

Real estate professionals shape our cities. Decades of urban sprawl are being reversed in cities around the world. Vibrant, walkable, open and affordable communities are what people want.

In this third volume, FIABCI widens the focus from affordable housing developments to include the neighborhoods, communities and cities that provide the setting for the new urban agenda.





Culture is an essential element of a successful city. Policy and innovation revolutions are required. Everyone must be included.

WE MUST CREATE THE ENABLING ENVIRONMENT FOR SUSTAINABLE CITIES. THIS REQUIRES A NEW MINDSET FROM EVERYONE ASSOCIATED WITH URBAN DEVELOP-MENT – URBAN PLANNERS, ARCHITECTS, GOVERNMENT OFFICIALS, DEVELOPERS, FINANCIERS, REAL ESTATE BROKERS, VALUERS AND EXPERTS.

FIABCI SUPPORTS THE UN-HABITAT NEW URBAN AGENDA AND REAFFIRMS OUR COMMITMENT TO EQUITABLE, SUSTAINABLE URBAN DEVELOPMENT IN AN INTEGRATED AND COORDINATED MANNER. WE ARE COMMITTED TO CONCRETE ACTIONS TO MAKE THE WORLD'S CITIES AFFORDABLE, INCLUSIVE, SAFE AND RESILIENT.



It is with great pride and satisfaction that FIABCI presents this third edition of *The City We Need is Affordable*. The interest and momentum generated by Volume I and II have been the driver for our continued commitment to showcasing the world's most creative and innovative approaches to affordable and workforce housing.

A special focus among this year's featured projects is inclusion. As the world's nations become more diverse, cities struggle to support sustainable, opportunity-rich neighborhoods that are accessible to all. Not just low-income and other vulnerable populations, but to all who seek an inclusive and cohesive place to live...or, in other words, a community.

During years of travel to property markets around the globe, I've observed that the desire for community is universal and that community means more than just a safe, affordable place to live. It means a structure that residents can be proud to call home. It means the presence of public spaces that bring people together and encourage interaction. It means a design that makes the house blend in and look as if it belongs in the neighborhood.

With our growing population and rising land values, creativity and innovation are needed to generate business opportunities that incentivize developers to build quality, affordable housing that support a sense of community. As the projects presented here demonstrate, there are numerous creative and innovative

solutions that can be a model for cities world-wide. FIABCI encourages readers to engage with their local municipality to identify one or more that can be adapted for local implementation. In doing so, we remain true to our core values of a commitment to excellence, a culture of innovation and development, and a community of action.

Sincerely,



Assen Makedonov FIABCI World President 2018-2019





During the seven days of the UN-Habitat World Urban Forum 9 in Kuala Lumpur, Malaysia, we saw what a lively and inclusive city could be. The hallways of the Convention Center were pulsing with people from every walk of life. Over 20,000 people – 49% women, 41% under 32 years of age, many from Least Developed Countries, children, the differently abled – came together to truly demonstrate a city for all.

FIABCI was well represented with a large multinational delegation participating in events including three we sponsored and supporting the events of partner organizations. We were able to solicit many of the solutions you see in the following pages and feel a renewed sense of hope that we have the knowledge, capacity and will to solve the world's affordable housing crisis.

"The City of the Future: People First" was the theme of our Urban Library event held in the active and informative Exhibition Hall where we were honored to have UN-Habitat Executive Director Ms. Maimunah Mohd Sharif stop by to show her support. You will find that same people focus in the innovative urban planning and housing solutions included in this third volume of practical examples of how we can make a real difference in our cities when we make inclusion our mission. In addition you will see that attractive design is crucial to facilitate the integration of residents in affordable housing into the neighborhood and that several complexes use their public space to the benefit of the entire neighborhood.

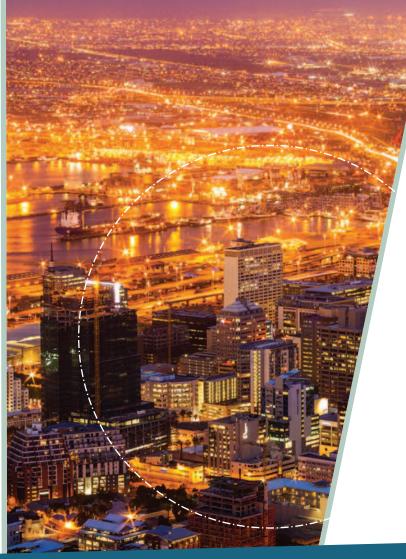
We are planning to publish a new volume of *The City We Need is Affordable* each year to document our inevitable progress and we encourage you to contact your national FIABCI Chapter to share ideas and solutions from your city. We would like to thank SAMKOO Pacific, SAMKOO Hawaii and Global Housing Foundation for sponsoring for sponsoring this volume and the FIABCI Chapters, developers, partner organizations and agencies who contributed projects for making this enlightening book possible.

Sincerely,



Danielle Grossenbacher FIABCI World President 2015-2016 Licensed Associate Real Estate Broker Brown Harris Stevens Residential Sales, LLC

FIABCI, the International Real Estate Federation, represents the private real estate sector and actively promotes the importance of transparent and rational real estate markets for global economic growth and social and financial stability. FIABCI has provided access and opportunities for real estate professionals interested in gaining knowledge, sharing information and conducting international business with each other since 1951.



FIABCI was actively involved in UN-Habitat's World Urban Forum 9 in Kuala
Lumpur, Malaysia in February 2018 featuring The
City We Need is Affordable Vol II in its Exhibition Stand. In
addition FIABCI organized three events at the Forum
including a two-hour multi-stakeholder Networking Event
focusing on the positive aspects of urban density, a Parallel
Event centered around FIABCI's City Prosperity Initiative, and
an Urban Library Event showcasing current and replicable
initiatives for sustainable and inclusive urban prosperity.

FIABCI Members represent all real estate disciplines including brokerage, property management, valuation/appraisal, investment, development, consulting, legal, architecture, planning and insurance. Members work in all property sectors – commercial, residential, retail, land, resort and industrial. Our areas of focus include global networking, international business development, education and advocacy for the global real estate industry. With members in 70 countries including 99 professional associations, 95 academic and public institutions and 2,300 individual members, FIABCI is the most representative organization in the real estate industry.



The City We Need is Affordable



La Ville qu'il nous faut est Abordable



La Ciudad que necessitamos es Asequible



我们要宜居城市



감당할 만한 가격의 주택이 있는 도시를 원함



वहनयोग्य शहरों की आवश्यकता है



المدينة التي نحتاج إليها هي باسعار معقولة



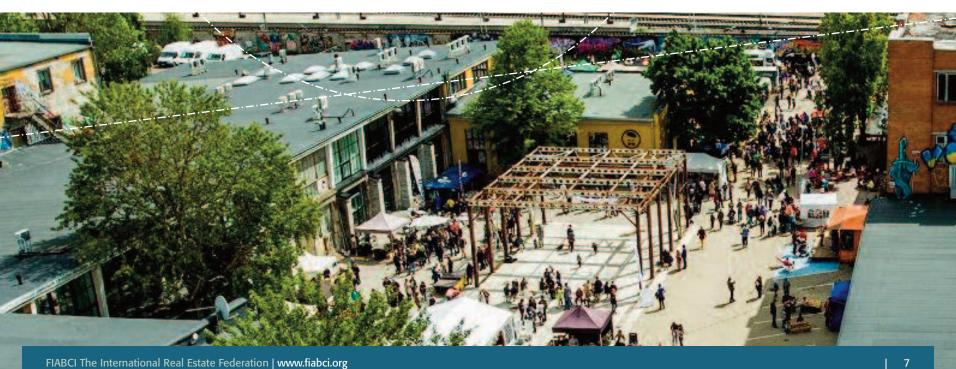
Нам нужен доступный город



Solutions to Quickly, Efficiently and Sustainably Increase the World's Supply of Affordable/Workforce Housing

CULTURE Approximately 230 million USD in federal housing loans and subsidies to support affordable housing for people to live around a university.	Decent and affordable housing to communities in predominately mining towns to ensure that these workers are integrated into the broader community. Housing Development Agency, Lephalale, South Africa20
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A process that allows the construction of housing units in just	A game to teach children early in life how they can play a part in making a modern city with clean air and streets and a happy and inclusive community.
eight to ten days, compared to the traditional method which requires around 45-60 days.	
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Cento Cultural Universitario

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Cento Cultural Universitario, University of Guadalajara, Guadalajara, Mexico

This novel cultural/educational real estate project is in Guadalajara, Mexico's second largest city. The University of Guadalajara, a free, public university is leading the project and will have a total of 1.5 billion USD of public and private funds invested in housing, commercial and social infrastructure. Presently about 200 million USD has been invested in cultural/educational buildings. An innovative fiduciary fund was created which includes the University, the Zapopan municipality and the Jalisco state government. In addition approximately 230 million USD will be generated in federal housing loans and subsidies to support affordable housing for people to live in the area.





Key educational and cultural buildings have been completed or are under construction as a part of Phase One including the TELMEX Auditorium, State Public Library, Performing Arts Center, the Cinematec complex, the Transdisciplinary Research and Service Institute, and the Bicentenary Plaza public space. Phase Two, which includes several housing initiatives, recently got underway and the first 227 homes have been built and sold near the TELMEX Auditorium.

THE CULTURAL CENTER WILL BECOME THE FIRST INTRAURBAN FEDERALLY-CERTIFIED SUSTAINABLE HOUSING CITY DISTRICT WITH LOANS AND SUBSIDIES TO SUPPORT AFFORDABLE HOUSING FOR PEOPLE TO LIVE IN THE AREA.





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Music has the power to generate economic growth, increase tax revenues, attract the brightest talent, and contributes to the health of cities. As global experts, Sound Diplomacy uses data-driven methodology to harness this potential. They assess the value of a music ecosystem, identify growth areas, and produce strategies that deliver measurable economic and social benefits.

One example is Telliskivi Creative City, located in a former industrial complex on the borders of the Old Town and Pelgulinna and Kalamaja districts, it is the creative center of Tallinn. This is the largest creative center in Estonia, consisting of live/work studios, creative companies, and offices of NGOs. There are several small designer stores and studios, ten unique eating and drinking places, photo galleries and abundant street art.

Nearly 600 cultural events take place annually and a flea market is organized every Saturday. The Club of Different Rooms, Theatre Vaba Lava, and the theatre Sõltumatu Tantsu Lava are also located here to draw crowds and create a vibrant urban experience.















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FIABCI World Prix d'Excellence Silver Winner

Haleola'ili'āinapono (the Living Building Challenge) demonstration case study is the first residence in the State of Hawaii to be designed 'Certified Living' by the International Living Future Institute. **75% of the project was built with building materials extracted exclusively from Hawaii's reclaimed regional construction waste streams**, short-circuiting the State's waste management problems while developing the high-performance home of the future. The building is designed to operate net-zero at a minimum on an annual basis. 100% of the building's energy and water needs are supplied by on-site renewable resources. 100% of building's storm water and wastewater are recycled on-site. Batteries store enough energy to preserve food for building occupants for at least 1 week, enhancing resilience to natural disasters resulting from climate change.

Biophilic design elements create spaces and architecture that create both visual and non-visual connections with nature, including non-rhythmic sensory stimuli and thermal airflow variability provided by natural ventilation and passive cooling strategies. Representations of water and dynamic and diffused natural light provide an overall connection with the building users and its natural systems. Biomorphic forms and patterns create spaces of prospect, refuge, mystery and risk, amounting to an architectural experience comparable to that of an explorative nature hike.



The Pritzker Architecture Prize

The Pritzker Architecture Prize

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Professor Balkrishna Doshi of India was selected as the 2018 Pritzker Architecture Prize Laureate, the award that is

known internationally as architecture's highest honor. "My works are an extension of my life, philosophy and dreams trying to create treasury of the architectural spirit. I owe this prestigious prize to my guru, Le Corbusier. His teachings led me to question identity and compelled me to discover new regionally adopted contemporary expression for a sustainable holistic habitat," comments Doshi.

The architect designed Aranya Low Cost Housing (Indore, 1989), which presently accommodates over 80,000 individuals through a system of houses, courtyards and a labyrinth of internal pathways. Over 6,500 residences range from modest one-room units to spacious homes, accommodating low and middle-income residents. Overlapping layers and transitional areas encourage fluid and adaptable living conditions, customary in Indian society.



Pangsapuri Seri Kasturi

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S P Setia Berhad

SP Setia Bhd Corporate HQ No. 12, Persiaran Setia Dagang, Setia Alam Seksyen U13, 40170 Shah Alam Selangor Darul Ehsan, Malaysia



Inaugural World Gold Winner – Affordable Housing Category Seri Kasturi Apartment, Selangor, Malaysia

As a realization of S P Setia's vision of redefining public perceptions of affordable housing, Seri Kasturi is a 16-acre medium-cost apartment development. It is a relatively low-density area that includes four 11-story blocks of 3-bedroom, 2-bath apartments and a community center with an Olympic-length swimming pool. It is adjacent to a commercial center, public parks and a forest reserve with great schools, career and business opportunities a short distance away.

By leveraging good planning, design and pre-fab construction, S P Setia has created a new affordable housing model. The use of the Industrialized Building System where components are manufactured in a controlled environment and assembled at the site lowered construction costs and increased speed to market while ensuring consistently high standards of quality. The design and layout prioritized equalitarianism, aesthetics and livability, not just to ensure the residents' comfort but also to engender a sense of community and pride.

Ultimately by providing affordable homes with features and facilities that exceed the norm, Seri Kasturi offers home buyers in the medium- and low-income groups a better quality of life and the opportunity for wealth creation.





60% Affordable/ 40% Market





Kapiolani Residence

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FIABCI-USA

530 Park Avenue 4th Floor New York, NY 10065 +1 917 287 7020 Info@fiabci-usa.com www.fiabci-usa.com Reversing conventional wisdom, Kapiolani Residence in Honolulu is a 484-unit building where 60% of the units are affordable and 40% Market rate. The building was developed by SamKoo Pacific and was designed by Design Partners and is being built by Hawaiian Dredging Construction Co. It will have 292 affordable units for people earning 120% of the area median income and below and 192 market-rate. To keep maintenance costs down the developers focused on offering less amenities than the traditional luxury projects in the area.

The units are perfect for first-time, young, professional homebuyers including nurses, recent college graduates and teachers, buyers that are often priced out of urban markets. The concept proved remarkably prescient as the building quickly sold out and plans for a second building – The Central Ala Moana are under way.





LIFE AT THE CENTER OF AN ISLAND METROPOLIS

The Central Ala Moana will offer 513 exceptional residential opportunities at the heart of Honolulu's vibrant Ala Moana neighborhood. Adjacent to the world's largest open-air mall, The Central Ala Moana will be located within convenient walking distance to some of the city's most desirable services and attractions. This stately 43-story residential tower will provide a full range of spacious studio to three-bedroom units furnished with cutting-edge conveniences and state of the art appliances. Above the parking garage, residents will enjoy an elevated recreation deck featuring swimming pools, cabanas, grilling stations, a children's play area, a fitness center, and a fully-equipped multi-purpose room. At the street level, well-placed landscaping will provide tasteful settings for storefront shopping, a large public plaza, generous walking promenades, and an array of transportation modes.

The Central Ala Moana will give first-time homebuyers attainable housing options with extraordinary quality and location. As developers, we seek to change the affordable housing paradigm by offering affordable units with space, quality, and design sophistication equivalent to their market counterparts. Samkoo Hawaii's overarching mission to improve affordable housing in Honolulu's urban communities goes beyond any single project. It is a goal achievable by anyone willing to undertake it.











Samkoo Hawaii believes in elevating quality of life and transcending the status quo. We bring value-driven vision and an attitude of innovation to every project we do. Our partnerships with reputable technology leaders and accomplished industry craftsmen enable us to reimagine familiar models and introduce new, dynamic approaches to the structures we create for our Hawaii community. We implement contemporary, cutting-edge designs and select the most desirable locales for the homes we build, 60% of which are priced as affordable housing. With dedication, focus, and passion, we continue to serve the community we live in by helping local residents achieve their dreams of owning a home.

KAPIOLANI Kapiolani

It is our mission to reinvent the paradigm of affordable housing and its place in the urban environment.







8990 Holdings, Inc./Deca Homes

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FIABCI-Philippines

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Urban Deca Homes Construction Management Team uses precast concrete, casting and curing reinforced concrete panels in a controlled environment before transporting them to construction sites for lifting, assembly, and finishing. The whole process allows the construction of housing units in just eight to ten days compared to the traditional method of piling hollow blocks on top of each other, which requires around 45-60 days.

Since precast is manufactured in a controlled casting environment it is easier to control the mix, placement, and curing. A precaster can buy materials for multiple projects with quantity discounts that lower costs. Weather is also eliminated as a factor since you can cast in any weather. Less labor is required and repeatability maximizes the value from a mold and a set-up to provide large numbers of homes quickly.

Houses powered by solar





Cityrene

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FIABCI-India

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Cityrene builds smart, sustainable and affordable homes in Chennai using an Australian technology – Glass Fiber Reinforced Gypsum (GFRG). Houses are powered by solar, generate drinking water out of air condensation, recycle greywater and bio-degrade waste efficiently. Research was made by Indian Institute of Technology Chennai professors to come up with a more advanced usage of GFRG that has certifications and approvals from the US Green Building Council and the Ministry of Housing and Urban Affairs, Government of India.

With help from the Founder Institute Chennai, the company Cityrene (City + Serene) was incorporated as a private limited company with a senior board of directors and a well-experienced team of advisors. Cityrene uses 'think out of the box' techniques to build inclusive spaces and communities with state of the art architecture and multi-purpose design.





Housing Development Agency

6-10 Riviera Road, Riviera Road Office Park Killarney, Johannesburg, South Africa +27 11 544 1000 info@thehda.co.za www.thehda.co.za The Housing Development Agency (HDA) is a South African national public sector development agency that acquires and prepares land as well as the development of housing and human settlements. Activities are carried out in partnership with a range of stakeholders including national, provincial and local government and municipalities, as well as with communities, developers, and financiers. The vision of the Agency is to transform the human settlement's sector and lead in the development of resilient, integrated and sustainable human settlements in South Africa.

As part of the broader government response to a more than century long problem created by the rapid development of the mining industry, the HDA is responsible for the Revitalization of Mining Towns Program. This program provides decent and affordable housing to communities in predominately mining towns and is being implemented in partnership with mining companies, municipalities and provinces to ensure that these workers are integrated into the broader community.

Altoostyd Integrated Housing Development Project located in Lephalale Municipality, in Limpopo Province, one of the mostly rural provinces in South Africa has a total of 5,024 plots incorporating mixed residential, business use, public open spaces, education and other land uses. The project offers BNG Houses, these are fully subsidized houses built and allocated to qualifying beneficiaries; Community Rental Units, these are partly subsidized high density units available to lower and middle income beneficiaries; and Credit Linked Houses in freehold and sectional titles which are partly financed through mortgages.



Marapong CRU Project, Lephalale, South Africa





FIABCI-Malaysia

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Developer: PR1MA Homes, Bandar Meru Raya, Target Income Group RM 2,500 – 10,000 per month

Developer: PR1MA Homes, Peoples Hosing Program, Target Income Group less than RM 2,500

The Malaysian Affordable Housing Program can be traced back many years where the first homes were provided by municipalities where small apartments were provided for very low rent. However since 2012 the increase in housing prices has outstripped the rise in income. Consequently prevailing median home prices are beyond the reach of most Malaysians. The mismatch between supply and demand is a great contributing factor compounded by the fact that most new housing supply has been concentrated in the high-priced categories.

As the demand for affordable housing has increased in recent years and the supply has not kept pace, especially among the younger generation and lower to middle income families, the central government has introduced various affordable housing schemes including providing land to developers so projects can be built at lower costs that cater to different income groups of homebuyers.





FIABCI-Indonesia

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The Government of Indonesia's One Million Houses Program is a program to provide one million low-cost housing units every year for low-income people. These low-cost units are targeted towards citizens with less than 4 million rupiah monthly income for landed houses and citizens with less than 7 million rupiah monthly income for apartments every year for low-income people and is President Joko Widodo's Champion Program. The Government has implemented a set of schemes and rules for the private sector to develop this housing.

Over half of these houses will be built using funds from the country's budget and state funds will also be used to finance the Housing Finance Liquidity Facility or *Fasilitas Likuiditas Pembiayaan Perumahan* (FLPP) to provide government-backed mortgages for low-income people funding 90% of the total mortgage amount at a fixed interest rate of 5% for 25 years. The government also covers the credit risk by a issuing mortgage insurance.

The Indonesia Real Estate Association (REI), FIABCI Indonesia's Principal Member, is the oldest and largest private property developer organization in Indonesia. To support the Government, REI is currently focusing on the development of low-cost housing, particularly the development of housing for civil servants, military personnel, police officers, and informal workers. REI has the capacity to build almost 200,000 units of low-cost housing and 250,000 market rate houses per year.









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New York's Mandatory Inclusionary Housing Program is a zoning tool that requires new developments to provide a share of new housing to be permanently affordable. The program has several levels of affordability including workforce housing for people who make 115% to 135% of the average monthly income (AMI), affordable for people who make 60% to 80% of the AMI, and deeply affordable for people who make 50% to 40% of the AMI.

Frost Street Apartments uses the program to provide deeply affordable housing near Mc-Carren Park in Williamsburg, Brooklyn, a neighborhood increasingly dominated by luxury housing. Newly constructed on private land the building harmonizes with the neighborhood and serves households at 50%, 60%, and 80% AMI. Eight apartments are set aside to provide independent living opportunities for adults with developmental disabilities who have access to on-site support services and 5% of the units are preadapted to be handicapped accessible.

Frost Street Apartments uses insulated concrete forms (ICF), which provides a continuously insulated cast-in-place concrete structure that significantly enhances thermal efficiency and performance. The project incorporates extensive additional high-performance and energy-efficient components including a micro co-generation/combined heat and power system.

The Berlin Mix



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Mittenmang is the Berlin expression for 'at the heart of' and means in the midst of Berlin city life. This district is in central area of the city on the periphery of the government district next to Europacity – the new city center planned for Berlin and combines the charm of the old parts of the German capital with the merits of modern architecture. Spread over an area of 3.7 hectares, a varied district has been created comprising 23 separate residential areas with a total of roughly 1,000 apartments and plenty of open spaces.

The hustle and bustle of the district is also home to a lively district square, green spaces, a nursery (KiTa) and shops. The most distinct aspect of the project is the concept of the colourful facades on the outside of the buildings with more delicate colours adorning the facades which face the courtyards. This concept was inspired by the materials and colours used on Lehrter Straße close by. The project is within walking distance of the main train station and a pedestrian bridge has been planned to link this district with the Europacity in the coming years.

It features diversity in buildings which were designed by eight architects in different styles, public spaces, shared community spaces, but above all something called the 'Berlin mix': social housing mixed with high-end condos, residential spaces mixed with commercial, renters mixed with owners. It creates a vibrant community in the midst of the city center.





Medair Nepal

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In the spring of 2015, Nepal was hit by two violent earthquakes killing 9,000 people and injuring 21,000. More than 600,000 houses were declared inhabitable. Within 48 hours, Medair's Emergency Team was there and distributed over 10,000 temporary shelters. Three years later Medair is still working in Nepal.

The mountainous area of Ramechhap is one of the most earthquake-affected rural districts. In June 2016, the National Reconstruction Authority (NRA) and the Ministry of Urban Development-Central Level Project Implementation Unit (CLPIU) signed a tri-party agreement with Medair to support and coordinate the reconstruction of 310 houses in Bijulikot, a remote Village Development Committee in Ramechhap district. In August, the government of Nepal asked Medair to expand the project into the other seven wards of the village, covering 1,000 more houses.

Medair's aim is to ensure that earthquake-affected families have the know-how and materials necessary to safely demolish their heavily damaged houses and to 'Build Back Better' their permanent houses, while adhering to the Nepal Building Code. Medair developed an owner-driven approach but experienced several challenges during the reconstruction phase. The communities were heavily populated with children, women, and elderly people. To avoid doing harm to local communities by creating dependency to external assistance, Medair introduced a 'cluster system' by incorporating





Medair HQ

Stéphanie Simpson, International Relationships Development Manager Chemin du Croset 9 - CH-1024 Ecublens Switzerland +41 78 628 41 87 stephanie.simpson@medair.org www.medair.org 'Armah Parma' – the Nepali culture of working together and helping each other in the community. This is an inclusive labour exchange system in which a cluster of families living close together help each other finish a similar set of tasks. This not only fulfils the manpower deficit, but also helps in reducing the cost.

Many materials like steel, sand, and concrete were not available within the community. Another challenge was the transportation of these reconstruction materials, especially due to landslides that blocked roads. Therefore in November 2016, Medair began transporting four-ton loads of these crucial materials from Manthali, the capital town of Ramechhap district, to the homeowners in Bijulikot. Since so many people started to build at the same time, the high demand for tractors exceeded the available supply. Medair swiftly responded to the higher demand by organizing more collaboration in the clusters, encouraging families to borrow each other's materials that were needed straight away, to be later replaced by materials being brought by tractors.

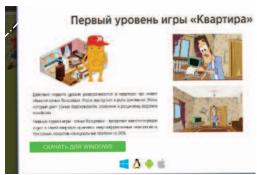
Medair is encouraging the communities to create stocks of materials and to protect materials like cement and steel from damage by building appropriate storage platforms before the monsoons begin. Similarly, the clusters are also encouraged to buy tarpaulin so that the construction process can carry on even during the monsoon season. Even if reconstruction from the 2015 earthquakes is ongoing, and the probability of new earthquakes remains high, this humanitarian crisis has been largely forgotten.





State Corporation for Reforming Housing & Community Services

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ZHEKA is a game for children 12 years and older and explores life in the city in all its manifestations, the world trends of urban planning and architectural innovations, advanced solutions and energy-efficient technologies. Also children will learn how the housing and community services in Russia are organized. The objective of the game is to teach children early in life how they can play a part in making a modern city with clean air and streets and a happy and inclusive community.

The action of the first level takes place in the Lazarev family home. The player acts in the role of the housekeeper Jakey, who teaches the family thrift, economy and reasonable management of energy use. The objective of this level of the game is to bring order and comfort to the house and reduce utility bills by 50%.





FIABCI-Russia

43 Furshtatskaya Street St-Petersburg 191123 Russia +7 49 54 34 50 48 marinalee@ranepa.ru The second level of the game takes place in an apartment building. The player will learn to understand the basics of managing the apartment building including timely repairs, preventing accidents and dealing with residents' complaints. If the mood of the tenants falls to zero, the game will be lost.

Next the player will act as the director of the community organization 'ZHEKA'. The organization's task is to provide a comfortable and safe environment for the neighborhood and to help implement mandatory energy saving and efficiency measures that reduce everyone's cost of living by reducing the consumption of public services. Also in the third level, special attention is given to the use of alternative energy sources and issues of public control in the housing and community sector.

At the fourth and final level of the game – 'Clean City', the player learns ways to improve the entire city by moving through the residential zone, park and town center. The tasks of the player is to clean the virtual city of garbage, improve and build waste sorting complexes, fight illegal dumps and instill an ecological culture to its inhabitants.

About FIABCI

INTERNATIONAL REAL ESTATE FEDERATION

Founded in 1951 in Paris, FIABCI is a worldwide business networking organization for all professionals associated with the real estate industry.

national and multinational chapters

professional associations

academic **64** institutions

Located in more than

countries

public institutions

2,300 regular members 1,000,000 associate members

FIABCI, a Spirit of Business Community to **Share and Inspire Best Practices Worldwide.**

FIABCI is the most representative non-political organization of the real estate industry in the world.

For about 70 years FIABCI has provided access and opportunities for real estate professionals interested in gaining knowledge, sharing information and conducting international business with each other.

Our Expertise

FIABCI Community gathers stakeholders of the real estate industry representing over 40 professions:

- **ARCHITECTS** (Urban Planners, Landscape Architects, Interior Designers, Civil Engineers)
- **BROKERS** (Residential, Office, Industrial, Retail, Leisure, Land)
- **DEVELOPERS** (Renovation, Re-lease, Construction, Promotion)
- INVESTORS (Banks, Private Equities, International Financial Institutions. Business Angels)
- **MANAGERS** (Portfolio Managers, Asset Managers, Property Managers)
- OTHER EXPERTS (Surveyors, Lawyers, Notaries, Educators, Audits & Certifications, Insurance Companies, Journalists)



FIABCI, an umbrella organization to develop business at national and international level

Numerous benefits

- Be part of a **Professional Network** and expand your global influence
- **Develop** your expertise participating in the FIABCI World Councils
- **Explore** new opportunities to build your business and market globally
- Enhance your skills through Education programs
- Raise your Professional profile
- Showcase your properties in FIABCI's National and World Prix d'Excellence Awards

Multiple World Class events

FIABCI, provides direct access to international events at preferential rates:

- World Congress
- Regional Congress
- December Business Meetings
- iReal Young Professionals' Camp
- World Property and Urban Forum
- MIPIM Cannes, MIPIM UK, MIPIM Asia, PropTech, MAPIC, IELP

Membership Categories

The following categories of stakeholders are represented within the FIABCI Community:

- Academic institutions
- Individuals
- National associations
- Private companies and corporations
- Public authorities / agencies
- Young professionals and students

FIREC

FIABCI International Real Estate Consultant Designation

This unique professional designation is awarded to FIABCI members who have satisfied criterias based upon education, business experience, and participation in FIABCI activities.

Connected Community

Via Electronic Newsletters, App and Website

- Members' interactive map
- Members' advanced profile
- Talents (exchange hub and education programs)
- Business platform (special benefits, international bids)
- Library (standards, international norms, country reports)





Integrity

In everything we do and say, thereby earning and maintaining the trust and respect of business industry we represent.

Commitment to excellence

In all spheres of our work and in our interactions with members, partners and all real estate professionals.

Culture of innovation and development

Of new technologies and solution serving our industry.

Focused on creating sustainable membership value

Through developing profitable products, services and projects, and soundly managing the organization for the benefit of our members.

Community of action

Aiming to protect its members and global interests of our industry worldwide.

FIABCI's commitment to the World Urban Development

On May 31st 1996 FIABCI obtained special consultative status at the Economic and Social Council (ECOSOC) of the United Nations, dedicated to sustainable development, providing overall guidance and coordination.







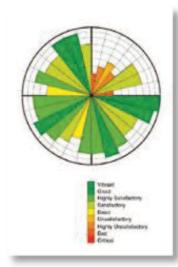
The New Urban Agenda

FIABCI supports the implementation of the New Urban Agenda which is the outcome document agreed upon at the Habitat III cities conference in Quito, Ecuador, in October 2016.

City Prosperity Initiative (CPI)

Within the framework of the New Urban Agenda and Sustainable Development Goals (SDGs), UN-Habitat and FIABCI cooperate for the implementation of CPI. The objective of CPI is to assess sustainable urban development of cities.





City Prosperity Initiative – Perceptions Index (CPI-PI), an online tool to capture people's perceptions on the progress of their city in becoming more inclusive, secure, resilient and sustainable. The CPI-PI uses six dimensions of prosperity and sustainability: productivity, infrastructure development, quality of life, equity and social inclusion, environmental sustainability and urban governance. It offers recent and reliable opinions from the public and experts on their vision, thoughts and feelings on the sustainability, well-being, integrated development and prosperity of their city.

So far, FIABCI has published 2 volumes in its series titled «The City We Need is Affordable» .

The extraordinary population growth expected in the next 3 decades creates an urgent need to build millions of housing units for sale or for rent at an affordable price. This cannot be accomplished without the urgent involvement of the private sector. By publishing successful solutions from around the world in its publications below, FIABCI wishes to highlight creative initiatives which will inspire professionals to do more, faster and better.



The City We Need Is Affordable, Vol. 1 and 2 looks at some of real estate's more innovative responses to the challenge of affordable housing all around the world.





FIABCI Prix d'Excellence

Called the « Oscars of Real Estate" this unique award is given to the real estate projects that embody excellence in all disciplines involved in their creation.

With support from The Wall Street Journal, the international award is an affirmation of the FIABCI ideal of providing society with optimal solutions to its property needs and helping make the world a better place to live, work and enjoy.

THE PRIX D'EXCELLENCE PROJECTS ARE JUDGED ACCORDING TO THE FOLLOWING CRITERIA:

- Architecture and design
- Development and construction
- Community benefits
- Environmental impact
- Financial and marketing success

CATEGORIES:

- Affordable Housing
- Environmental (Rehabilitation/Conservation)
- Heritage (Restoration/Conservation)
- Hotel
- Industrial
- Master Plan
- Office
- Public Infrastructure/ Amenities
- Purpose Built
- Residential (High/Mid/Low Rise)
- Resort
- Retail
- Sustainable Development



THE WORLD'S FINEST PROPERTY ACHIEVEMENT

2018 Prix d'Excellence Award Recipients



2017 Prix d'Excellence Award Recipients



2015 Prix d'Excellence Award Recipients



International Housing Resources & Information

Housing Market Surveys



Together with the School of Architecture of Feng Chia University in Taichung, Taiwan, FIABCI has been conducting research on affordable housing markets around the world. FIABCI Chapters are surveyed quarterly on various aspects of affordable housing in their countries. Use the Q Code to download the full information from the Housing Market Surveys.

IHC Global

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IHC Global is an independent, non-profit global membership coalition of organizations, businesses and individuals engaged in urban development worldwide. IHC Global serves its members through advocacy and awareness; policy and practice-focused research; and sharing of good practice. With more than 3 billion people living in cities, IHC believes that what happens in cities globally will profoundly shape the world's future. The growing inequity in cities is a critical global concern with many ramifications, but strategic investments in areas such as affordable and adequate housing, functioning property markets, and clean water and sanitation can reduce inequities and make cities places of growth and opportunity.

HOFINET Housing Finance

Information Network, Inc.

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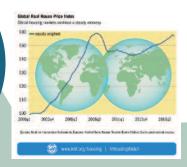
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HOFINET is a quality-assured web portal that consolidates regularly updated international housing finance knowledge in one central, easily accessible place. The HOFINET portal has two interconnected information channels: The Topic Channel provides information on housing finance and the economy, alternative housing finance systems, retail and funding aspects of housing finance and housing finance policy; The Country Channel provides consolidated and standardized housing and housing finance sector data for 130 countries, research reports, laws and regulations, links to other country data sets and institutions.

IMF Global Housing Watch globalhousingwatch@imf.org www.imf.org/external/research/housing/index.htm



The Global Housing Watch tracks developments in housing markets across the world on a quarterly basis. It provides current data on house prices as well as metrics used to assess valuation in housing markets, such as house price-to-rent and house price-to-income ratios.



GLOBAL HOUSING FOUNDATION

Global Housing Foundation (GHF) was created in 1999 by René Frank, a FIABCI UN Delegate, in response to a challenge from government members of the United Nations. The Foundation has partnered with the UN to address housing issues from its beginning. GHF's mission is to provide affordable housing for the working poor. Around the world these industrious laborers often live in deplorable conditions, fearing for their security, safety and shelter from the elements.

GHF leverages the expertise and resources of the real estate community (private sector) with local government involvement (public sector) to multiply the results from the efforts of all. GHF has successfully formulated a partnership with UN Habitat and has a strong model to encourage and highlight the many benefits available to developers, municipalities, and financial institutions that participate in delivering affordable homes.



GLOBAL HOUSING FOUNDATION

In Partnership with

UN@HABITAT

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