

Modernisation of residential buildings from the perspective of the Estonian Association of Apartment Associations

PROMHOUSE - Housing Management Kazakhstan & Uzbekistan

Andres Jaadla,

The Estonian Union of Co-operative Housing Associations

30.09.2022 Tallinn



Promhouse goal - stimulate private sector development and economic diversification in Central Asia by empowering and strengthening in the housing management sector in Kazakhstan and Uzbekistan



Short CV

ANDRES JAADLA

Chairman of EKYL



Background: Master of Law, University of Tartu / Mayor 2002 – 2012 / Deputy Mayor 2019 -2021 of City of Rakvere / 2016. - ...**Board Member of Housing Europe** / Co-chair of the Joint Task Force on Energy Efficiency Standards in Buildings of Group of Experts on Energy Efficiency, **UNECE/ UNECE HLM**, UNDP , Member of the **European Committee of the Regions** / National Ambassador of Covenant of Mayors / Ambassador EU Climate Pact

Experience: International housing expert, EU Committee of the Region, Covenant of Mayors Ambassador, books, articles, conference presentations of housing management, energy efficiency, smart technology, consumer protection, municipal development etc.

An Example: Estonia

- **97 per cent of housing is in private ownership.** Most people live in multi-apartment buildings, which are managed by cooperative style apartment associations.
- 23 000 apartment associations – **supported self-management**
- **The main principle: 1 building is 1 HOA**
- Members of apartment associations are responsible for managing their buildings under legally defined frameworks which support their decision making.
- This approach has been very successful; figures from Eurostat show that the percentage of low-income households in Estonia living in substandard dwellings has been declining steadily.
- The Estonian Union of Cooperative Housing Associations and its members have had a significant role to play in this, upgrading and improving low-quality housing, driven by collective decision-making and enabling the **management of buildings by residents.**



Who we are?

- EKYL is independent **nonprofit working across Estonia to support** apartment associations and to represent their interests
- **Membership and advocacy organization**, 1400 members today, offices in cities Tallinn, Tartu, Pärnu and Kuressaare
- Training institution
- Think tank
- Dissemination and **campaign master**
- Publisher (handbooks, housing magazine Elamu)
- Service provider for apartment associations in Estonia

www.ekyl.ee/en

Twitter: [@ekyl1996](https://twitter.com/ekyl1996)

The Estonian Union of Co-operative Housing Associations (EKYL)



- In Tallinn, Estonia **UNECE**
- **Charter Centre on Sustainable Housing**
- Established 2016, extension of MoU 2021 until 2023
- Supports the development of sustainable **cooperative housing** and sustainable management and energy efficiency in **multi-apartment building stock**, through the implementation of knowledge-based activities as training (curriculum development), consulting, advisory services, research, national and international cooperation projects etc.
- Works in **Estonia and cooperates with housing organisations in countries with economies-in-transition in EU member states and Eastern partnership countries.**

Contacts of the CoE in Estonia:

- Andres Jaadla, Chairman of EKYL / Head of the CoE
- Anu Sarnet, Head of International Relations of EKYL / Coordinator of the CoE

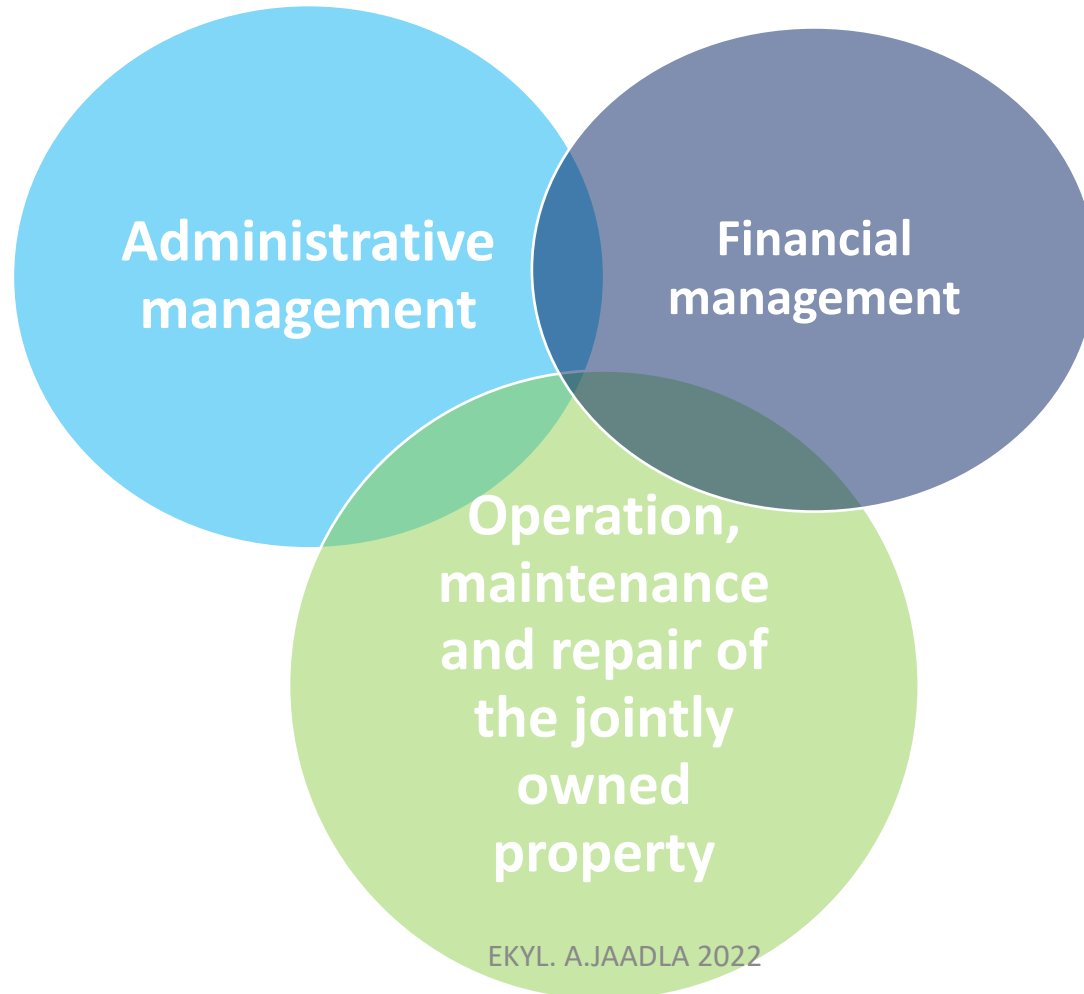
EKYL's Roles

- ❖ Membership and advocacy organization
 - ❖ Think tank
 - ❖ Training institution
- ❖ Dissemination & campaign master
 - ❖ Publisher
 - ❖ Service provider
- ❖ Project partner: H2020, Eastern Partnership Projects, projects in Estonia with ministries and universities
- ❖ Member of Housing Europe
 - ❖ UN Charter Centre of Excellence on Sustainable Housing in Tallinn



THE RESPONSIBILITY OF CONDOMINIUM/OWNERS' ASSOCIATION

The principal responsibility of an owners' association is to ensure the satisfactory maintenance and repair of the jointly owned property and the most efficient use of the association's funds. This task can be divided into **three major areas of responsibility**:



THE RESPONSIBILITY OF CONDOMINIUM/OWNERS'ASSOCIATION



Administrative management

- Carrying out all necessary tasks to ensure proper meeting procedures
- Implementing all decisions taken at meetings of owners and the board
- Proposing annual activity plan
- Preparing monthly/quarterly management status reports
- Hiring, supervising and terminating employees
- Accepting external contract obligations, including insurance, legal and municipal relations, reports and documents
- Communicating information to new owners/tenants, etc.
- Notifying unit owners of violations and/or delinquent condominium fee payments
- Representing the condominium.


THE RESPONSIBILITY OF CONDOMINIUM/OWNERS' ASSOCIATION



Financial management

- Opening and control of bank accounts
- Preparing the budget and accounting
- Control and payment of invoices, bills and taxes
- Control, collection, and follow-up of unit owners' payments
- Paying out salaries to employees, etc.

THE RESPONSIBILITY OF CONDOMINIUM/OWNERS' ASSOCIATION



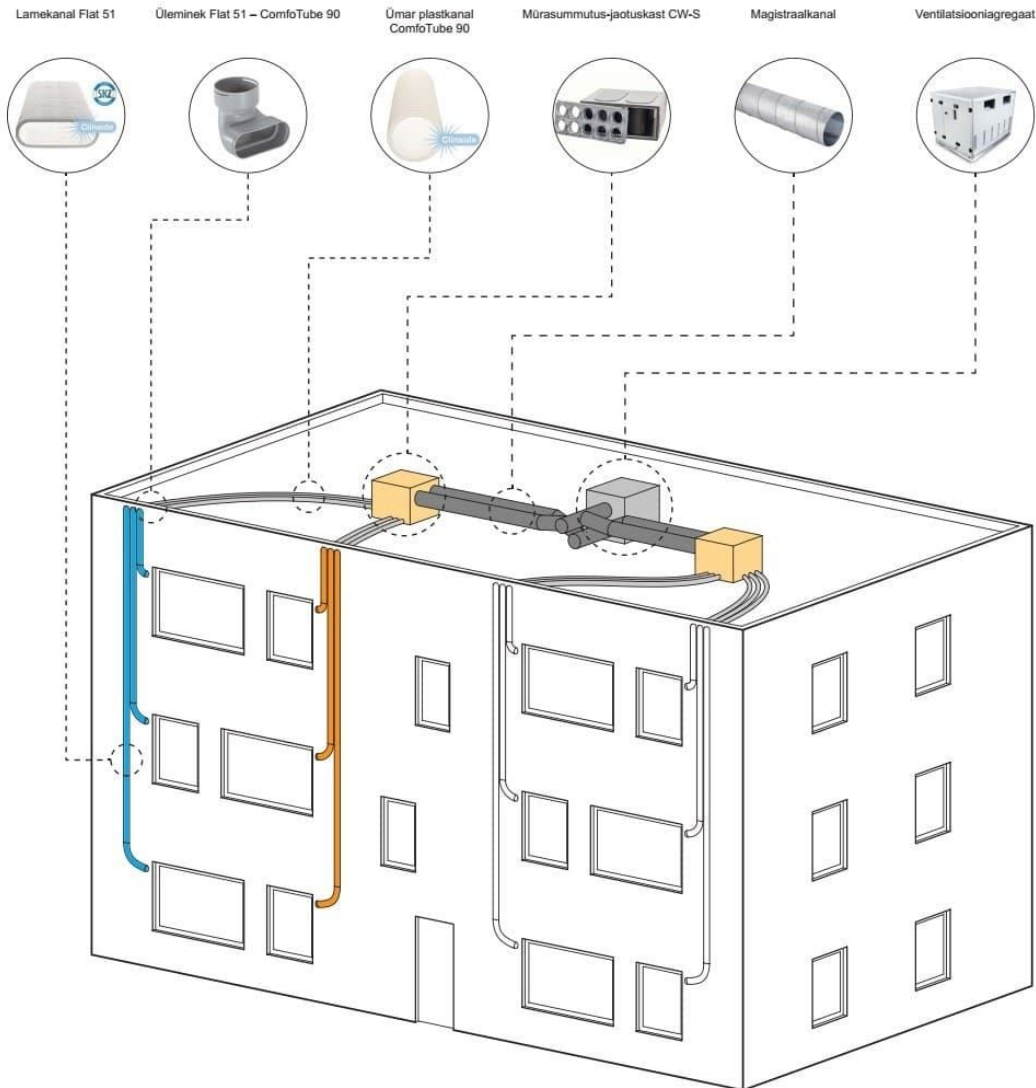
Operation,
maintenance
and repair of
the jointly
owned property

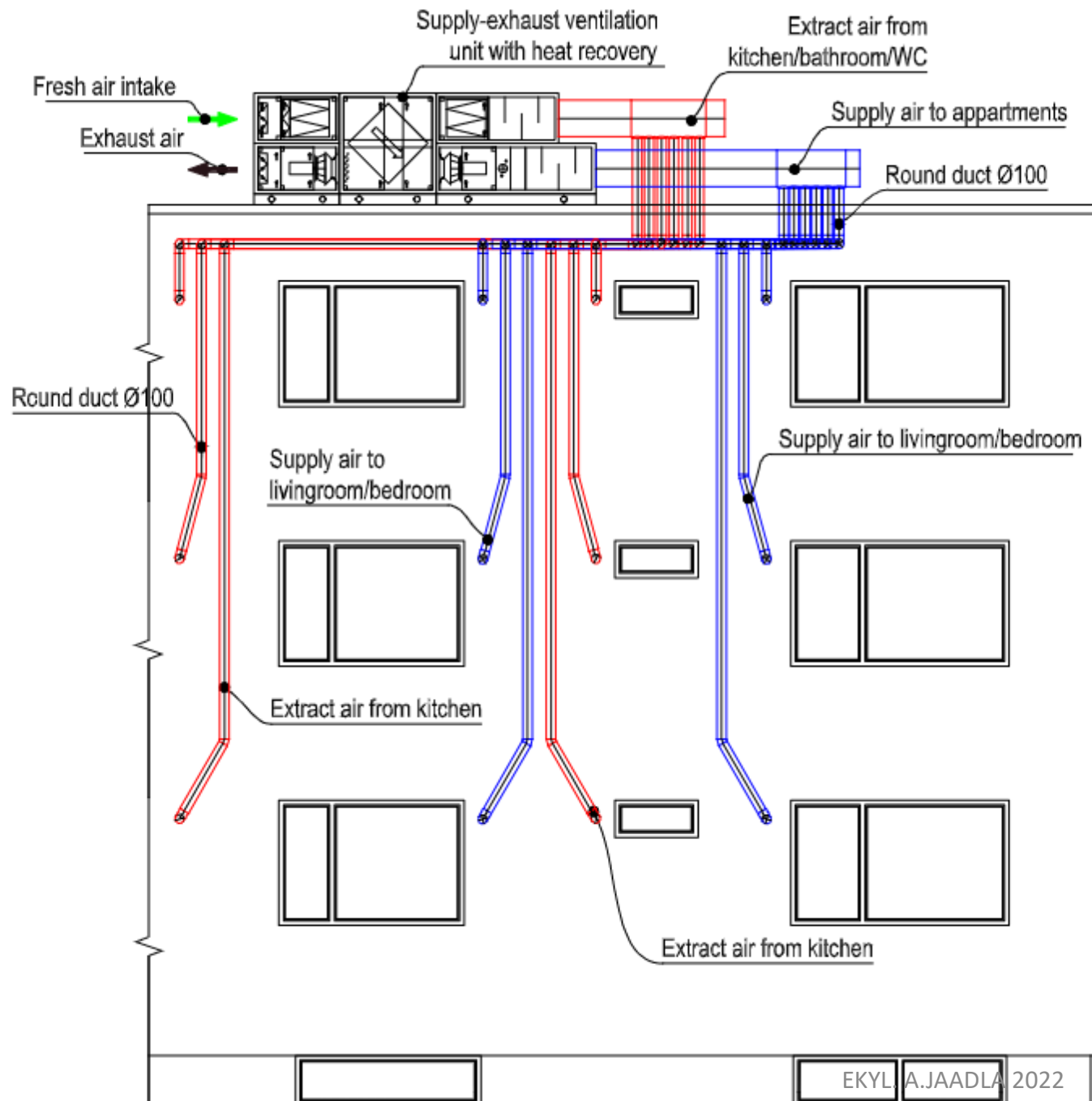
- Supply of utilities
- Maintenance, renovation, repairs and improvements
- Implementation of condominium rules as specified in the condominium agreement
- Volunteer work by employees, etc.
- Ensuring compliance with safety and evacuation guidelines in accordance with national law.

Deep renovation allows the associations to start energy production



install ventilation ductwork to façade into new additional insulation





Section of ventilation ducts inside the building façade.A. Mikola.

This was a significant innovation to install ventilation ductwork to façade into new additional insulation layer that made centralized heat recovery ventilation feasible.

install ventilation ductwork to façade into
new additional insulation



REPAIR WORKS & ENERGY EFFICIENCY RENOVATION

- MANAGEMENT OF ENERGY EFFICIENCY RENOVATION

- Building renovation requirements



Estonian long-term renovation strategy !



RENOVEERIMISMARATON

ESTONIAN LONG-TERM RENOVATION STRATEGY

- Estonia has a long-term renovation strategy target of 14,000 renovated apartment building in 2020-2050.
- Large-scale renovation has generated positive effects on the macroeconomic level, quantified in terms of job creation and tax return. All in all, 17 jobs per 1 million euros of investment in renovation have been created directly and indirectly per year in Estonia.
- Tax revenue from renovation construction projects has been quantified to be 32–33 % of the total renovation project costs.
- Therefore, evidence from Estonia shows that a state subsidised renovation has been, in practical terms, budget neutral with direct financial support of 25–40 % used in last 10 years.

ESTONIAN LONG-TERM RENOVATION STRATEGY

- During this decade, around **1,100 apartment buildings have been renovated**. Energy efficiency and indoor climate conditions comparable to modern apartment buildings have been achieved with deep integrated renovation.
- At the same time, it's worth taking note that the **cost of deep renovation is approximately 3–4 times lower than building a new apartment building**.
- This is a good start, but the volume needs to be increased to catch the **long-term renovation strategy target of 14,000 renovated apartment building in 2020-2050**.

Deep renovation has made buildings beautiful



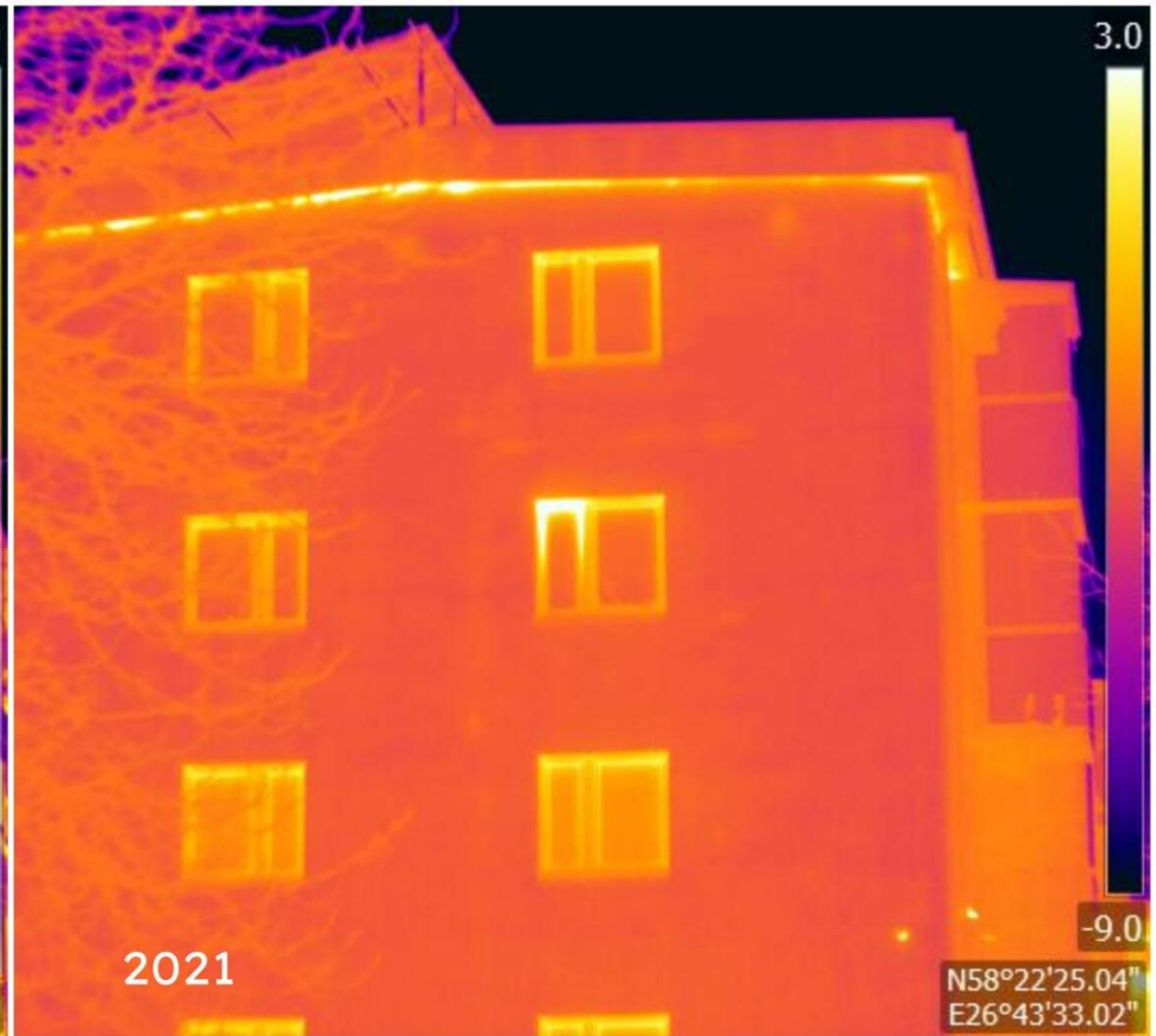
... we have reached our own energy production



... our houses look beautiful



...Keywords energy efficiency and Sustainability



... large BUILDINGS











..AND SMALL BUILDINGS









...OLD BUILDINGS



.. And neW BUILDINGS



... renovated balconies



... clear numbers on the buildings 😊



... Refurbished heating systems



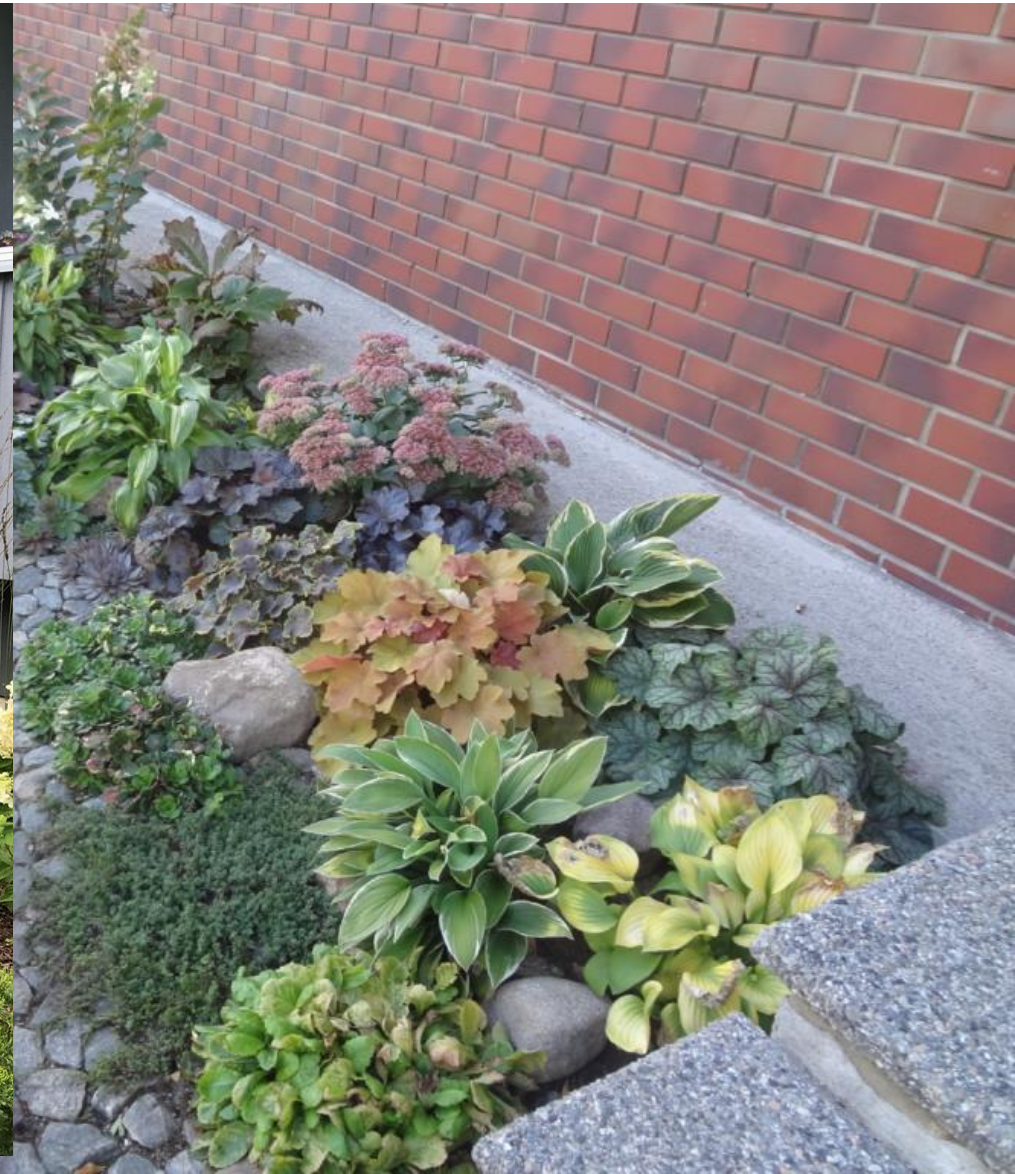
... modern design solutions



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... beautiful home surroundings – City gardens



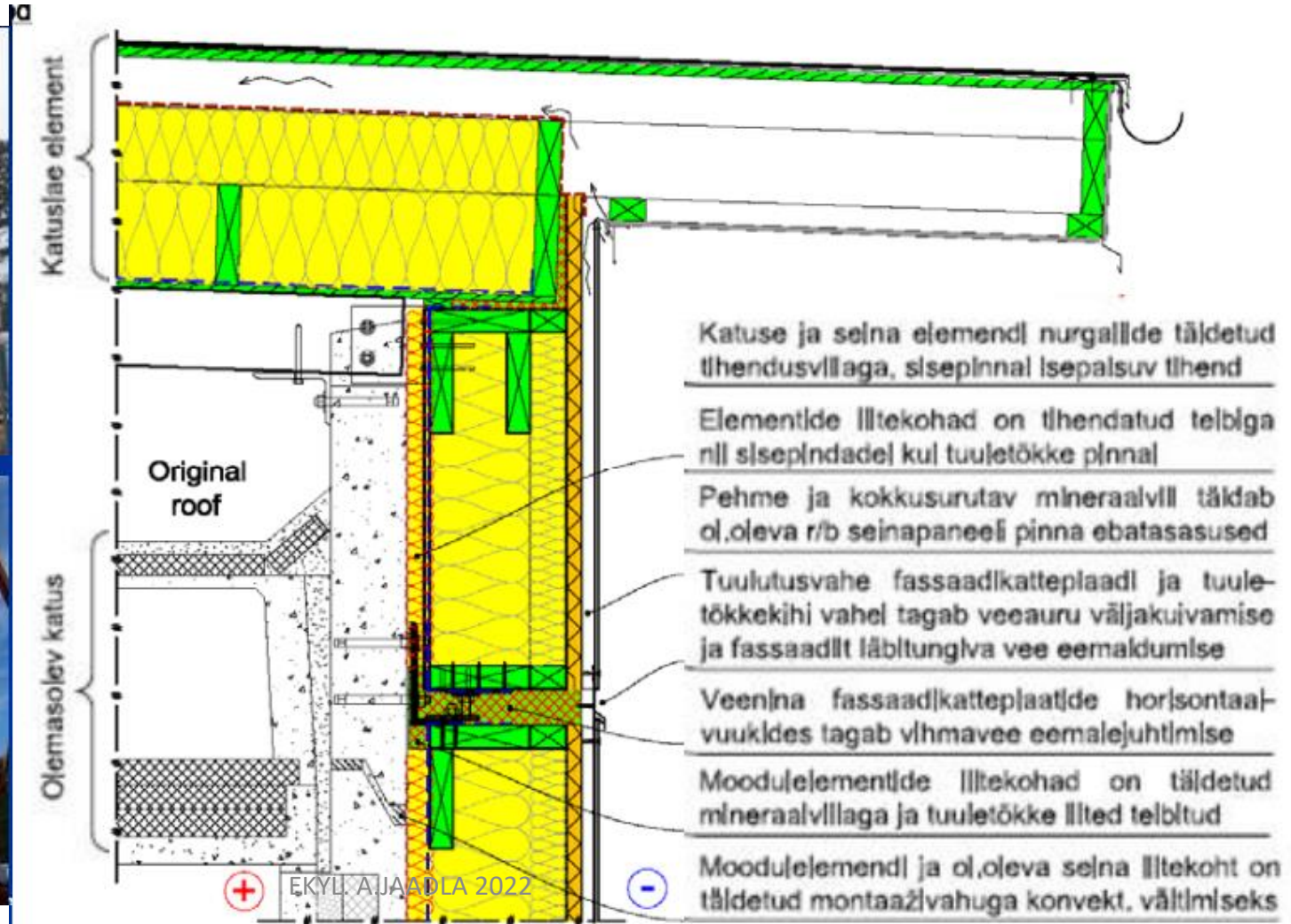
..art on buildings decorates the urban space





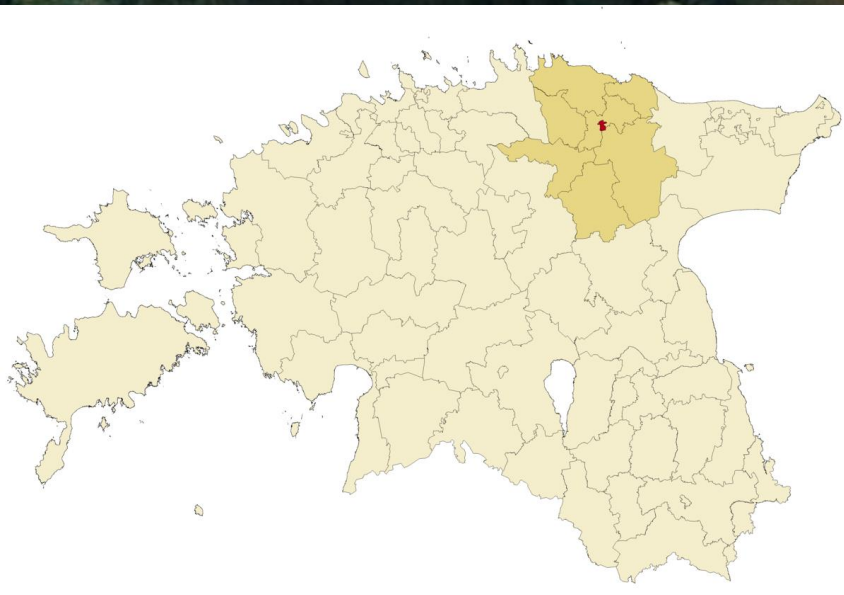


... AND PROVIDING INNOVATION FOR FUTURE



... AND Providing Innovation FOR FUTURE





Case - City of Rakvere

Insulation of multiapartment buildings – District housing renovation pilot project in Rakvere

Seminari street in Rakvere



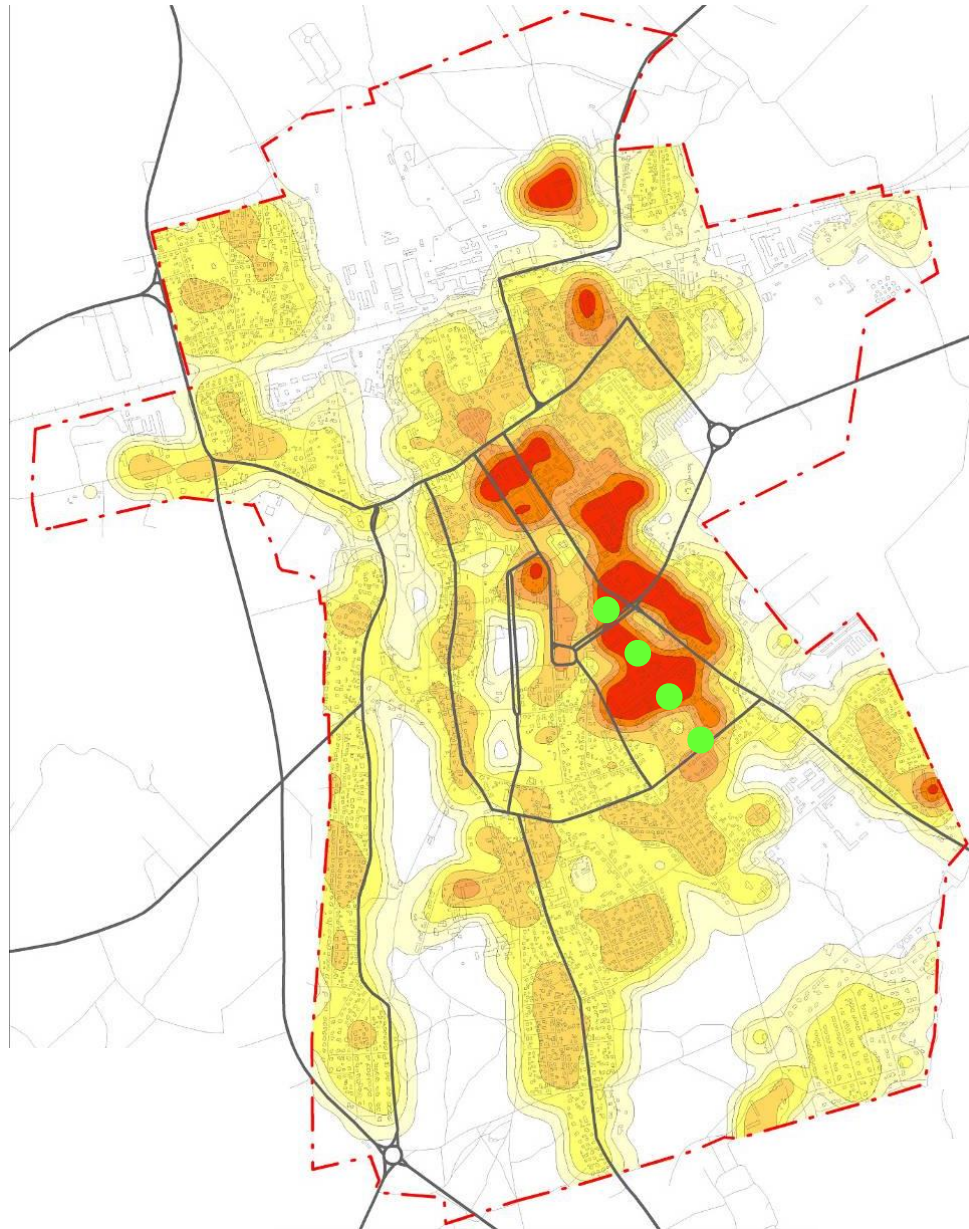
Approx. 70% of Rakvere's citizens live in multi-apartment buildings.

The city produces ca 16 000 tons of CO₂.

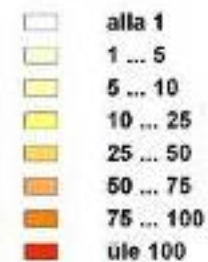
CO₂ emissions would be diminished by 8,2% if all multiapartment buildings went through insulation works of houses







- ✓ District with the highest density of population:
- ✓ 18 apartment buildings,
- ✓ 8 different types of apartment buildings,
- ✓ about 900 apartments, area 1,8km²



Architectural competition

VÕIDUTÖÖD

„Elementaalne” autorid: Kai Süda, Diana Taalfeld ja Risto Parve OÜ KARISMA Arhitektid

„Linna Metsa” autorid: Kadri Klementi, Aet Ader, Grete Soosalu, Kaidi Õis, Karin Tõugu, Mikk Meelak ja Kalle Komissarov



OSTUAUHIND: „Roheline Konstruktor” autorid Mihkel Tüür, Ott Kadarik ja Villem Tomiste Arhitektuuribüroo KOSMOS OÜ

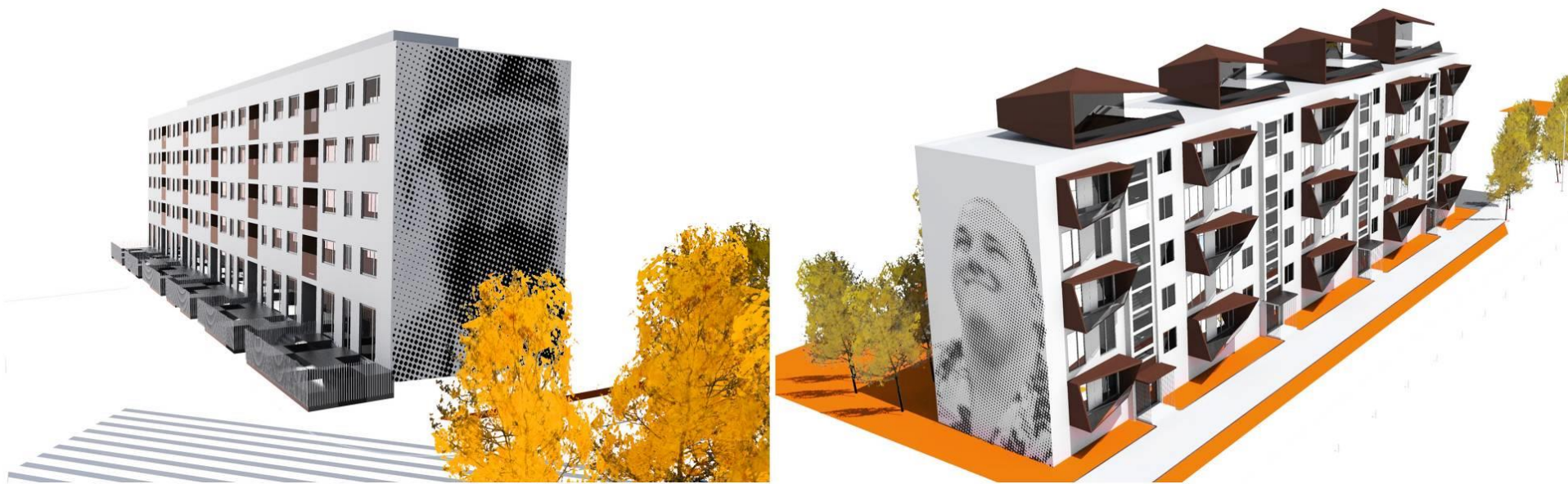


OSTUAUHIND: „Liinid” autorid Eva Kedelauk, Kristel Niisuke, Maie Raud, Kristiina Remmelkoor, Olav Remmelkoor ja Siim Tiisvelt



OSTUAUHIND: „Fake Forest” autorid: Lea Järve- Eronen, Erik Joasare ja Tiina Tuulik Arhitektuuribüroo Järve & Tuulik

IDEAS

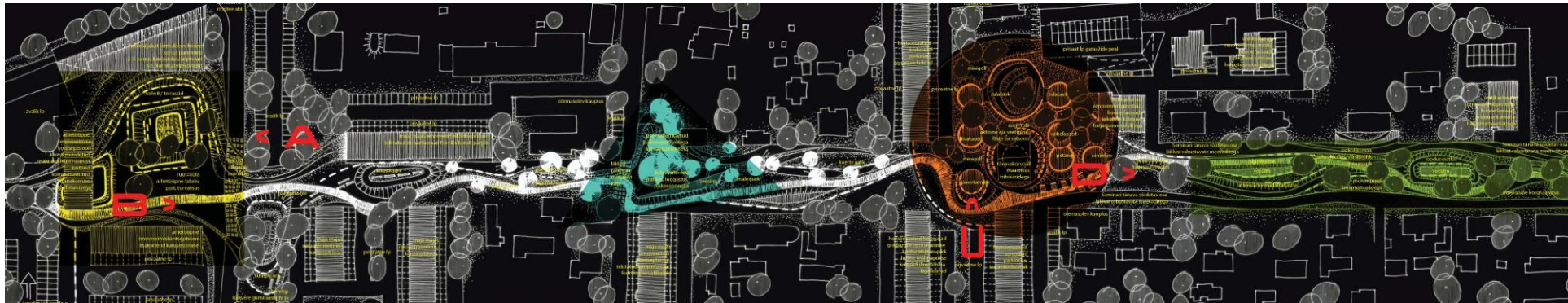


OSTUAUHIND: „
VÕISTLUSTÖÖ Baruto” autorid Anna-Liisa Unt, Martin Mc Lean, Robert Kähr ja Tiit Sild Sport OÜ

Võistlustöö „Elementaalne” autorid: Kai Süda, Diana Taalfeld ja Risto Parve OÜ KARISMA Arhitektid

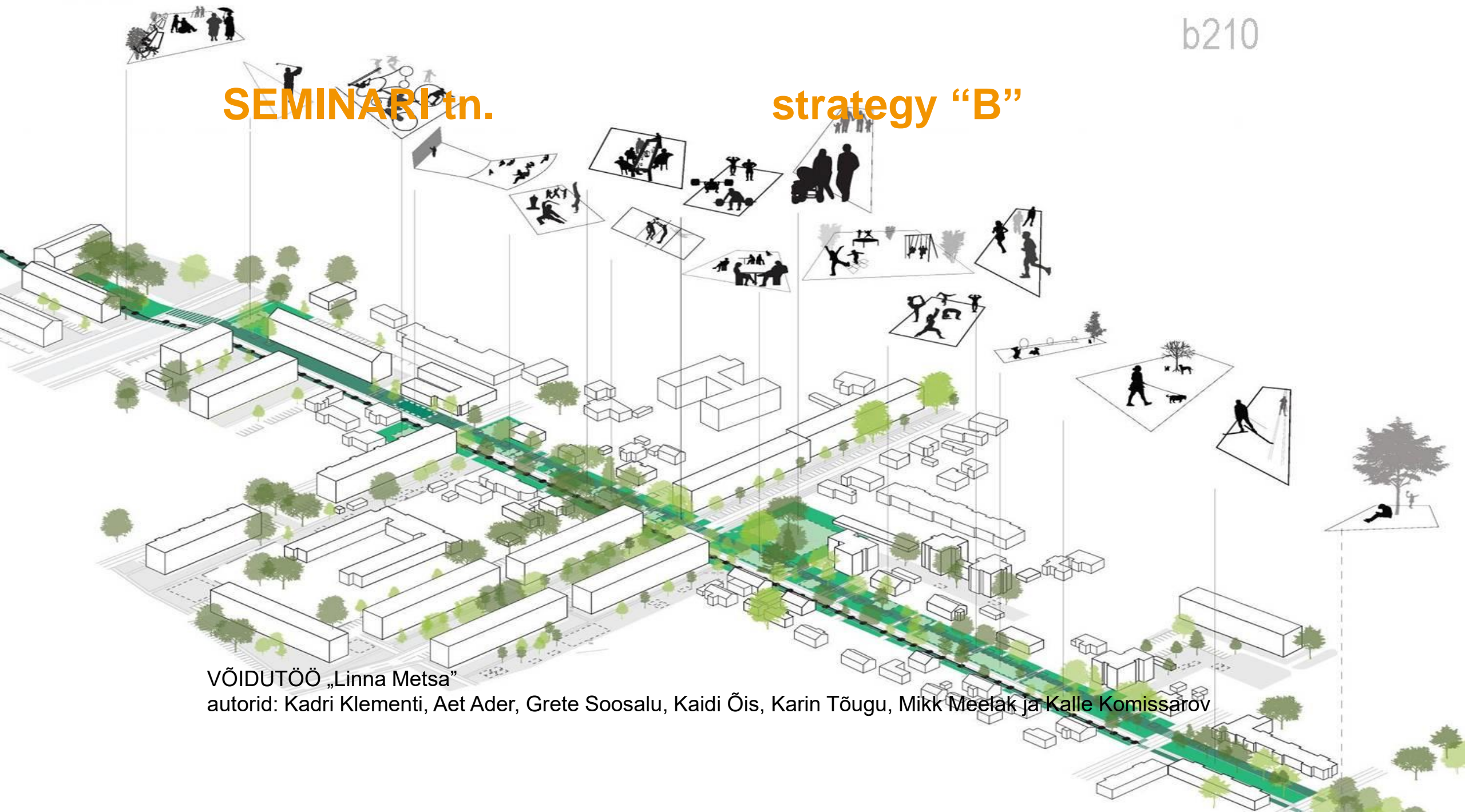
SEMINARI tn.

strategy “A”



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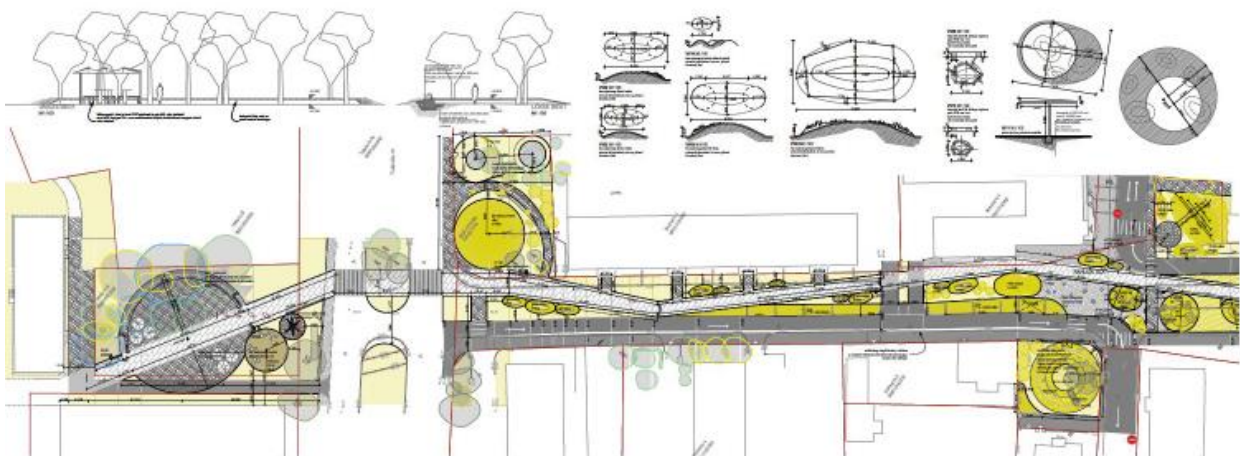
strategy "B"



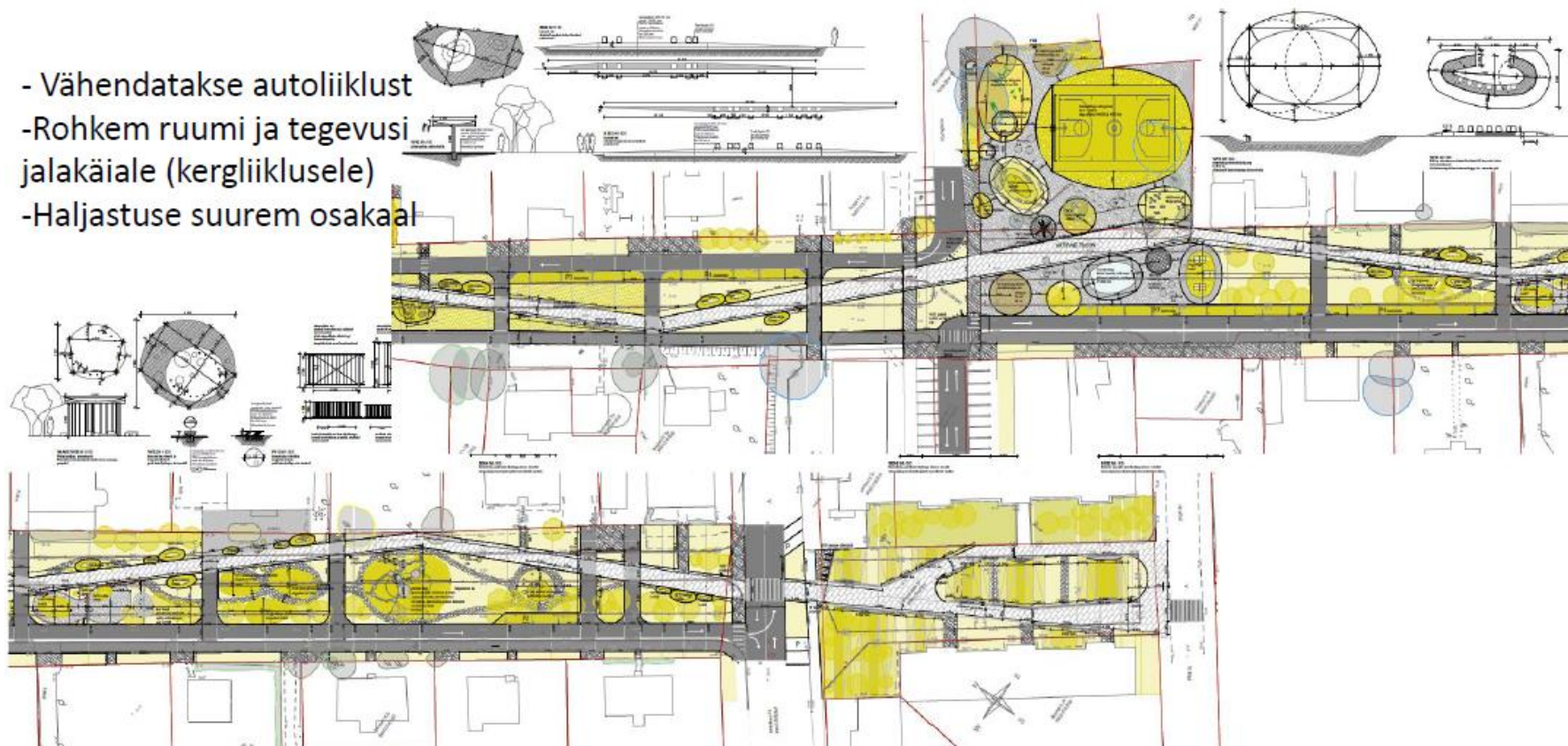
VÕIDUTÖÖ „Linna Metsa”

autorid: Kadri Klementi, Aet Ader, Grete Soosalu, Kaidi Õis, Karin Tõugu, Mikk Meelak ja Kalle Komissarov

Seminari tänavala projekt



- Vähendatakse autoliiklust
- Rohkem ruumi ja tegevusi jalakäiale (kergliiklusele)
- Haljastuse suurem osakaal



Before



Plans



Today





Enne ja pärast: Kortermaja lahendus praegu



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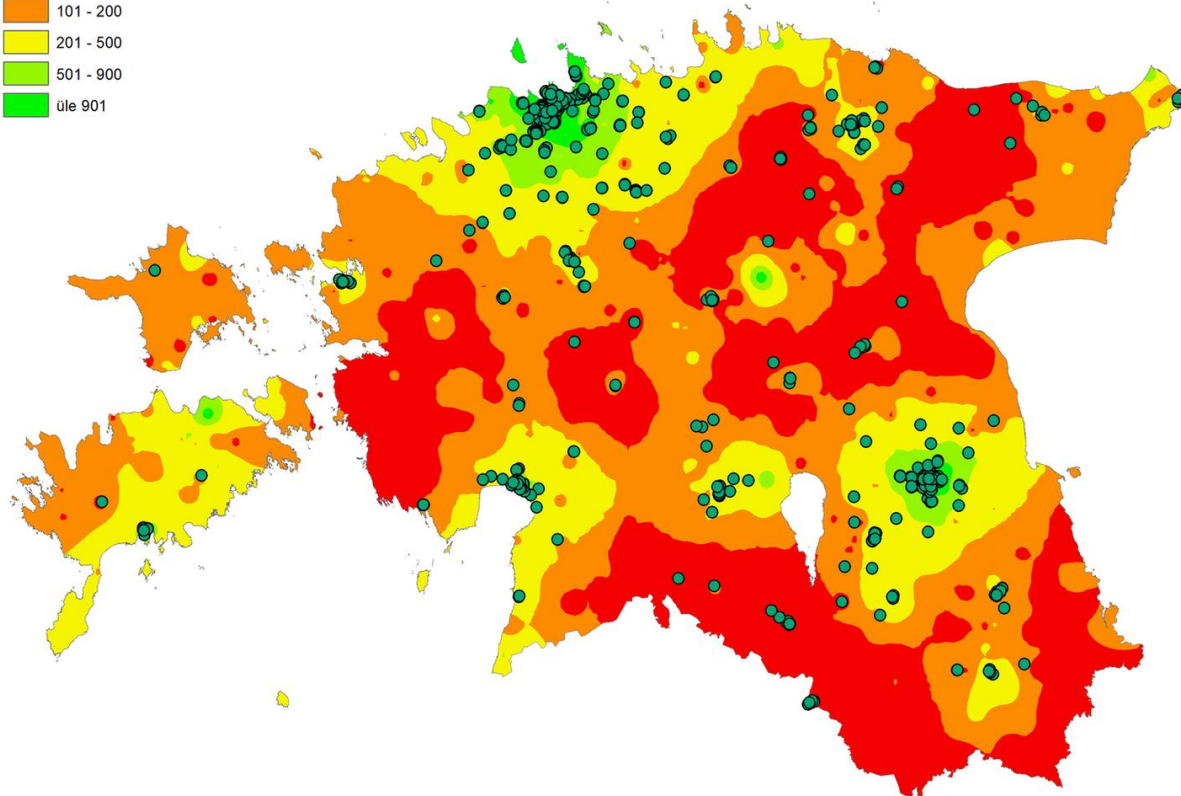




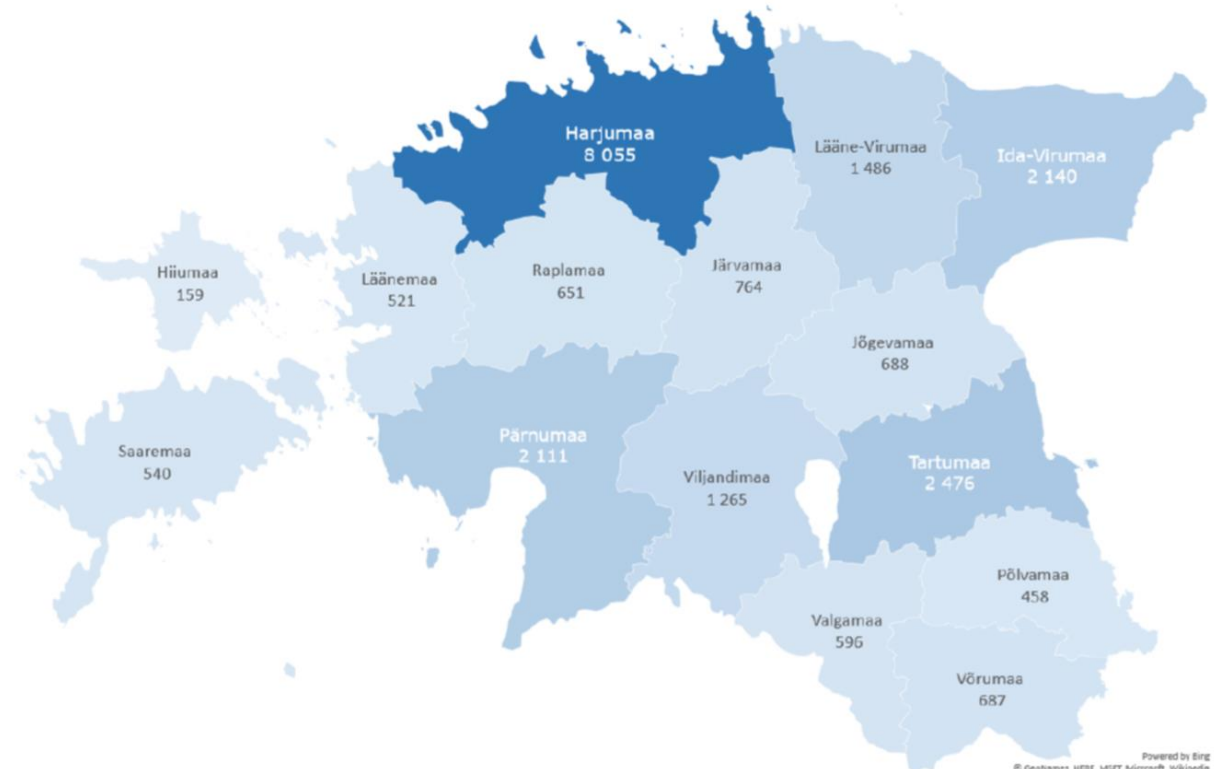
EKYL. A.JAADLA 2022

there is still a lot of work to be done...

Renovated apartment associations 2022



Apartment associations in Estonia - built before 2000.



Key takeaways

- The comprehensive reconstruction of an apartment building makes it possible to **increase the energy efficiency of the building, extends its useful life, raises its value on the real estate market, and provides an improved internal climate.**

Thank you !

Contacts

www.ekyl.ee

andres.jaadla@ekyl.ee

+3725203987