



46th International UIPI Congress

Helsinki, 5.–7. June 2025

Sustainable Policies for Housing



KIINTEISTÖ
LIITTO



UIPI
INTERNATIONAL UNION
OF PROPERTY OWNERS



Omakotiliitto

Sustainable Policies for Housing – The 46th International UIPI Congress will delve into the transformative changes within the European Union as housing policies have become a more integral part of EU decision-making under the new European Commission. The event will explore the EU's evolving approach to housing featuring discussions on potential policies to address the diverse housing needs across Member States. Keynote speeches and panel discussions will discuss the role of the EU, the Member States and private sector in providing housing to all EU citizens.

The Congress will examine Finland's successful approach to housing which combines free market principles with social housing. It serves as a model for balancing market dynamics and social welfare, providing valuable insights for all EU countries. The programme features expert analyses and case studies on deregulation, age-related housing, and regional development, offering a comprehensive view of "The Finnish Model" – The pioneering success story that became the first in the world to eradicate homelessness and has consistently delivered a high standard of living. By bringing together policymakers, experts, and stakeholders, the Congress fosters a collaborative environment to share best practices and innovative solutions for housing across Europe.

We warmly invite you to join us in Helsinki this June, a city renowned for its rich cultural heritage. Finland, the happiest country in the world, and the homeland of Alvar Aalto, Jean Sibelius, and Paavo Nurmi, offers a unique blend of Nordic design, nature, and stunning architecture. During your visit, you will have the opportunity to explore Helsinki's beautiful archipelago and the UNESCO World Heritage site of Suomenlinna Sea Fortress. Experience the charm of Helsinki and be part of a pivotal discussion on the future of housing in Europe!

UIPI Internal Meetings Thursady 5.6.2025

(Only for UIPI Members participating the meetings)

NH Collection Helsinki Grand Hansa (Kaivokatu 12)

12.00 Lunch,
NH Collection Helsinki Grand Hansa (Secret Garden)

13.00–17.00 UIPI Internal Meetings,
NH Collection Helsinki Grand Hansa (Socis)

- European Affairs Committee
- Executive Committee
- General Assembly

Thursday 5.6.2025

Arrival of the Participants

Accommodation (Check in time may vary)

18.00 Reception hosted by The City of Helsinki,
Vanha Raatihuone, Empiresali (Aleksanterinkatu 20)

Hosted by **Daniel Sazonov**, Mayor of Helsinki

Please notice, Mayor's speech will start at 18.00. We kindly ask you to arrive by 17.45.

19.30 Dinner, Restaurant Sipuli,
Kanavasali, 3rd floor (Kanavaranta 7)

NH Collection Helsinki Grand Hansa, Ballroom (Kaivokatu 12)

- 9.00 Arrival of the Participants
- 9.20 Opening of the Congress and Welcome Addresses
Harri Hiltunen, CEO, The Finnish Real Estate Federation
Marju Silander, Executive Director, Suomen Omakotiliitto
Kai Warnecke, President, International Union of Property Owners

Session One: The EU's Expanding Role in Housing

- 9.30 Message from Brussels
Borja Giménez Larraz (EPP, Spain) – Rapporteur,
Special Committee on the Housing Crisis in the EU (HOUS), European Parliament
(Video address)
- 9.45 Keynote Speech: The EU and Housing
– How to Ensure the Principle of Subsidiarity?
Sari Multala, Minister of Climate, Environment and Housing
- 10.05 Panel Discussion:
EU and Housing: What Should Be the Role of the EU?
Emmanuelle Causse, Secretary General, International Union of Property Owners
Stefan Moser, Head of Unit Task Force Housing,
Directorate-General for Energy, European Commission (Online)
Aura Salla, Member of European Parliament (EPP)
- 11.00 Coffee Break

Session Two: Free Markets and Social Housing – Finding the Right Balance

- 11.30 Introduction: Why are Free Housing Markets Important
Tuukka Saarimaa, Associate Professor in Urban Economics, Aalto University
- 12.00 Panel Discussion:
Free Markets and Social Housing – Finding the Right Balance
Tuukka Saarimaa, Associate Professor in Urban Economics, Aalto University
Riikka Perälä, Adapting Housing First program, Postdoctoral Researcher,
Y-säätiö (Housing First Initiative)
Eemeli Karlsson, Economist, Finnish Landlord Association
- 12.50 Lunch at Hotel (Secret Garden)
(For registered Congress Participants)

Session Three: Housing Across Regions

- 14.00 Introduction: Urban vs. Rural Housing – What Are the Realities?

Mari Vaattovaara, Professor in Urban Geography and Director of the Institute of Urban and Regional Studies

- 14.35 Panel Discussion:
Housing Across Regions – Can One Approach Fit All?

Mari Vaattovaara, Professor in Urban Geography and Director of the Institute of Urban and Regional Studies

Jukka Malila, President of the Board, Finnish Home Owners' Association

Session Four: Young Generations, Home Ownership and Housing

- 15.30 Introduction: Unaffordable and Inadequate Housing in Europe and How It Impacts Young People

Hans Dubois, Senior Research Manager, Eurofound (Online)

Marie Hyland, Research officer, Eurofound (Online)

- 16.00 Introduction: Boosting Student Housing Supply:
What Can Attract Private Landlords? Outcome of UIPI Survey on Student Accommodation, HOME2 Erasmus Project

Nataša Vistrička, Policy Director, International Union of Property Owners

- 16.30 Conclusions: Summing Up – One or Many?
Housing Policies for a Multifaceted Crisis

Emmanuelle Causse, Secretary General, International Union of Property Owners

- 16.45 Closing Remarks

Kai Warnecke, President, International Union of Property Owners

Coffee

-
- 19.30 Dinner, Restaurant 10. Kerros
Original Sokos Hotel Vaakuna, 10th floor, (Kaivokatu 3)



Harri Hiltunen

Harri Hiltunen has been Managing Director of Suomen Kiinteistöliitto since 2005. He graduated from Helsinki School of Economics and Business Administration with Master's degree in Economics. He served as Special Adviser to the Prime Minister, the Minister of Housing and the Minister of Foreign Trade (1990–1993). He has worked as director both at the State Housing Fund of Finland and Municipality Finance Plc. He is also Deputy Chairman of the Board of Directors of Mortgage Society of Finland and Board Member of the UIPI."



Marju Silander

Marju Silander is the Executive Director at The Finnish Home Owners' Association, a national organization that represents almost 70 000 single-family home and leisure home owners in Finland. She has a Master's degree in Economics and has over 15 years of leadership experience in various national organizations.

Marju will host the programme after lunch with Janne Salakka.



Kai Warnecke

Since 2016, Kai Warnecke has been President of Haus & Grund Deutschland e.V., the federal association of private house, apartment and property owners in Germany.

Since 2025, Warnecke is president of the association of owner organizations in Europe, UIPI – Union Internationale de la Propriété Immobilière.

Warnecke studied law at the University of Passau, the University of Glasgow and at the Christian-

Albrechts-University in Kiel. He holds a Doctor of Law from the Humboldt University zu Berlin and is a lawyer.



Jaakko Loikkanen

Jaakko Loikkanen is a journalist who currently works as the head of political and economic news at MTV News. He loves engaging in open and fearless conversations. Jaakko has extensive experience in hosting and moderating seminars and panel discussions

Jaakko will host the programme until noon.



Janne Salakka

Janne Salakka is a professional in politics and advocacy. He works as the Public Affairs Manager at the Finnish Real Estate Federation. He has taken the floor as a host, keynote speaker, or trainer at dozens of events. Salakka holds a master's degree in political studies specializing in International Relations.

Janne will host the programme after lunch with Marju Silander.



Sari Multala

Minister of Climate and the Environment Sari Multala leads the Ministry of the Environment. Within the Finnish Government, she is responsible for matters related to the environment, construction and housing. Minister Multala is also responsible for matters covered by the Energy Department of the Ministry of Economic Affairs and Employment.

Multala is a three-time world champion in sailing and holds a degree of Masters of Science in Economics.



Borja Giménez Larraz

Borja Giménez Larraz is a Member of the European Parliament since 2024 from the Group of the European People's Party (Christian Democrats), coming from Spain. In the European Parliament, he seats in the Committee on Transport and Tourism, Committee on Constitutional Affairs, Committee on International Trade, and most importantly for the Congress, Special committee on the Housing Crisis in the European Union where he has the lead role as the Rapporteur for the own initiative report.



Emmanuelle Causse

Emmanuelle Causse has been Director of UIPI since 2009, when she settled the UIPI Representation in Brussels. In February 2020, she was also elected Secretary General. She graduated in Public Administration from 'Sciences Po' Toulouse (Institute of Political Sciences), and has a Law Degree from the University of Toulouse, France. She also holds a Master Degree in EU Affairs from the University of Aalborg, Denmark.



Stefan Moser

Stefan Moser has been with the European Commission since 2000, holding various roles across multiple Directorates-General, while for the past years he led the Buildings and Products unit at DG Energy, highly contributing to initiatives like the revised Energy Performance of Buildings Directive under the European Green Deal. Currently, he is the Head of Unit at the Commission's Housing Task Force, operating under the DG for Energy and supports the EU's first-ever Commissioner for Housing, Dan Jørgensen.



Aura Salla

Aura Salla (EPP) is a Member of the European Parliament and member of committee on Industry, Research and Energy. Prior to this, she was a Member of the Finnish Parliament.

She has extensive experience in the European Commission, where she has worked in the European Political Strategy Centre (EPSC) and in the Cabinet for Vice President Jyrki Katainen. Aura holds a PhD in Political Science focusing on the politicization of the European Commission during the euro crisis.



Tuukka Saarimaa

Tuukka Saarimaa is an Associate Professor of Urban Economics at Aalto University and Helsinki Graduate School of Economics. He is also a member of the Finnish Economic Policy Council. His research interests are in Housing and Urban Economics, Political Economics and Local Public Finance.



Mari Vaattovaara

Mari is a Professor of Urban Geography at University of Helsinki and the Director of the Institute of Urban and Regional Studies. In her extensive career she has studied social and regional development in cities, segregation, immigration and housing.



Riikka Perälä

Dr. Riikka Perälä received her PhD in sociology in 2012 from the University of Helsinki. Her research interests cover the position of vulnerable citizen groups in welfare and housing policies and services.

In the homelessness field, she has investigated these issues in the context of Housing First policies and participated also in the development of policies in various expert groups.

Currently, she works as a post-doctoral researcher in Y-Foundation, in a European Union funded research project, which investigates the adaptation of Housing First policies in four European countries.



Eemeli Karlsson

Eemeli Karlsson is the economist for the Finnish Landlord Association, and he is responsible for research activities and analytical tools. He is also actively involved in property investment and acts as a landlord himself. Eemeli considers it of primary importance to understand the local nature of rental and housing markets.



Jukka Malila

Current President of Finnish Home Owner's Association is known as the first CEO of KVVL. Malila has also served in several other CEO or senior level positions. His career covers also the roles of mayor of a municipality, the head of communications and journalist. Malila has also been the board-member of the world's largest trade-organisation NAR and have been the member of the board of EPAG and NEU.



Hans Dubois

Hans Dubois is a senior research manager in the Social Policies unit at Eurofound. His research topics include housing, over-indebtedness and social protection. Before, he was Assistant Professor at Kozminski University (Warsaw). Prior to his doctoral studies at Bocconi University (Milan), he worked as a research officer at the European Observatory on Health Systems and Policies (Madrid).



Marie Hyland

Marie Hyland joined Eurofound as a research officer in the Social Policies unit in 2023. Her research topics include housing, digitalisation and the green transition. Prior to joining Eurofound, Marie spent several years as an economist at the World Bank, where she worked on a range of issues including gender, climate change and private sector development. Marie holds a PhD in Economics from Trinity College Dublin.



Nataša Vistrička

Nataša Vistrička acts as Policy Director at UIPI. Her tasks include monitoring EU policy developments and representing the voice of property owners towards EU institutions and other stakeholders. She also works on EU funded projects to which UIPI is a partner. Nataša has professional background both in private and public sectors, as she worked as a Senior Consultant for a Public Affairs and Public Relations consultancy in Brussels, as well as a Policy Officer at the European Parliament and the European Commission, where she has gained extensive knowledge of the EU legislative system and the functioning of the European institutions. Nataša holds two master's degrees from Brussels based ULB in Multilingual Communication, where she specialised both in international relations and human resources. She has a bachelor's degree in English and Spanish from UNIGE in Geneva.

Saturday 7.6. Trip to Suomenlinna m/s Doris

PLACE OF DEPARTURE/GATHERING ●

Lyypekinlaituri (Pier)

Front of the Market Hall, near Helsinki Market Square

Ship m/s Doris II: (blue-white ship)

- 9.45 Gathering to Lyypekinlaituri (Pier)
near “Kauppatori” (Market Square),
- 9.50 Boarding on m/s Doris II (IHA-Lines Oy Helsinki Cruises)
- 10.00 Helsinki by Sea and Suomenlinna Sea Fortress, m/s Doris II
Short Boat Tour and Guided Tour at Suomenlinna Sea Fortress
Lunch on Board
- 14.00 Return to Kauppatori (Market Square)



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We are pleased to inform you that we have arranged a special programme for the companions of our conference participants.

This programme includes a guided tour of Helsinki's city centre, allowing you to explore some of the city's most notable sights. We hope you take this opportunity to enjoy the beauty of Helsinki.

We look forward to seeing you there!

Thursday 5.6.2025

- 18.00 Reception hosted by The City of Helsinki,
Vanha Raatihuone, Empiresali (Aleksanterinkatu 20)
Hosted by **Daniel Sazonov**, Mayor of Helsinki
Please notice, Mayor's speech will start at 18.00. We kindly ask you to arrive by 17.45.
- 19.30 Dinner, Restaurant Sipuli, Kanavasali, 3rd floor (Kanavaranta 7)

Friday 6.6.2025

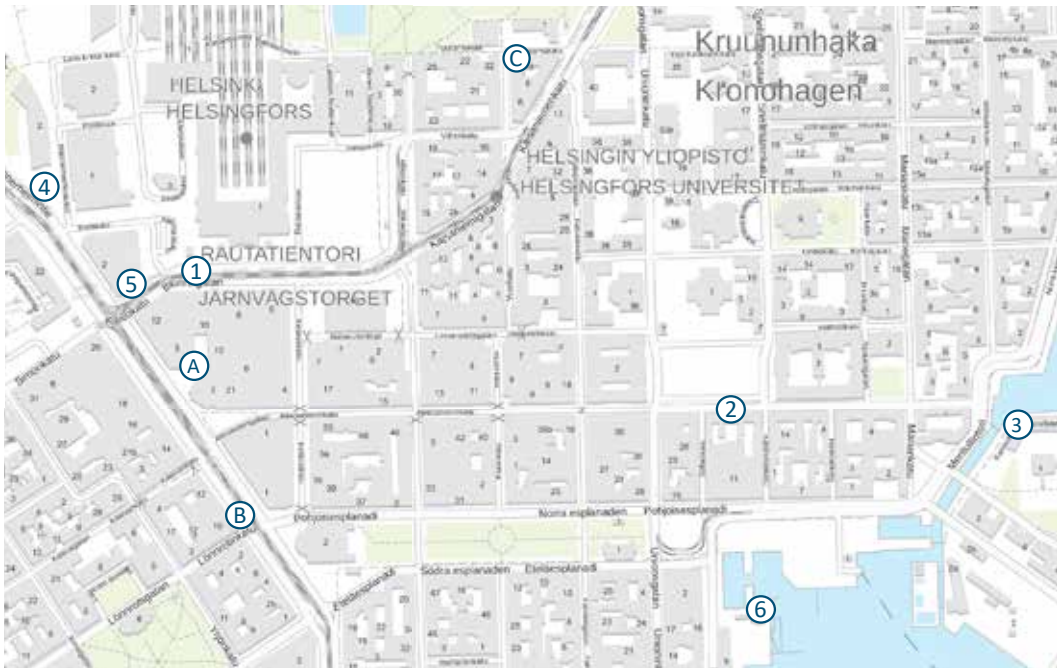
- 13.00 Guided bus tour of Helsinki's City Centre (3h)
Kiasma charter bus stop in front of Museum of Contemporary Art
Kiasma, (Mannerheiminaukio)
- 19.30 Dinner, Restaurant 10. Kerros
Original Sokos Hotel Vaakuna, 10th floor, (Kaivokatu 3)

Saturday 7.6.2025

- 9.45 Gathering to Lyypekinlaituri (Pier)
near "Kauppatori" (Market Square),
- 9.50 Boarding on m/s Doris II (IHA-Lines Oy Helsinki Cruises)
- 10.00 Helsinki by Sea and Suomenlinna Sea Fortress, m/s Doris II
Short Boat Tour and Guided Tour at Suomenlinna Sea Fortress
Lunch on Board
- 14.00 Return to Kauppatori (Market Square)

Venues on the City Map

- ① NH Collection Helsinki Grand Hansa
Kaivokatu 12, (Congress)
- ② Vanha Raatihuone
Aleksanterinkatu 20, (City Reception)
- ③ Restaurant Sipuli
Kanavaranta 7, (Dinner on Thursday)
- ④ Kiasma Museum of Contemporary Art (Bus Stop)
Mannerheiminaukio, (Bus tour)
- ⑤ Restaurant 10. Kerros,
Original Sokos Hotel Vaakuna, 10th floor, Kaivokatu 3, (Dinner on Friday)
- ⑥ Lyypekinlaituri, Ship m/s Doris II



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Brebooked Hotels in Helsinki

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|--|--|---------------------------------------|
| A NH Collection Helsinki Grand Hansa
Mannerheimintie 5 | B Marski by Scandic
Mannerheimintie 10 | C Hotel Arthur
Vuorikatu 19 |
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