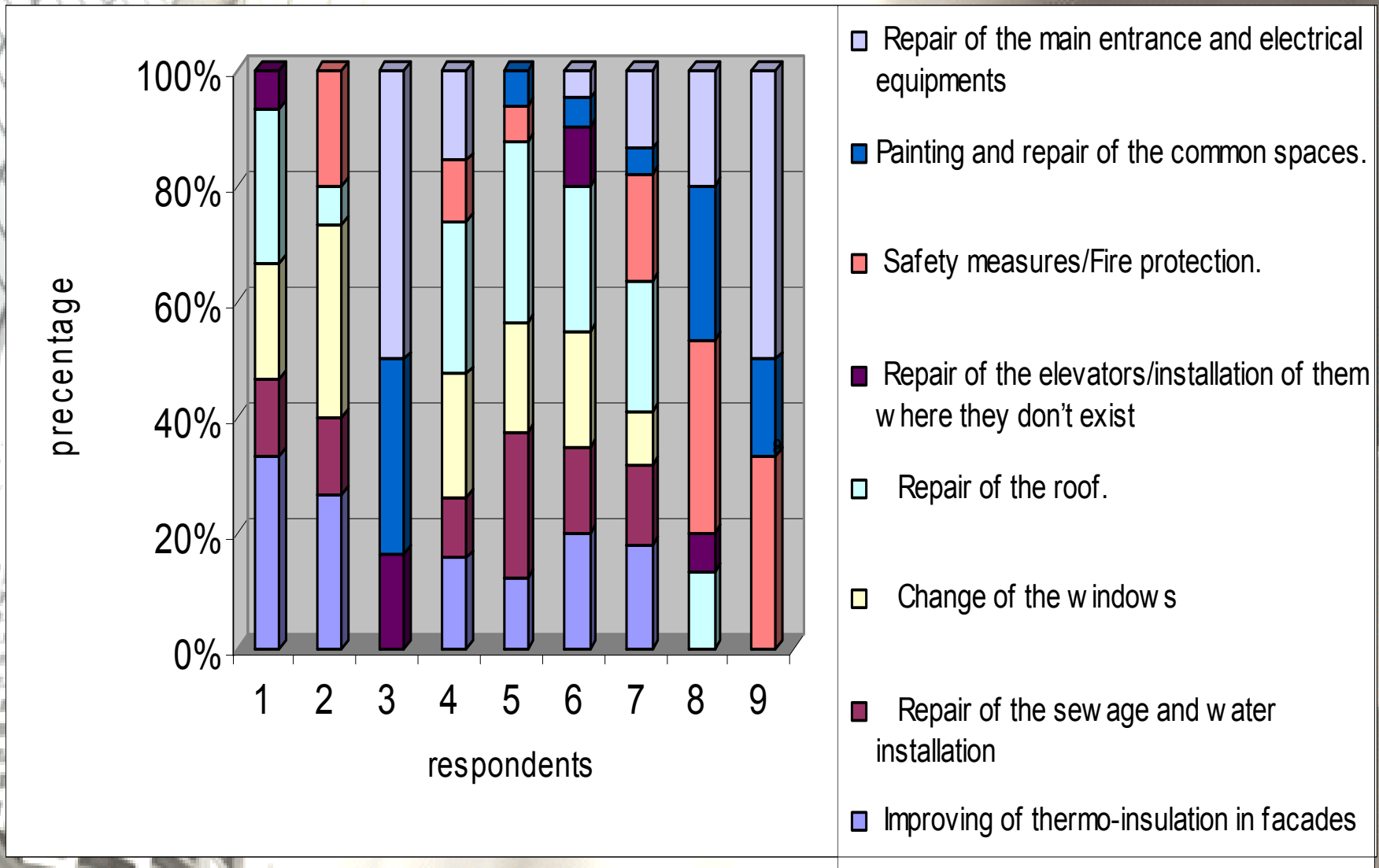


Fig.2.0. The results of the interviews-listing of the priorities among refurbishment activities in the joint dwellings

2010 living conditions in joint dwellings

Interview results:

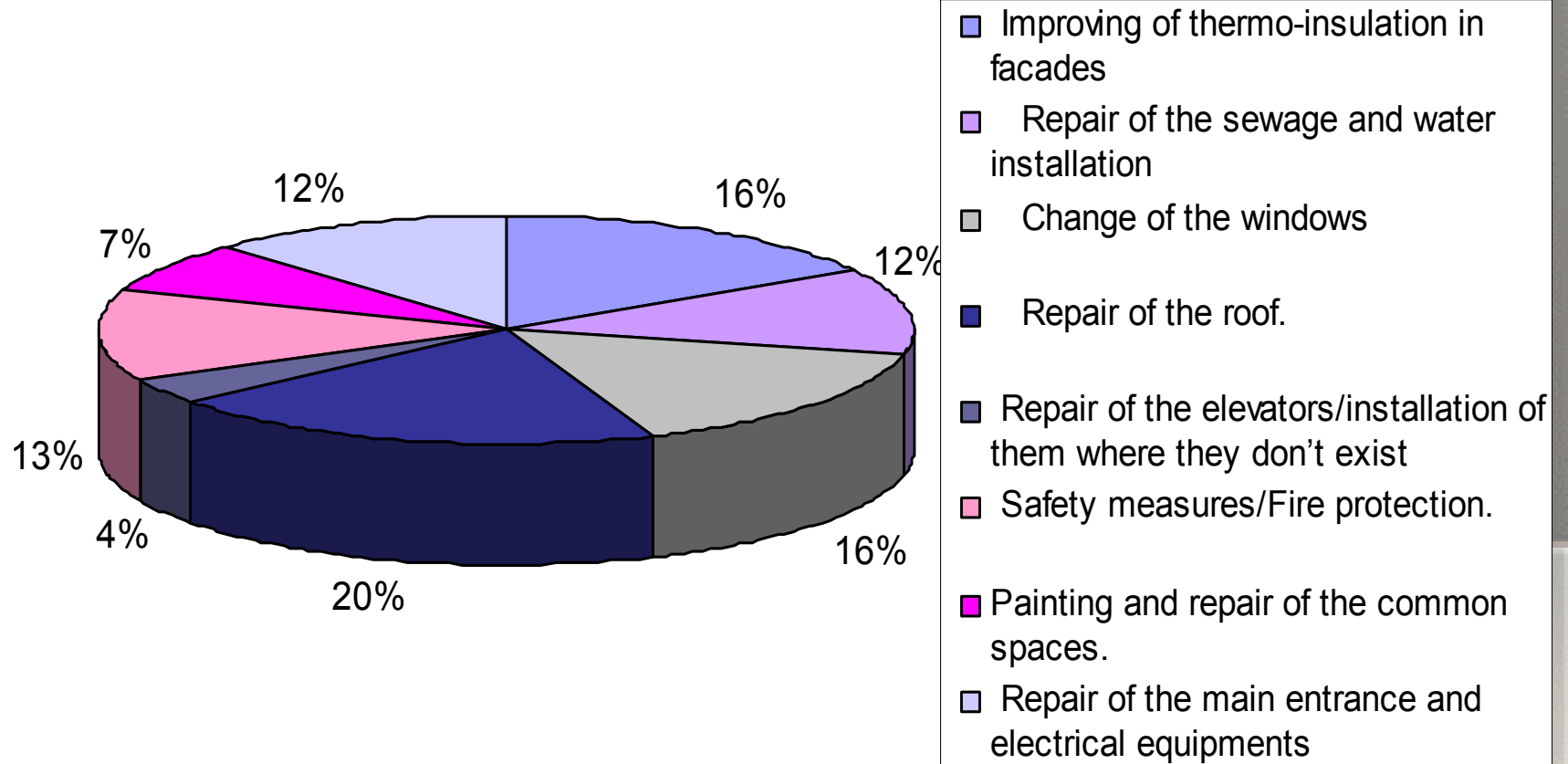


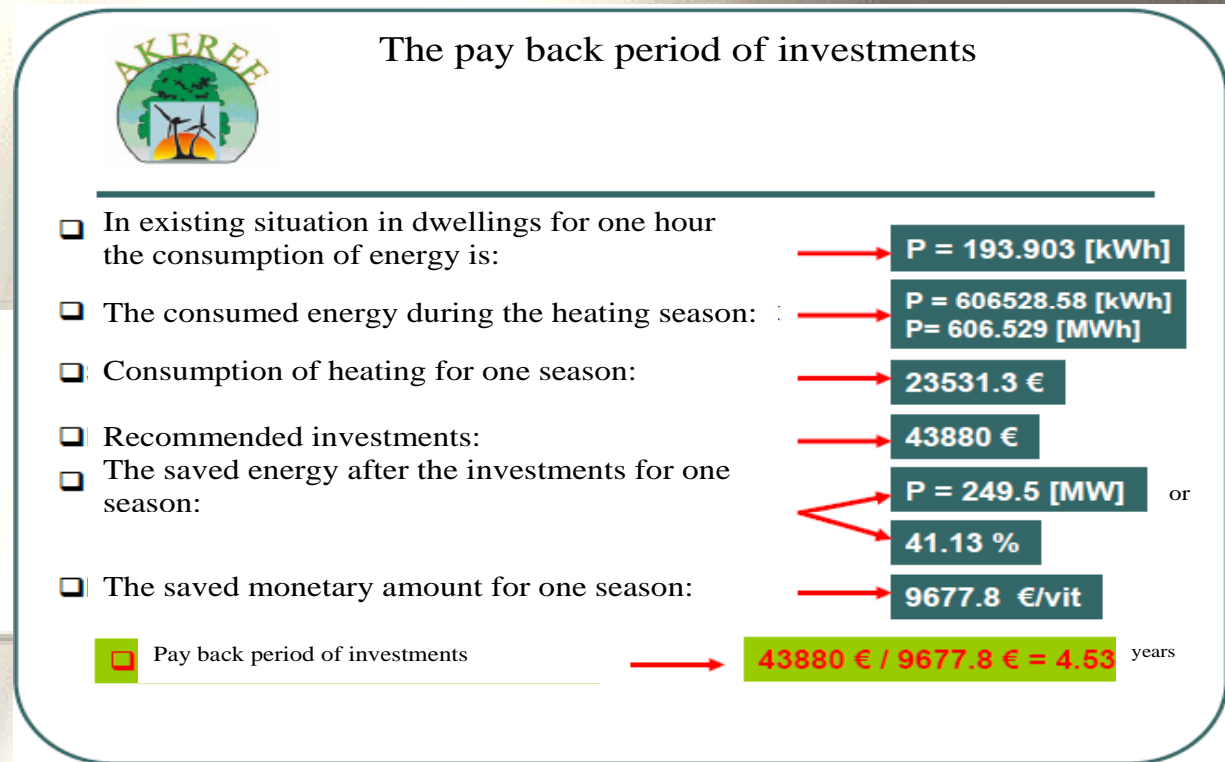
Fig. 3.0. The results of the interviews regarding the needs for improvements-refurbishment activities in the joint dwellings

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!***