

*Answer to challenge for Housing
Managers caused by Renovation Wave*



**BUILDING REFURBISHMENTS
AND ENERGY EFFICIENCY**

55



RTU
INŽENIEREKONOMIKAS
UN VADĪBAS FAKULTĀTE
ANNO 1966

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Housing Initiative Easter Europe (IWO) e.V.



... is an NGO founded in 2001 to help

- develop market-oriented structures in the housing sector and the building industry in Eastern Europe and Central Asia
- foster sustainable urban development in the project regions
- improve living and housing conditions in the project regions

... forms – jointly with its members and partners – a European network of expertise

... fosters **partnerships and cooperation of stakeholders in Germany and abroad**, that is, private and public companies and organisations as well as committed individuals and experts

... follows a **wholistic, systemic approach** in cooperation and projects initiated and developed by IWO, coordinating transfer of knowhow and experiences in the fields of business economics, technology, energy and finance for sustainable and tailored project results.



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IWO's network and member structure

... about 30 active and sustaining members, among them:



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Understanding challenges in housing stock

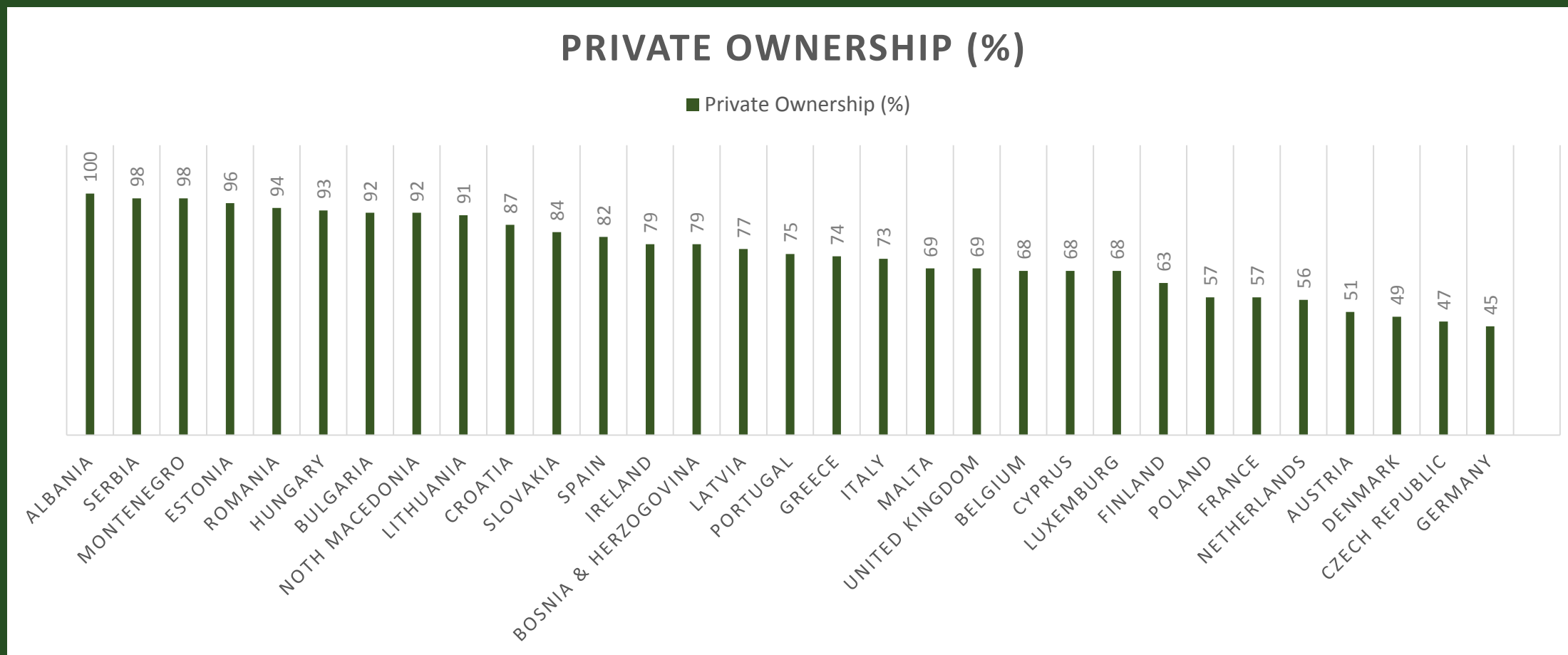


The building stock tends to consist of multi-storey family buildings from Soviet times - in which most dwellings were privatised after the collapse of the Soviet regime. In many an Eastern European country, only a minor share of dwellings are social housing.

Eastern Europe Parts of a differentiated picture – often slow transformation processes and urgent need for renovations

Understanding challenges in housing stock: Statistics of private ownership in Europe

Adapted from Dr. Orna Rosenfeld, Nov 2018 – The UNECE
Global North – a region of homeowners (% share per country)



While shares differ from country to country, a large part of the people in the Eastern European region today is...



Source: Heinrich Böll Foundation 2016
<https://energytransition.org/2016/09/the-ukrainian-crisis-can-be-solved/>

Situation of Housing Stock in Germany

18.947.981

Residential
buildings in
Germany



3.199.351 Multi-Family
Apartment Buildings



15.748.630 Single and
Semi-detached houses



64 % energy consumption in
residential buildings

Source: AGEb 2020, BMWi 2020a, Destatis 2020
dena-GEbÄUDEREPORT 2021
Fokusthemen zum Klimaschutz im Gebäudereich



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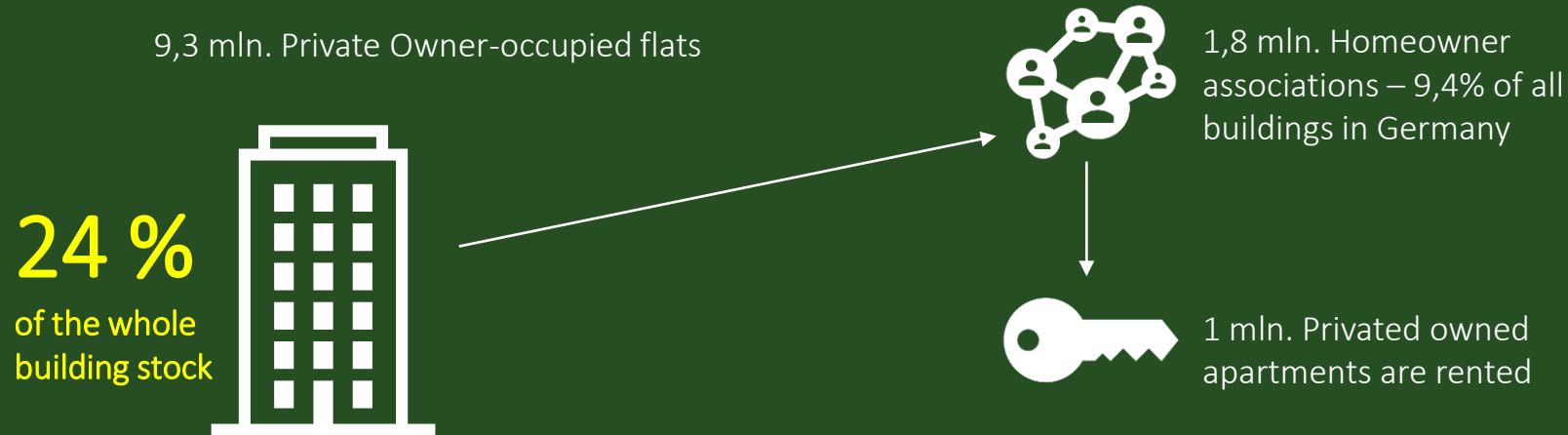
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Situation of Housing Stock in Germany: private ownership

Home Owners Associations in Germany (HOAs)

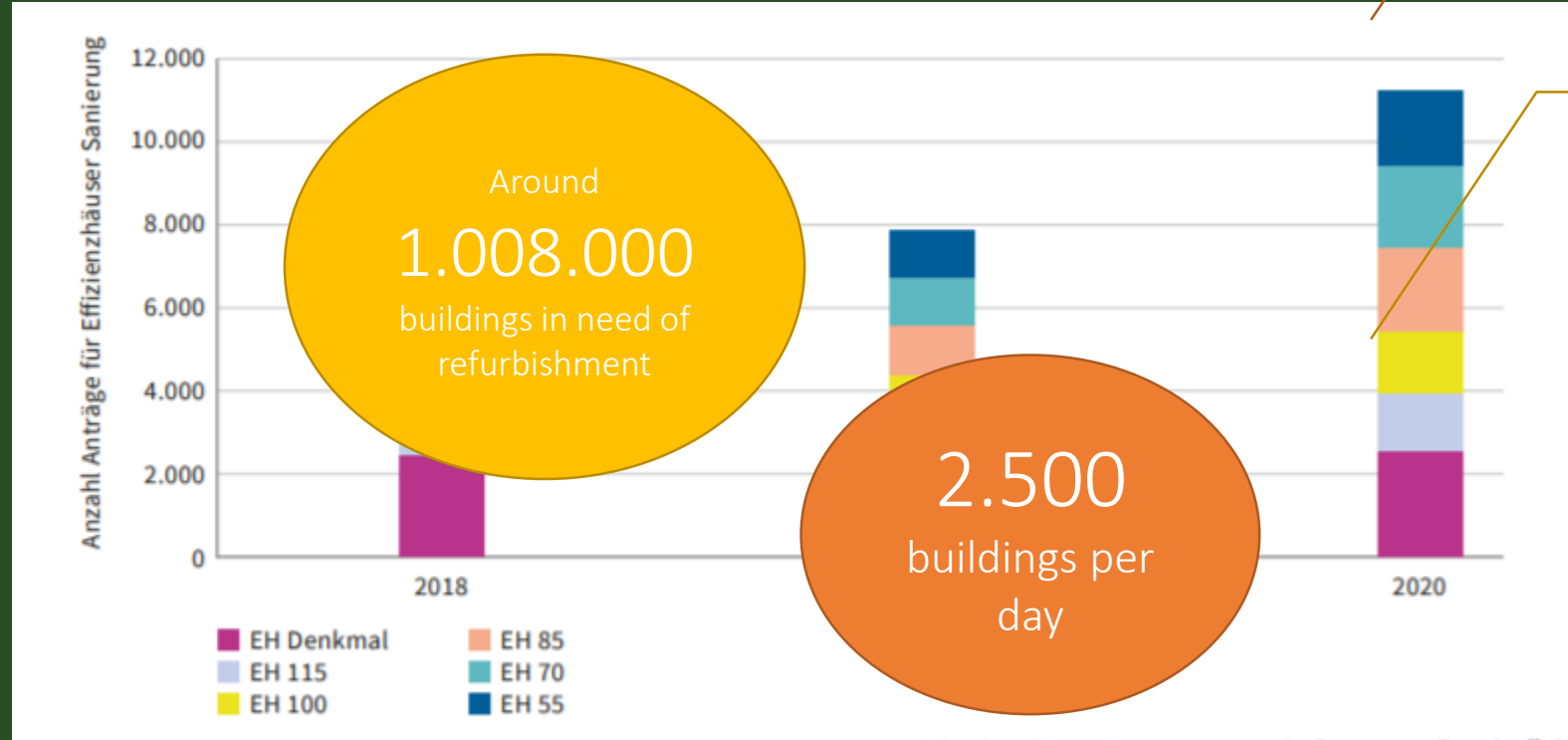
Owner-occupied flat is the second most important form of ownership (only second to the ownership of single and two-family houses)



Situation of Housing Stock in Germany

Renovation rate
1 %/year

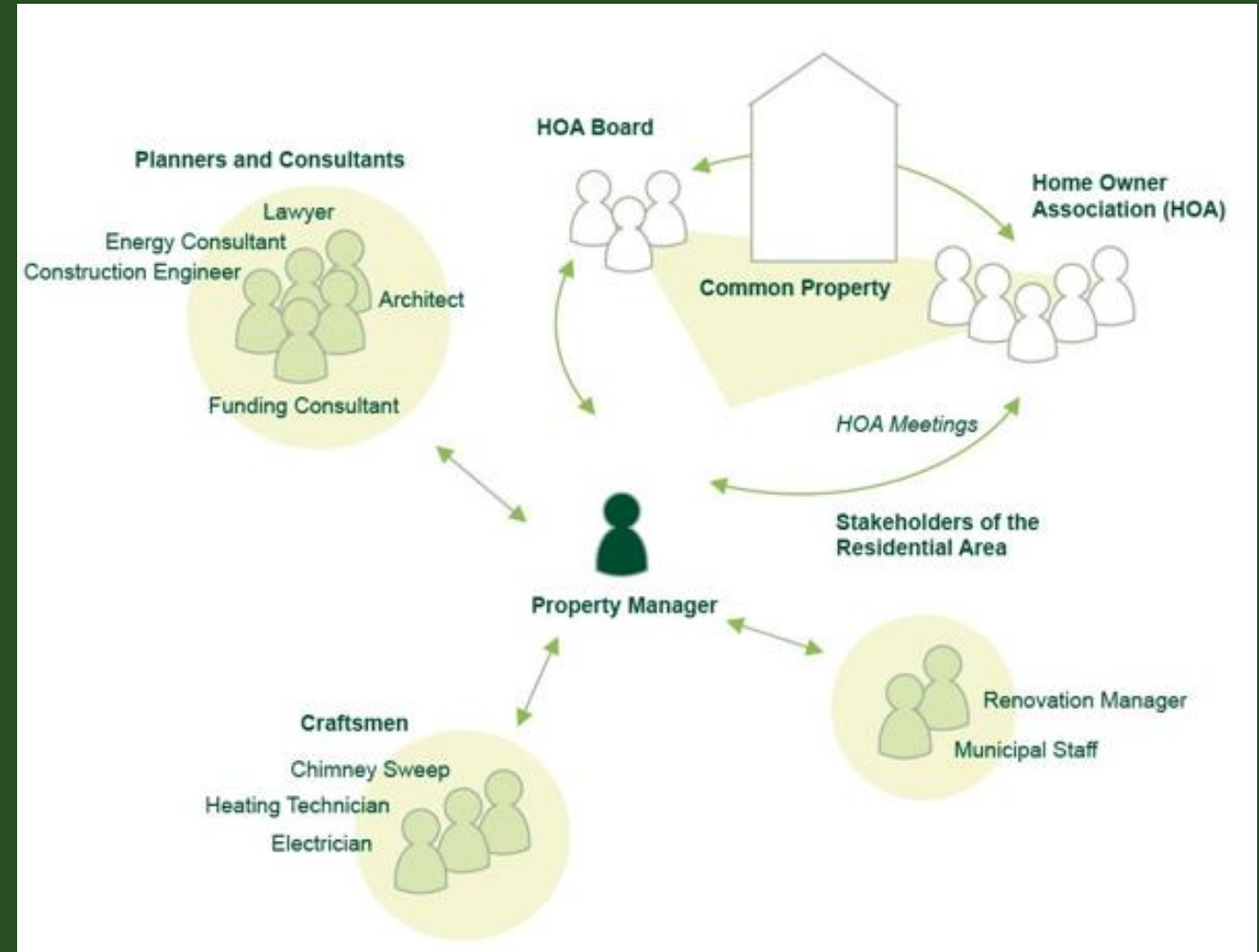
At least 1,5 % needed to
reach Climate Goals by 2050



Source: AGEb 2020, BMWi 2020a, Des
dena-GEBAUDEREPORT 2021
Fokusthemen zum Klimaschutz im Gebäudebereich

Role of Housing manager in Germany

- ✓ Inform about necessary or possible renovation steps
- ✓ Maintaining contact to all stakeholders and experts
- ✓ Moderation of the usually lengthy decision-making processes within the HOA
- ✓ implementing resolutions and involve experts, if necessary



Context: Industry Structure



Requirements for Management of Residential Property

Rising complexity of the field of work

- Conflicting interests within the HOA decision-making processes
- Financing, compensation and amortisation of renovation projects
- Insufficient expertise

Important issues for the industry in the next several years:

Urbanisation, digitalisation, energy efficiency, integration of renewable energy, demographic change, e-mobility

Demanding job profile

- Strong moderation and presentation skills
- Lacking expertise
- Skills in dealing with great heterogeneity within a HOA

→ Challenges: shortage of skilled labour, need for professionals



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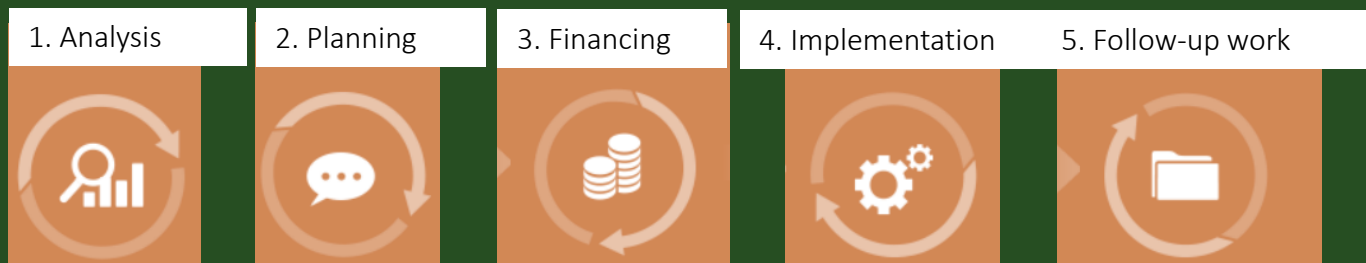


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KLIMAVERVERWALTER Project



Curriculum: Examined Climate Property Manager



- Modular design, extra-occupational education
- Curriculum follows the typical phases of a renovation project (sustainable building management)
- 260 instructional units (1 unit = 45 minutes)
- Didactical frame: Blended-Learning (attendance periods, webinars, self-organised work on distributed teaching material (in the form of study letters))



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KLIMAVERVERWALTER Project

Pilot Phase: 10/2017- 10/2018



Workload: 75 instructional units	Certificate Examined Climate Property Manager		
Module 3	Finalising energy-efficient renovation projects <ul style="list-style-type: none">• Role and self-marketing of the property manager• Climate and environment protecting user behaviour• Assessment of climate protection activities• Sustainable ecological building management	Project work	
Module 2	Implementing energy-efficient renovation projects <ul style="list-style-type: none">▪ Schedule and participants of the renovation process▪ Climate-friendly and sustainable building materials▪ Renewable energies▪ Decision-making competences▪ Contracting as a concept for climate protection		
Module 1	Planning energy-efficient renovation projects <ul style="list-style-type: none">▪ Climate Protection in the real estate sector▪ Meaning and purpose of energy-efficient renovation▪ Societal and political framework regarding building renovation▪ Demand for modernisation and restoration▪ Economics and ecology: Profitability of energy efficiency		
Requirements for admission	Completed apprenticeship (Real Estate Agent) or completed further training programme (Real Estate Specialist („Immobilienfachwirt/-in“) or Property Manager („Immobilienverwalter/in IHK“)) or a background of 5 years of professional experience as a property manager		



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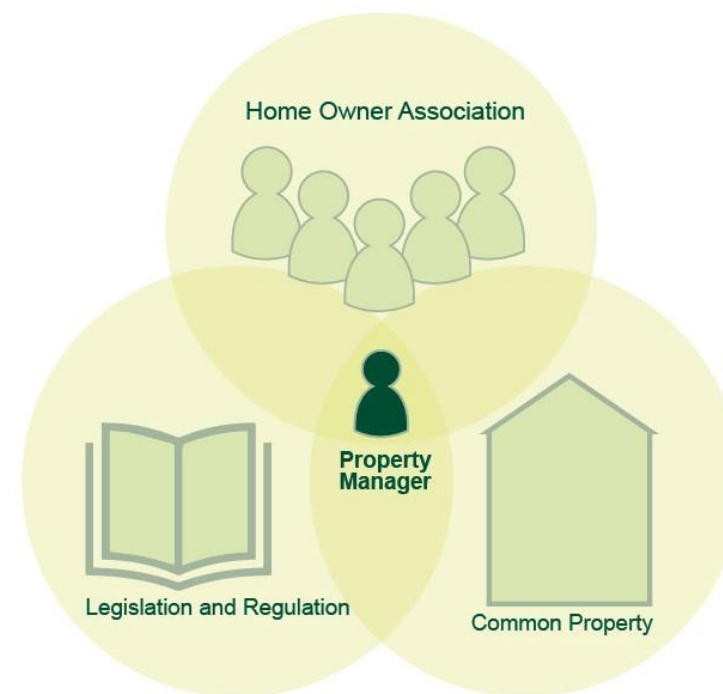
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New generation of housing manager

→ Property managers are key to reach out and engage with HOAs, to promote the advantages of effective energy efficiency refurbishments and to provide a long-term renovation and financial planning

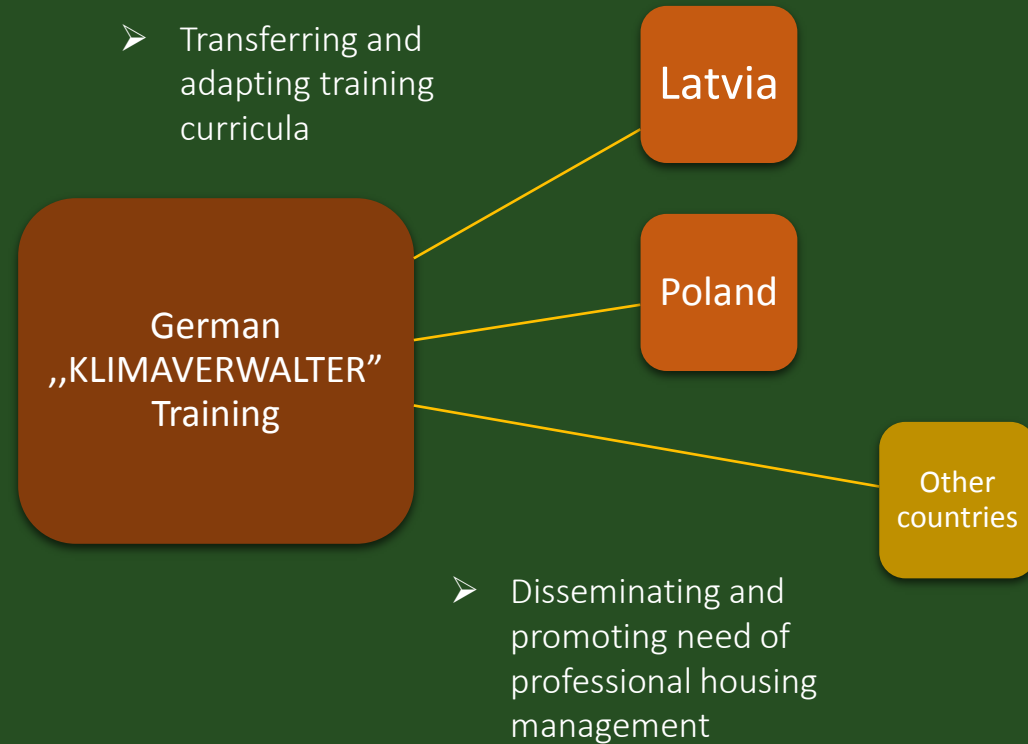
→ Property managers are key to reach out and engage with HOAs, to promote the advantages of digitisation and to involve experts.

The Property Manager as Key Agent



CLI-MA – from Housing Manager to CLimate MAnager

Project duration: 2020 - 2023



Project partners:



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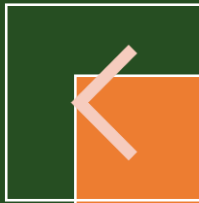


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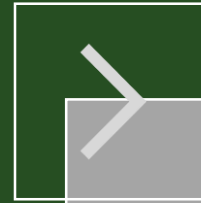
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CLI-MA – from Housing Manager to CLimate MAnager



Accomplished activities:

- Learning from the German KLIMAVERWALTER
- Setting up domestic cooperation in Poland and in Latvia
- Market Research Report analysing existing and demanded skills of building managers



Activities planned:

- Preparing and conducting pilot trainings in Poland and Latvia
- Adjusting training scheme and curricula
- Strengthening role of housing manager

Strengthening the role of housing manager



"The experiences of the course make it clear that climate and building protection in a residential property cannot succeed without qualified housing managers. They are crucial as intermediaries at the interfaces between owners, tenants, service providers, construction companies and energy consultants to enable energy efficiency measures in homeowner associations."



WOLFGANG D. HECKELER,
The president of the German Umbrella Association
of Real Estate Managers (Dachverband Deutscher
Immobilienverwalter - DDIV)



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FOR CLIMATE MANAGERS

IN POLAND AND LATVIA COMING IN 2022.



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the frontline of the approaching renovation wave!



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Inga Rovbutas, Project Director



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