

# MULTI-APARTMENT BUILDINGS

ROUND TABLE

FOR EXPERT MEMBERS

MOST RELEVANT  
TOPICS  
FOR PROPERTY  
OWNERS

28 JAN

@ 10H (GMT+1)

ONLINE

ORGANISED BY:





# TOPICS

LAW

DECISION-MAKING

MANAGEMENT

MAINTENANCE

ENERGY

FINANCE

YOUR EXPERIENCE

## **LIST OF TOPICS**

### **for the multi-apartment buildings round table**

Here are some questions for each proposed topic that can inspire your contributions during the round table event. Please note that, If the topic you wish to explore is not on the list, you are free to bring it up anyway, as the goal of the event is foremost to hear what are the most relevant topics for our members and not just a discussion over the proposed topics. Any input is welcome, especially regarding your experience.

Thank you for your attention and looking forward to hearing your contributions!

#### **I. Law and decision-making**

- How are multi-apartment buildings organised (cooperatives, condominiums, neighbour/neighbourhood associations etc.)?
- Is there a legal status of the multi-apartment building management entity?
- Which are the actors involved in the multi-apartment building management (homeowner association, homeowner board of director, building management company)?
- How is the decision-making legally made (e.g.: during neighbours' periodical assembly meetings or by an elected management body in mandate; type of majority needed)?
- Do you consider one or more of the abovementioned general characteristics of multi-apartment building law in your country as problematic? Why? Which changes would you suggest?

#### **II. Management of common spaces and resources**

- Are co-owners forced to accept infrastructures that they do not benefit from (e.g., electric car charging stations, photovoltaic panels)? How are the benefits of these infrastructures split between the co-owners?
- Are there any documentation/information requirements about the common parts at the time of transfer/acquisition of one of the apartments?
- How are heating costs and other energy costs distributed among co-owners?

### **III. Maintenance and renovation**

- What is the required majority for maintenance/small renovations work?
- What is the required majority for major renovations/changes in the building?
- Do you consider the current system of decision-making to be appropriate for maintenance and renovation? Why? Which changes would you suggest?
- Do you consider the current system of decision-making to be appropriate for specific European and national requests for energy efficiency renovation? Why? Which changes would you suggest?

### **IV. Energy-efficiency special requirements**

- Are audit and/or multi-annual renovation plans mandatory?
- Are energy performance certificates required?
- Are there regular renovation obligations or other energy-related requirements for multi-apartment buildings?
- Were there any recent law updates to favour energy efficiency renovation in multi-apartment buildings?

### **V. Financial aspects**

- How are multi-apartments buildings' management and maintenance financed?
- Are multi-apartment buildings' reserve funds mandatory or advised?
- What forms of financing for multi-apartment buildings' project are usually available?
- Can multi-apartment building co-owners/management entity borrow money?
- If the previous answer is yes, how are the loans secured? Is there any insurance to cover failure in payment?
- Do you consider the current system of reserve funds and borrowing money satisfactory? Why? Which changes would you suggest?

## **VI. Your experience**

- What do you consider to be the main problems related to multi-apartment building law? What are your suggestions to overcome them?
- What skills should your members have and are generally missing?
- What are the most relevant topics regarding multi-apartment buildings for your members?
- What services related to multi-apartment buildings do your members ask for?
- What services related to multi-apartment buildings do you offer to your members?
- What are the most relevant topics regarding multi-apartment buildings for your association?
- At which level of governance should they be tackled?
- What should the role of the European Union and UIPI's position be on these issues?

**Thank you!**