

**Project «LOCAL HOUSING POLICY – local housing policy improvement in Russia by means of a dialogue between civil society and local authorities»**  
Takis IBPP Programme (Institution Building Partnership Programme)

**Report on the Study tour to Germany of the project partners  
from Russia  
Darmstadt, Bochum, Berlin, 04.-10.11.2007**

developed within the framework of the Analytical Phase of the project  
with the assistance of all project partners



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In accordance with the Project goals and objectives providing for training and know how transfer of Germany in housing management as well as condominiums establishment and operation a workshop series was held for the working groups of the Russian part in Darmstadt, Bochum and Berlin in the period 04-10/11/2007 (See the Agenda of the workshop in Annex 1).

The aim of the study tour was to get familiar with German know how and respective structures of housing management as well as to study experience of New Federal Lands in privatization and development of new ownership structures. While drafting the agenda of the study tour the German partner preceded from the experience gained in the period of the Analytical Project Phase and the problems revealed in the analysis process of the existing framework conditions in St. Petersburg and Domodedovo. In view of this, the German partner invited prominent experts of housing laws and court practice in legal settlement of private housing ownership cases, the manager of the companies' group for condominiums management and housing service, the board member of the Federal Union of Housing and Real Estate Managers, experts from the Housing in the East Europe Initiative and from the Housing and Environmental Institute of Darmstadt, leaders and instructors of the Educational Centre of Housing and Real Estate Economy of Bochum.

The study tour envisaged study of legal and financial framework conditions of German private housing management system. Therefore, the German partner focused special attention on preparing materials for the Russian groups on the existing legislation in Germany regulating private ownership of housing, the existing housing management form, contractual relationships and etc. Thus, since May 2007, a package of legislative and information materials in Russian has been transferred to the Russian partner with subsequent presentation of the issues at the workshops and working meetings of the working groups, they are as follows:

1. the Law on acquisition of housing ownership right;
2. the Handbook for condominiums managers;
3. Management of housing privately owned in Germany; the Fundamentals of private ownership in housing; the Condominiums in multifamily housing;
4. the Declaration of common property severance in the apartment house;
5. Justification of individual flat property through severance of common property according to § 8 of the Law on private ownership of flat, LUWOG Company
6. the FRG Law regulating flat charges dated 18/12/1974 and amended 09/06/1998;
7. Flat charges in housing of the Federal Republic of Germany; flat charges index chart as an element of German flat charges system/ the comparability chart of local flat charges;
8. the system of building savings in the Federal Republic of Germany based on the example of the building savings bank "Schwabisch Hall";
9. the mortgage lending system of Germany;
10. the FRG Programme for support of energy and technical refurbishment actions of the housing stock (the historic aspects and current programmes)
11. the EU Project Sustainable Refurbishment Europe SUREURO), portfolio management and case study SUREURO;
12. model contracts of managers with condominiums (the companies "NALENTZ GROUP" and "LUWOG");



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13. Service catalogue of the condominium manager;
14. Different forms of the managers' competencies;
15. Standard contract forms of the yard-keeper/ custodian;
16. the habitation rules in the apartment house;
17. the Turning point in the housing policy of the East Germany.

The information material the “Turning point in the housing policy of the East Germany” gives an assessment of the events and reforming process in New Federal Lands in the transition period to the market economy that is a very valuable material for the reforming states of the Eastern Europe.

In the course of the workshop, practical activities of the condominium managers and condominium operation were studied; contacts were established with relevant housing management institutions in Germany as well as the structure of public utilities and their rates, energy saving policy of Germany were presented (the chart of municipal service costs comparability). This programme was special also because it included two-day workshop at the European Educational Centre of Housing and Real Estate Economy in Bochum.

The overall goal of the tour was to provide an opportunity to the Russian part to get familiar with useful experience of Germany in condominiums management gained pending over five decades, the institute of social dwelling and the comparable problems of the housing market in Germany.

The study tour participants arranging included compiling and preparing of the materials package that covered the housing management system in Germany, legislation and the basic housing policy mechanisms of Germany in practice with a special focus on novelty for the Russian housing sector in order to prepare the study tour participants to perceive and to understand better the materials presented at the workshops.

The working groups of Germany and Russia together with the Centre's management have examined the issue of a training course elaboration for housing experts, but most of all, for managers, chairpersons of condominiums and housing associations of Russia based of the examples of St. Petersburg and Domodedovo. The available potential resources were analyzed such as training and educational centres that could host such training courses and programmes. Afterwards, in a lively discussion the parties have discussed a draft plan of the training programme consisting of models covering various housing aspects and oriented to the needs of the target groups with a focus on adaptation to local conditions in Russia.

The principal output, from the German point of view, was that the study tour of the Russian working group to Germany gave a chance to different housing market actors represented by the executive state authorities, municipalities, housing owners associations and managing companies from the cities of different levels, i.e. federal and municipal district, to discuss together the hot-button issues in the sphere of condominiums establishment and operation, action of the housing legislation of Russia in comparison with housing management practice in Germany and to reach understanding in many issues.

