



NATIONAL TECHNICAL UNIVERSITY OF ATHENS
PROFESSIONAL INTERDISCIPLINARY POSTGRADUATE PROGRAMME OF SPECIALIZED STUDIES
«Infrastructure and Construction Project Management»

Postgraduate Diploma Thesis

***Management Strategies of Listed Buildings in Athens: Analysis, Challenges,
and Proposals for Support***

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Abstract

The management of listed buildings in Greece faces significant challenges, which are particularly evident in the center of Athens. This research aims to explore the existing difficulties in managing these buildings and to propose measures for improvement, focusing on integrating the goals and values of the European Union as well as promoting the country's socioeconomic development.

The purpose of this thesis is to analyze the current conditions regarding the management of listed buildings, highlight the obstacles encountered in their utilization, and formulate proposals for actions needed to overcome them.

The methodology of this thesis is based on a literature review to document existing knowledge and qualitative interviews with professionals and experts in the field of listed building management/restoration to enrich the assessment of the current situation. The interviews will involve public bodies such as the Ministry of Environment and Energy, the Municipality of Athens, as well as professional designers/contractors with experience in building restoration. Finally, case studies will be used to understand specific approaches and challenges in managing these buildings.

The analysis revealed factors explaining why Greece has not implemented an effective strategy for managing its listed buildings, with an emphasis on shortcomings in the institutional framework, financial difficulties, and the organizational weaknesses of the relevant authorities. The use of Psyrri as a case study provided valuable data on the challenges faced in a historic and densely populated urban area. Additionally, through comparison with the successful management of listed buildings in Porto, Portugal, practices and methods were identified that can also be applied in Athens.

The proposals derived from interviews with experts and professionals, combined with the evaluation of the existing legal framework, offer clear guidelines for improving the management of listed buildings. Ultimately, this thesis provides a comprehensive and accessible overview of the issue, contributing to the understanding of the importance of preserving these buildings as part of cultural heritage and sustainable urban development.



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The findings of this study are significant because they offer a thorough analysis of the existing challenges in managing listed buildings in Athens and propose specific improvements that can contribute to their effective utilization. The results will assist public bodies such as the Ministry of Environment, the Municipality of Athens, and professionals in the building restoration field by providing them with guidelines for decision-making. Furthermore, they will support efforts to integrate European values for the protection of cultural heritage, the promotion of sustainable development, and the enhancement of quality of life in urban areas.

Keywords: Project Management, Listed Buildings, Athens, Heritage Conservation, Urban development.