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Housing Initiative for Eastern Europe (IWO e.V.)

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This project is funded by
The European Union

“The European Union is made up of 28 Member States who have decided to gradually link together their know-how, resources and destinies. Together, during a period of enlargement of 50 years, they have built a zone of stability, democracy and sustainable development whilst maintaining cultural diversity, tolerance and individual freedoms.

The European Union is committed to sharing its achievements and its values with countries and peoples beyond its borders.”

The European Commission is the EU's executive body.

This project is implemented by the Housing Initiative for Eastern Europe (IWO e.V.). The views expressed in this publication do not necessarily reflect the views of the European Commission.

Background

In Kazakhstan and Uzbekistan as well as in most other countries in the region, around 98 per cent of the dwellings are owner-occupied. This high share of privately owned apartments results from extensive privatization measures in the early 90's after the collapse of the Soviet Union. Since then, both governments have undertaken several attempts to reorganize their housing sector.

Managing multi-family buildings with numerous homeowners implies various social, technical, legal, financial and operational challenges. At the same time, most buildings are in urgent need for refurbishment. While Kazakhstan and Uzbekistan have taken steps to spin off state-owned housing maintenance organisations and turn them into private companies, market structures and competition are still lacking and major barriers need to be overcome to sustainably develop the market and improve service quality. Despite reforms e.g. on the law on condominiums, management and maintenance practices have not improved.

Pro House aims at supporting the countries' efforts to enhance housing management quality and thus living conditions by means of concerted measures on e.g. capacity building, qualification, knowledge sharing and transfer and awareness raising.

The European Union's 'Central Asia Invest IV – Boosting Small Businesses Competitiveness' programme



Pro House

Professional Housing Management in Kazakhstan and Uzbekistan



A project implemented by the
Housing Initiative for Eastern
Europe (IWO e.V.)

Professionalising Housing Management in Kazakhstan and Uzbekistan – Improving Market and Living Conditions

The project

Most recent modernisation activities addressing the building sector in many Central Asian countries revealed a strong demand for reforms on housing management, among other important concerns. Sustainably developing a resilient and efficient market as well as competition-oriented management structures in housing will be a determining factor not only for the eventual success and coverage of state programmes in place but also for future government actions and strategies.

For strengthening relevant structures and stakeholders in Kazakhstan and Uzbekistan, to start with, and providing for more energy efficiency in buildings, IWO initiated the *Pro House* project on Professional Housing Management in Kazakhstan and Uzbekistan in winter 2016. The project's activities aim at emphasizing and strengthening the relevance and role of skilled housing managers for providing high-standard maintenance of residential buildings, supporting and initiating energy-efficient refurbishments, and keeping in constant dialogue with homeowners and homeowner associations.

Both, qualified management staff as well as owners who are entitled to and aware of their due role as responsible and deciding parties, are key to energy-efficiently refurbishing buildings – and thus enhancing housing and living conditions in the medium and long run.

Main activities

Transferring knowhow and experiences will build the basis on which analyses and solutions for both Central Asian countries will be developed. This basis will also serve for developing and realising comprehensive qualification measures and trainings for housing managers and further relevant players. Main activities include:

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- Analyse existing legal and institutional framework, deduce and draft recommendations on further improvements
- Develop long-term strategies for Business Intermediary Organisations (BIOs)
- Build capacities, train and professionalise BIOs, empowering them to deliver high-quality trainings to stakeholders
- Promote competitive housing market structures
- Raise awareness for best practices
- Communicate and disseminate project concerns and findings

Target groups & beneficiaries

The project addresses professional housing managers and small and medium enterprises (SMEs) in housing management, business intermediary organisations (BIOs) as supporting structures for SMEs, service providers and companies from the craft and construction sectors, local authorities, homeowners and homeowner associations (HOAs).

Project partners

Pro House will be running for three years until December 2019. The official kick-off conference took place on 11 July 2017 in Astana. An international consortium of Kazakh, Uzbek and German partners will jointly realise the project. German partners beside IWO (project lead) are the European Education Centre for Housing and Real Estate (EBZ) and the Umbrella Association of German Property Managers (DDIV). Partners in the region are the National Chamber of Entrepreneurs of the Republic of Kazakhstan (Atameken), the Association of the Organizations of Professionally Managing and Serving Housing Funds in Uzbekistan and UNDP's representation (as Associated Partner).

Germany



Kazakhstan



Uzbekistan



Associated Partner

