Slovenian Real Estate Market: maintenance of multi-dwelling buildings and management challenges

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Abstract: (250 to 500 words: for each heading use the bullet points or narrative - the submission including graphics should not exceed one page)

Problems - Issues / Challenges-Needs
- Socio-economic development and absence of a long-term and consistent housing policy in the management and maintenance of multi-dwelling buildings in Slovenia are caused by:
  - Inadequate material condition of the housing fund (lowering the market value of multi-dwelling buildings and reducing lifetime of buildings)
  - Fragmented ownership of housing (atomised ownership)

Challenges related to the need to improve the situation in the form of overcoming the main obstacles towards housing fund reform:
- Economic function - creating conditions for the financial ability of renovation of multi-dwelling buildings
- Social function - strengthening responsibility towards co-ownership and social cohesion or consciousness amongst floor owners
- Legislative function - legislative regulation of management (status of a manager, relationship and competence of participants, conditions for performing activities, etc.)

Solutions - Methods / Results - Findings
- Methods and strategies for more efficient management and maintenance of multi-dwelling buildings:
  - Analysis of the impact of indirect factors on the performance of maintenance work in multi-dwelling buildings
  - Exploring the basics, management, and approaches to the maintenance of multi-dwelling buildings
  - Comparison of the legislative framework and examples of good practice in different socio-economic systems in Europe

Sustainable solutions leading to progress in the management and maintenance of the housing fund:
- Integration of instruments to create the conditions for a more effective solution to the problem of renovation of multi-dwelling buildings
- A targeted approach and the establishment of a consistent housing policy (elimination of the re-regulation and uncritical transfer of solutions of other European countries to Slovenian legislation)

Novelty - Value / Relevance to …
- Legal basis that enables professional and effective management and maintenance of multi-dwelling buildings
- Elimination of participants’ passivity and leverage to strengthen mutual cooperation in the process of building management and maintenance
- Maintaining or improving the state of the housing fund in Slovenia

Forum statement
The housing fund is one of the constituents of the national wealth of every country and a mirror of a housing policy.

Keywords: (up to 5 keywords)
Maintenance, management, multi-dwelling buildings, housing fund

Graphics: (please use the grey area below for representative graphics or graphical summary: select the grey area bellow and paste your graphics)