

**55th IFHP**  
**WORLD CONGRESS**  
Tallinn 2011



**The impact of housing and  
planning on the  
economic environment**

IFHP 55th Congress, 11-14th September 2011, Tallinn



3  
3  
4  
5  
5  
6  
6  
7

## Contents

	Welcome
	IFHP president
	Congress Programme
	Estonia
	Housing in Estonia
	Tallinn
	Post Congress Tours
	Programme for Accompanying Persons

## Welcome note for IFHP conference

In a current economic situation in 2010 we see strong signs of economic recovery and future expectations are clearly positive in most of the countries. Nevertheless, experience within the past two years taught us many lessons and it became obvious that forgetting basic economic principles may put past success into a great risk in the future. Excellent results of many years may turn to deep recession in a short period of time. World has become more risk-aware. And in some aspects even risk-averse, considering investors and lenders as an example.

Previous is one of the reasons why it is especially important to think about the economic impact of housing and planning now in order to attract investors, make it easier to find good financing solutions and to continue important projects as soon as possible. Well analyzed, planned and structured development projects have catalyzing effect upon the economy in the region concerned and result in positive changes also in other aspects of urban and housing environment, such as better living standard and sound social development of the community. I am proud that KredEx has succeeded in introducing some new, pioneering financing solutions for energy efficiency projects in sector. On the other hand I am of the opinion that there are plenty of options to make housing sector and its planning even more attractive for private investors as well as more efficient for public sector at the same time. Let's think about different possibilities together and I believe we will all have fruitful ideas to work on with after the conference in Tallinn!

Andrus Treier  
Chief Executive Officer  
KredEx

## IFHP president

IFHP and KredEx invite you to come to Tallinn, Estonia and join the 55th IFHP World Congress 2011, the year in which Tallinn, with its beautiful medieval old towns, is the Cultural Capital of Europe. Even though by then we may have emerged to some extent from the financial crisis, it will have left us with long-term structural challenges in the fields of housing and planning, which will face us for many years to come and for which we have to find the right answers. These challenges are set out in the topics below.

Not only will these topics be debated with a view to identify practical solutions to the questions posed, but the debates will be illustrated by study tours, professional visits and be accompanied by social events typical of IFHP congresses.

We hope to welcome you to Tallinn on 11th-14th September 2011!

Francesc V.i Texidor  
President  
IFHP





# The impact of housing and planning on the economic environment

## Topic 1

### Balancing private and public financing

Investing in housing means gaining additional significant benefits in other areas of the economy and society at large. By investing in energy efficiency, we make it easier and cheaper for people to live, so there are economic benefits from the money saved, which is spent in other areas of the economy. Also, if homes are with good indoor climate, warmer (or colder in warmer countries), there will be fewer health problems like asthma and ultimately less need for medical treatment and interventions, and hopefully fewer winter deaths from cold-related illnesses. Both private and public investors should be interested in financing the housing and side-investments:

- How do we make the case for housing investment in a time of financial constraint?
- How can public and private investments gain more benefits together, for example: public investment in infrastructure, public spaces; private investment in housing?
- How private and public financing can reinforce each other?

## Topic 2

### Planning as an economic tool

Are planners sufficiently aware of the economic impact of their plans? Do planners consider all the different cost aspects when they are planning a new city enlargement, new streets and renovating areas in the city? How does planning influence economy? How can public and private investments gain more benefits together, for example: public investment in infrastructure, public spaces; private investment in housing?

## Topic 3

### The retrofit dilemma

How to retrofit the existing housing stock to make it more energy efficient and less climate-damaging than is currently the case? Not only is it expensive (relatively speaking, more so than new buildings), but it is likely to be less successful/effective, which brings up interesting questions to discuss:

- Is retrofitting worth it?
- What standards should apply?

- Should we set a lower, more affordable, set of standards for retrofit?
- Would we be better off demolishing more and building new?
- How far are architects with nearly zero energy buildings?
- Retrofit difficulties in municipal and private rental market.

## Topic 4

### Housing costs and social and cultural behaviour

Social and cultural behaviour may increase or decrease housing costs. Which habits influence housing costs most? What can we do to stimulate the positive and change the negative behaviour? Is this politically or socially acceptable? Can similar measures be applied in different cultures?

# Congress Programme

## Sunday- September 11th, 2011

### Morning

IFHP Council Meeting

### Afternoon

City Walking Tour

### Evening

Opening Ceremony in National Opera  
Cocktail

## Monday- September 12th, 2011

### Whole day plenary session

### Evening

Reception of the Mayor of Tallinn in Town Hall, only by invitations

## Tuesday- September 13th, 2011

### Morning

Workshops

### Afternoon

Study tours

### Evening

Gala dinner at The Tallinn Song Festival Grounds

# Estonia

## Facts about Estonia

Geographically, Estonia is on the north-eastern edge of the European Union, bordering Russia and Latvia.

- Estonia is in the Schengen Area so we have open borders with the rest of Europe.
- Brits, Americans, Canadians and Australians can also enter Estonia visa-free.
- Lennart Meri Tallinn Airport, named after our late President, has direct flights all over Europe and is just 15 minutes away from City Centre.
- Finland is a short hop across the sea – just 80 km away.
- There are ferries to Tallinn from Helsinki (Finland) or Stockholm (Sweden).
- Estonia has a population of just 1.3 million but is larger than Denmark or Holland.
- The Estonian language is a nightmare to learn.
- Everyone in tourism speaks good English and often German, Finnish, Russian and Swedish, too!
- Estonia was occupied by the Soviets for decades but Estonia sees itself as more influenced by Nordic tastes and traditions - Scandinavia with a twist.
- Occupation by Germans, Swedes and Russians has influenced the architecture of cathedrals, cobbled streets, manor houses and palaces.
- Estonia and Song and Dance Celebration – these two belong together like Norway and skiing or England and the Oxford-Cambridge boat race.
- Great food is everywhere and you can even eat marinated bear here!
- In winter it gets very cold and we get plenty of beautiful snow.
- There are no polar bears in Estonia.
- Estonia is almost 50% forest.
- Tallinn is our medieval capital and by far the biggest city, with a population of around 400,000.
- In 2011 Tallinn will be the European Capital of Culture.
- Tartu, with 100,000 people, is our young yet timeless university town.
- Estonia has over 1,500 islands.

# Housing in Estonia

Estonia is relatively well stocked with housing as regards the number, but its quality and energy consumption leaves to be desired in comparison with the more developed EU member states. Dwellings in Estonia are smaller, older and in some cases have poorer standard amenities and the share of apartments is larger than that of private houses. In addition to the amortization of the structures and technical systems of residential buildings the supporting infrastructure and utility systems are obsolete.

According to statistics there are approximately 650,000 dwellings in Estonia, with most of them (96 per cent) in private ownership. Buildings in Estonia were mainly built during the soviet era, mostly in 1960s – 80s. Building quality in Soviet Union was not high and energy was very cheap.

2/3 of Estonian population lives in apartment buildings, which are usually owner-occupied. Apartment owners in one building have different national, financial, and cultural background and different demands. After privatisation the new owners had to face new challenges – how to become from renter to owner, start to organize the everyday life in a house – how to organize and attend general meetings, make annual economic plans, budgeting etc. These activities were not known during the soviet era.

A considerable amount of energy is consumed for heating, ventilating, cooling and lighting of buildings and for producing hot water; experts estimate that about 40-50 per cent of the energy and fuel provided for the end-user goes for heating of buildings. The sharp rise of all types of energy prices over the past two years has brought the issue of energy efficiency of the Estonian housing stock more than ever into the limelight.

As a rule, new residential areas are socially fragmented and lack the required architectural diversity. Often there is no direct access to primary services in a residential area, effective public transport is nonexistent, and the environment is not safe and is used ineffectively, especially in areas of apartment buildings. Urban residential areas that were developed earlier are fairly well covered with the public transport network and other infrastructure facilities (bus stop, shop, school and kindergarten etc). The lack of infrastructure is a serious problem, though, in rural areas (especially in sparsely populated regions) and in some new housing developments.





## Tallinn

### The capital city of Estonia

Tallinn is the capital city of Estonia and an ideal holiday destination if you want to combine the comforts of modern world, versatile nightlife and luxurious adventures with rich cultural scene, historic settings and making the most of you travel. The vast majority of travellers come to Estonia through Tallinn either by plane, train, bus or driving, making it the most international city in Estonia. With a population of slightly over 400,000, Tallinn is hardly a world metropolis. However: short distances and low traffic are advantages to cherish. Whether you have only few hours or few days, you get to experience a lot. Medieval Tallinn Old Town, one of the best preserved Hanseatic town centres in the world, is just a short walk away from the city business centre with its skyscrapers, modern hotels, luxurious restaurants and shopping malls.

### Background information about Tallinn

Officially, there are a bit more than 400,000 people living in Tallinn, most of them Estonians. Russians (about a third) are the biggest national minority, followed by Belarusians, Ukrainians and Finns making a total of 6% when combined. Estonian and Russian are the most common languages, though you won't have any trouble with English (especially in the service sector) and German and Finnish are quite widely spoken, too. Geographically, Tallinn is situated in the northern coast of Estonia, on the banks of the Gulf of Finland. It is the closest capital city to capitals of Finland (Helsinki, 80km); Latvia (Riga, 315km) and Sweden (Stockholm, 430km). Length of the coastline is about 50km and beach promenade close to city centre, running by the Piritu bay, is a popular place among morning runners, walkers and cyclists. Local population density is quite low – only about 2,551 people per square kilometre. It is about 5 times lower than London and 2 times lower than Moscow. Biggest district is Lasnamäe with its 100,000 people, while city centre (Kesklinn) has about 35,000 inhabitants.

## Post-congress tours

### Estonian Islands – trip to the end of the world!

Explore Saaremaa and Hiiumaa, the two biggest Estonian islands! The territory of Saaremaa has been inhabited for about eight thousand years. Saaremaa has retained its uniqueness due to its location and isolation. In the villages there are still stone fences and houses with thatched roofs. Dolomite, windmills and the famous local home-brewed beer are the symbols of Saaremaa. The islanders' life has always been bound to the sea and the resilience of their womenfolk, kept busy toiling the land while their men were at sea. Hiiumaa Island is located just north of Saaremaa Island and west from the mainland. Formed 455 million years ago as a result of a meteorite explosion Hiiumaa is one of the oldest islands in the world. The island is known for its wealth of lighthouses.

### Southern Estonia

In South Estonia you can see the way our ancestors used to live, take the "old path" to Värskla and meet the Seto people. Setos are one of Estonia's ethnic and linguistic minority populations, whose culture and singing is different from any other in Estonia. Other highlights include Tartu, the second biggest city of Estonia and University of Tartu. Tartu is also the oldest one in the Baltic States – first mentioned in 1030.

### Northern Coast

This tour gives you a golden opportunity to experience the diversity of Estonia. Beautiful manor houses and landscapes of Lahemaa National Park, the unique architecture of colourful Kuremäe Orthodox Convent complex, the highest and longest indivisible part of the Baltic precipice and remarkable Toila-Oru park and its castle which were the summer residence of the Estonian first president Konstantin Päts.

On the way to the European Union eastern border with Russia we can find Kohtla oil-shale mining museum. There are not many places in the world, where it is possible to either work with a mining bore or have a ride on a trolley locomotive along the mini-shafts and taste a traditional miner's lunch. The border town of Narva locates the best preserved fortresses in Estonia. We can admire the mighty Hermann Castle on the Estonian side and the castle of Ivangorod on the Russian side, standing face to face across the Narva River.

### Nature- mammal watching

Unforgettable holiday amongst unique, untouched nature with winding rivers, vast floodplains, mires, bogs and primeval forests, where we will search for mammals including Raccoon Dog, Red Fox, European Beaver, Wild Boar, Elk, Roe Deer, Flying Squirrel and Brown Bears and enjoy bird watching as well. You have a slim chance of seeing one of the more elusive residents such as Wolf and Lynx. Even if you don't see these animals, you will have plenty of fun deciphering the many mammal tracks we find along the way.

## Programme for Accompanying Persons

### Haapsalu – northern Venice

Warm sea water, curative mud and fresh air have made Haapsalu well-known for centuries. Only a hundred kilometres away from the capital, it has always been a loved summer resort in Estonia. The oldest part of Haapsalu is built on a strip of land that was formed of many islets only a few hundred years back. Narrow streets with the wooden houses not changed much from the beginning of XXth century bring you to the sea again and again. Haapsalu has been called the Nordic Venice for that plenitude of water.

### Estonian Bread – the crown of Estonian cuisine

Rye bread has been the most important food for Estonians for centuries. During an introduction to the secrets of the Estonian bread. You will learn how to make 4 different kinds of bread: orange bread, meat bread, rye bread and grain bread. Everybody gets hands on experience!

### Glass show – become a glass artist!

The show consists of 2 parts: first you will get acquainted with glass as a material and how you should handle it. During the second part, each participant makes his/her piece of art under the supervision of an experienced master.





INTERNATIONAL FEDERATION FOR  
HOUSING AND PLANNING  
FEDERATION INTERNATIONALE POUR L'HABITATION,  
L'URBANISME ET L'AMENAGEMENT DES TERRITOIRES  
INTERNATIONALER VERBAND FÜR WOHNUNGSWESEN,  
STÄDTEBAU UND RAUMORDNUNG



More information about congress  
and registration on:

[www.ifhp2011tallinn.com.ee](http://www.ifhp2011tallinn.com.ee)

The Credit and Export Guarantee Fund KredEx  
Hobujaama 4, Tallinn, 10151  
[kredex@kredex.ee](mailto:kredex@kredex.ee)  
<http://www.kredex.ee>

