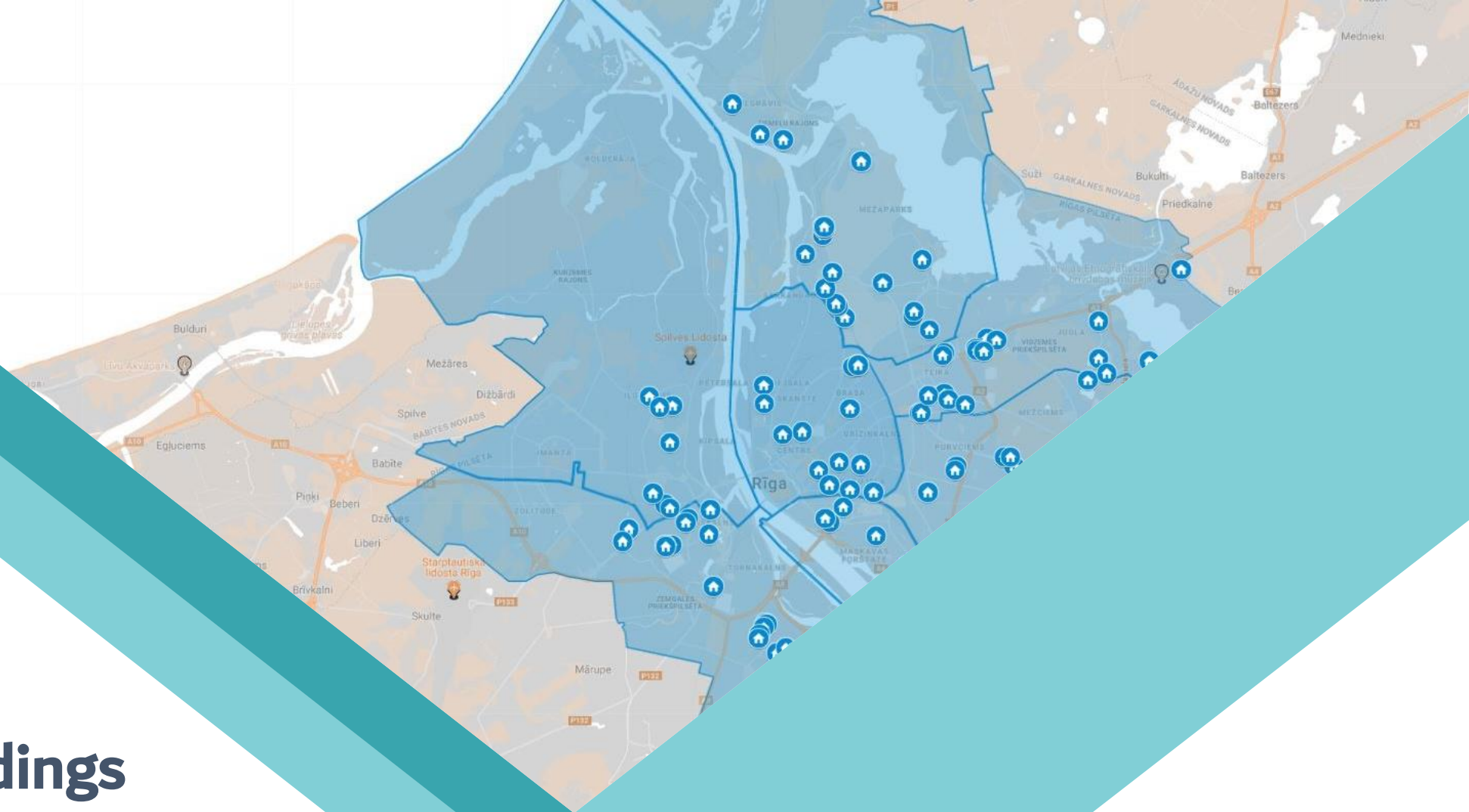


www.rnpardvaldnieks.lv



Residential Buildings Renovation in Riga, Latvia

Situation today and future challenges



RĪGAS NAMU PĀRVALDNIKS

Housing Fund in Latvia*

1 934 0379

Number of inhabitants of
Latvia (2017)

~ 79% of residential houses

managed by
municipal corporations

~ 21% of residential houses

of the number of privatized
municipal houses transferred to
the owners of housing for
administration (2011)

Riga



The share of homes in apartment buildings in Riga is higher than the average in the country, whereas in the regions outside Riga, the proportion of individual houses is higher

68%

Latvian inhabitants
live in multi-
apartment residential
buildings (2011)

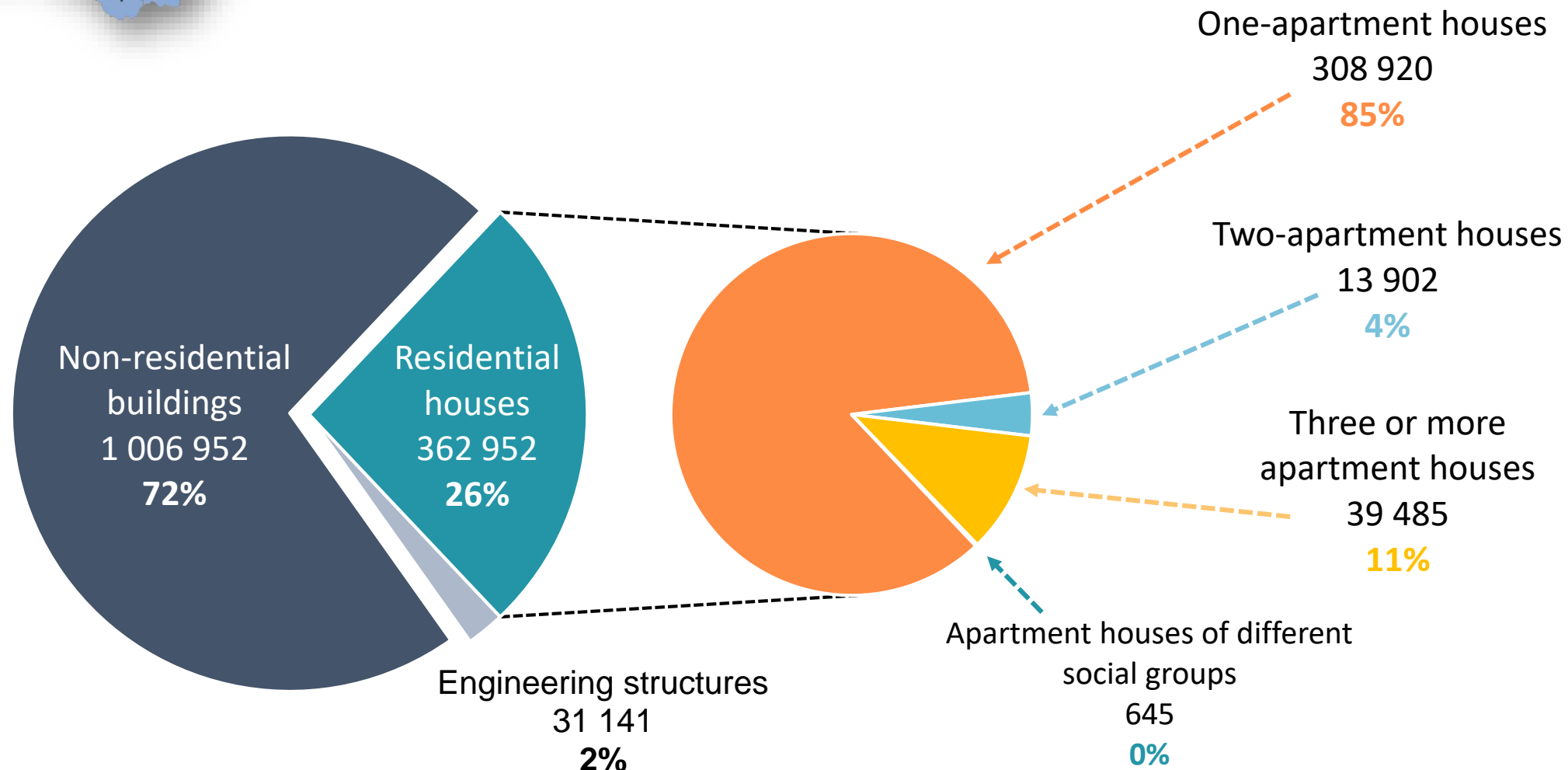
705 847

multi-apartment
residential
building flats
(2011)

*The data of the Central Statistical Bureau



Distribution of residential buildings by their main use in Latvia*



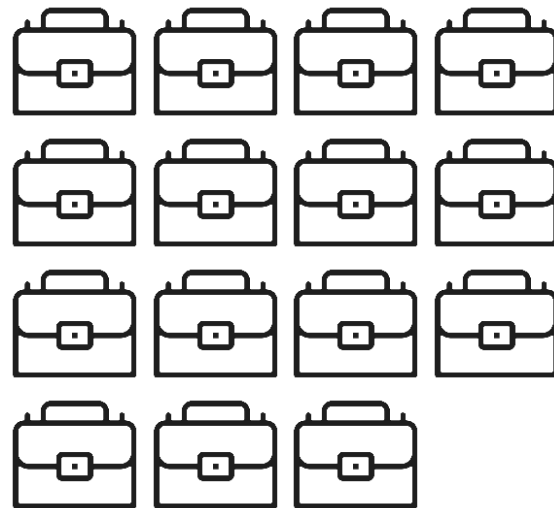
*The data of the Central Statistical Bureau

Creation of RNP



Rīgas namu pārvaldnieks, Ltd. (RNP) was established on December 29, 2010, bringing together 15 municipal government building administrations

RNP provides multi-apartment residential management and adjoining area management services in the administrative territory of Riga



2010



About RNP



RĪGAS NAMU PĀRVALDNIKIS

59 000 000

NET turnover, 2018, EUR

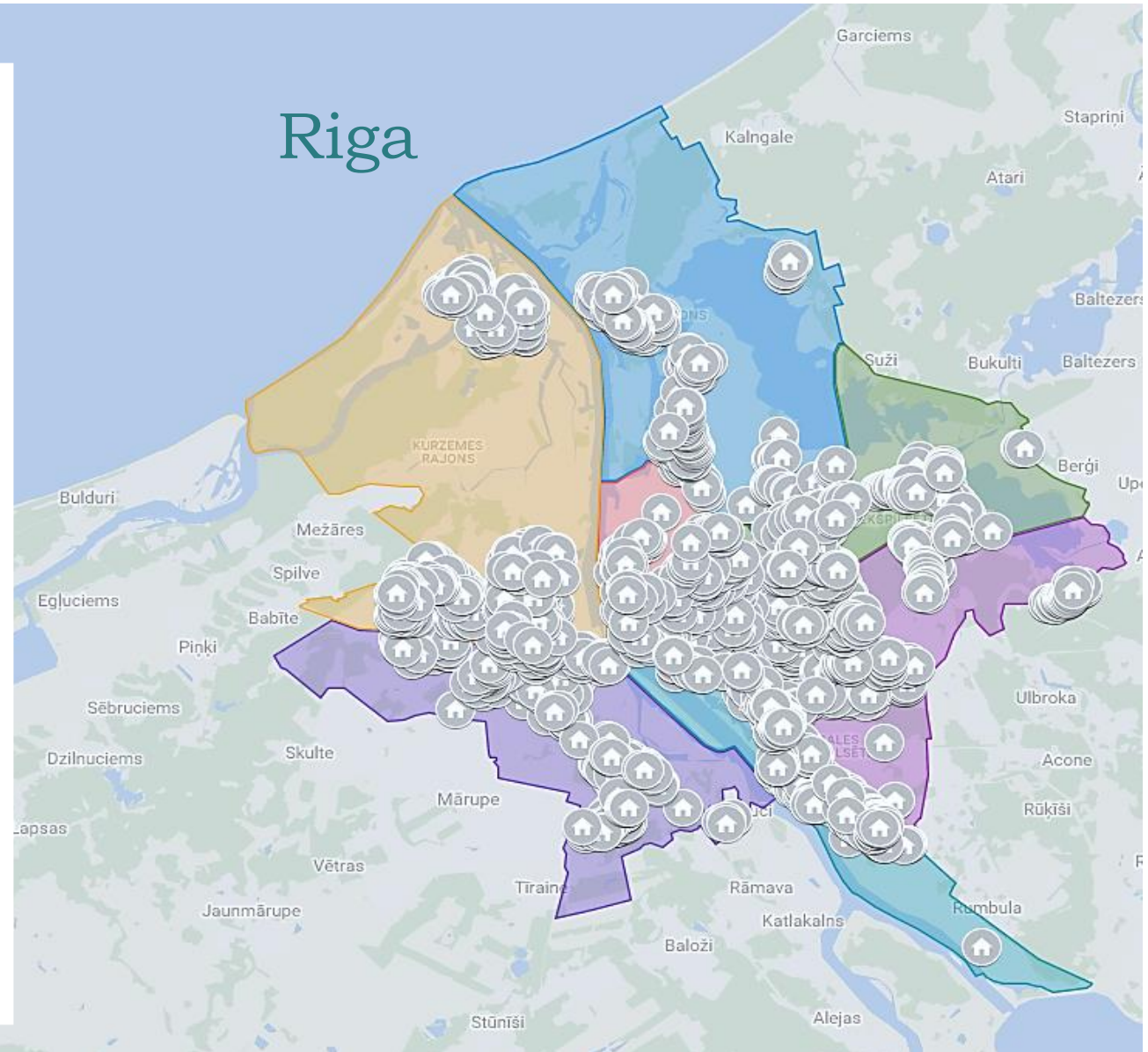
Employees:

1 800

labourers, 01.01.2019.

592

office workers, 01.01.2019.



RNP customer portfolio



RĪGAS NAMU PĀRVALDNIKS

162 000

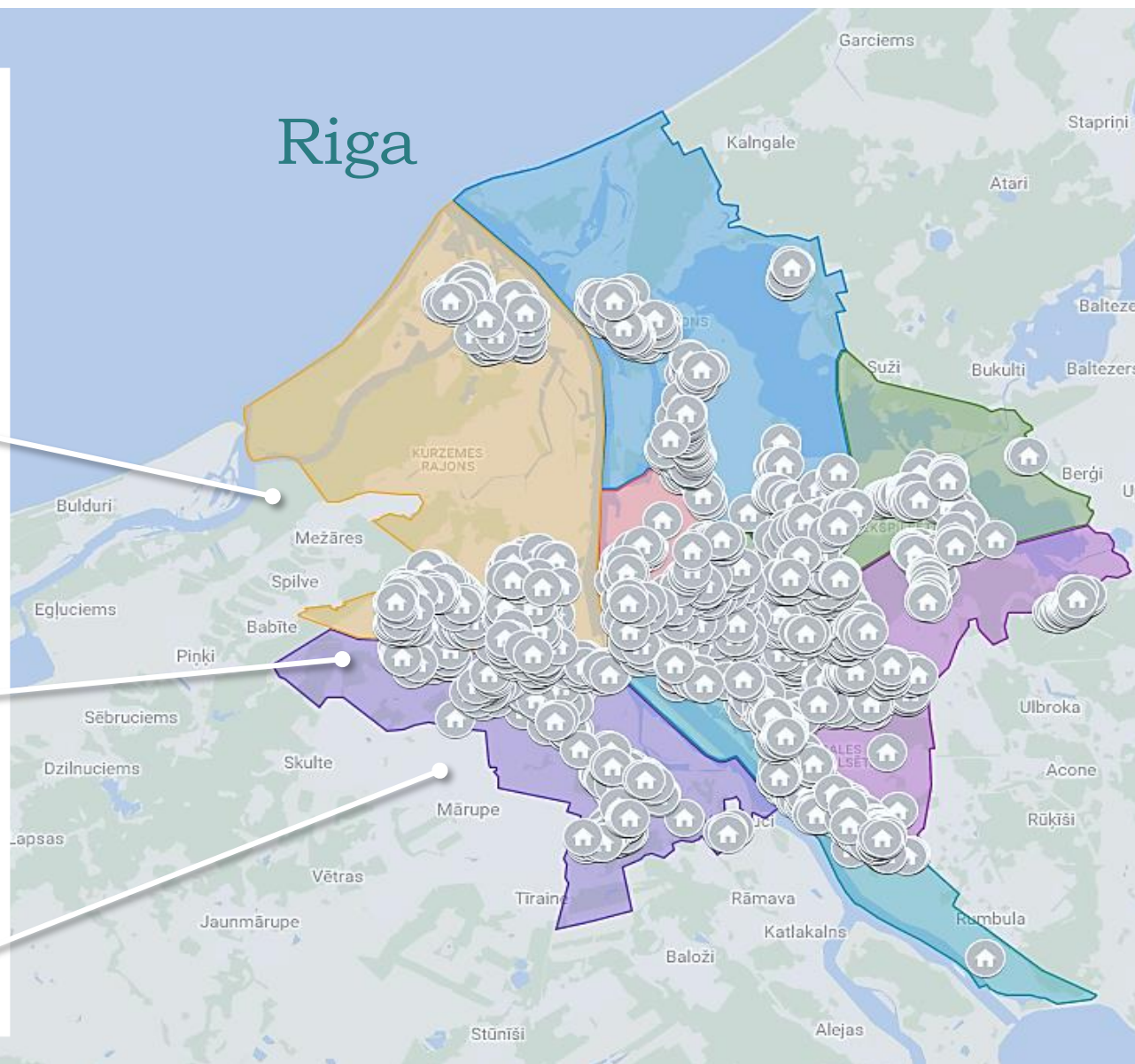
apartment properties

> 4 300

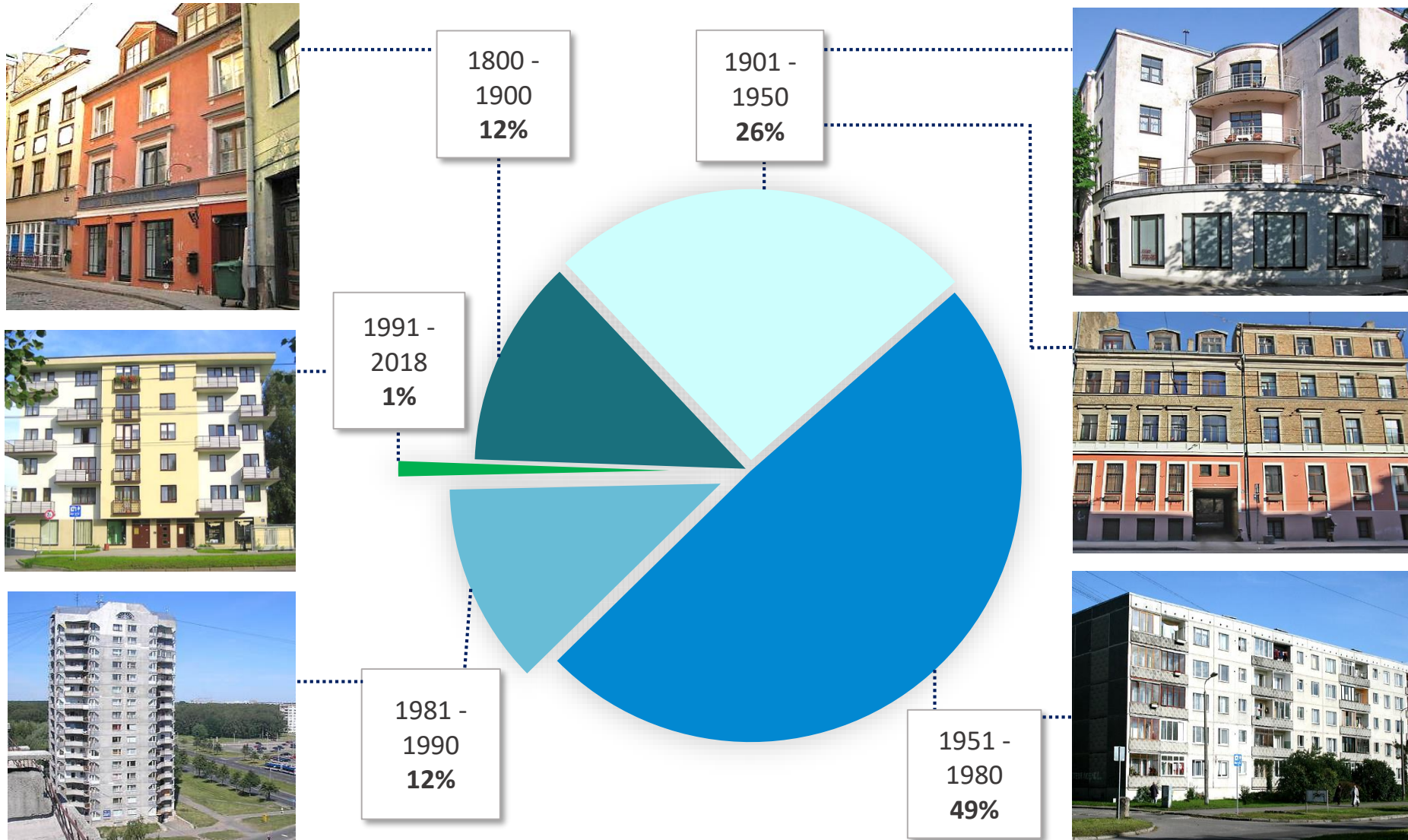
residential houses

> 8 M m²

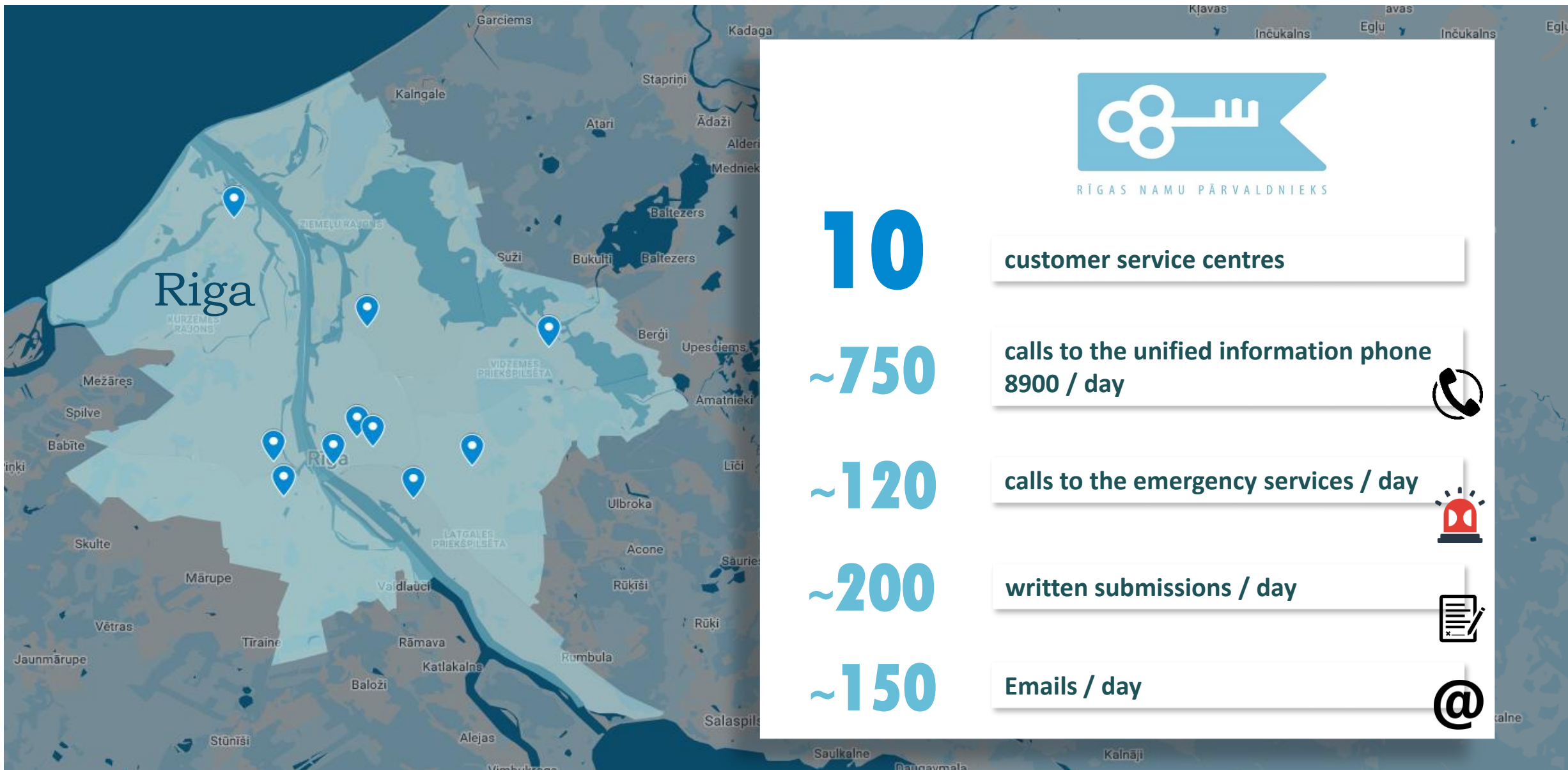
managed area



RNP customer property building periods



RNP customer support



RNP customer communication channels

⌘ Customer service on site and remotely. Direct communication with RNP staff

⌘ Electronic environment:

www.rnparvaldnieks.lv

www.e-parvaldnieks.lv

www.twitter.com/rnparvaldnieks

www.facebook.com/rigasnamuparvaldnieks

rnparvaldnieks@rnparvaldnieks.lv

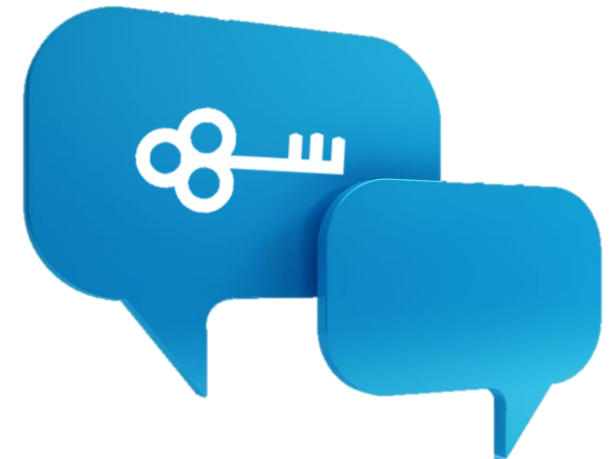


⌘ Informative phone **8900**

⌘ **Twenty-four-hour** emergency service **8000 8989**

⌘ Specialists and field managers individual acceptance

⌘ Informative materials



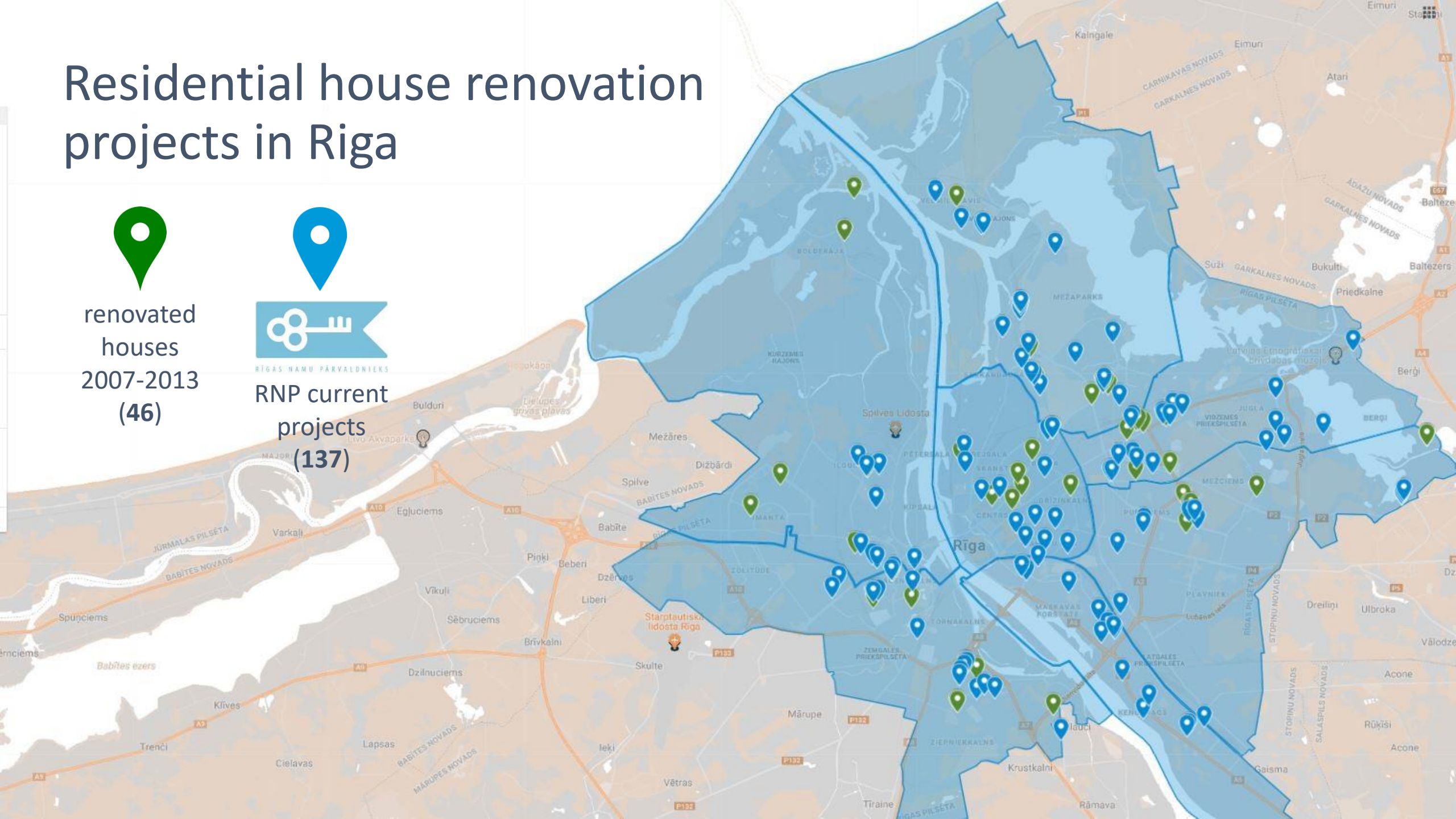
Residential house renovation projects in Riga



renovated
houses
2007-2013
(46)



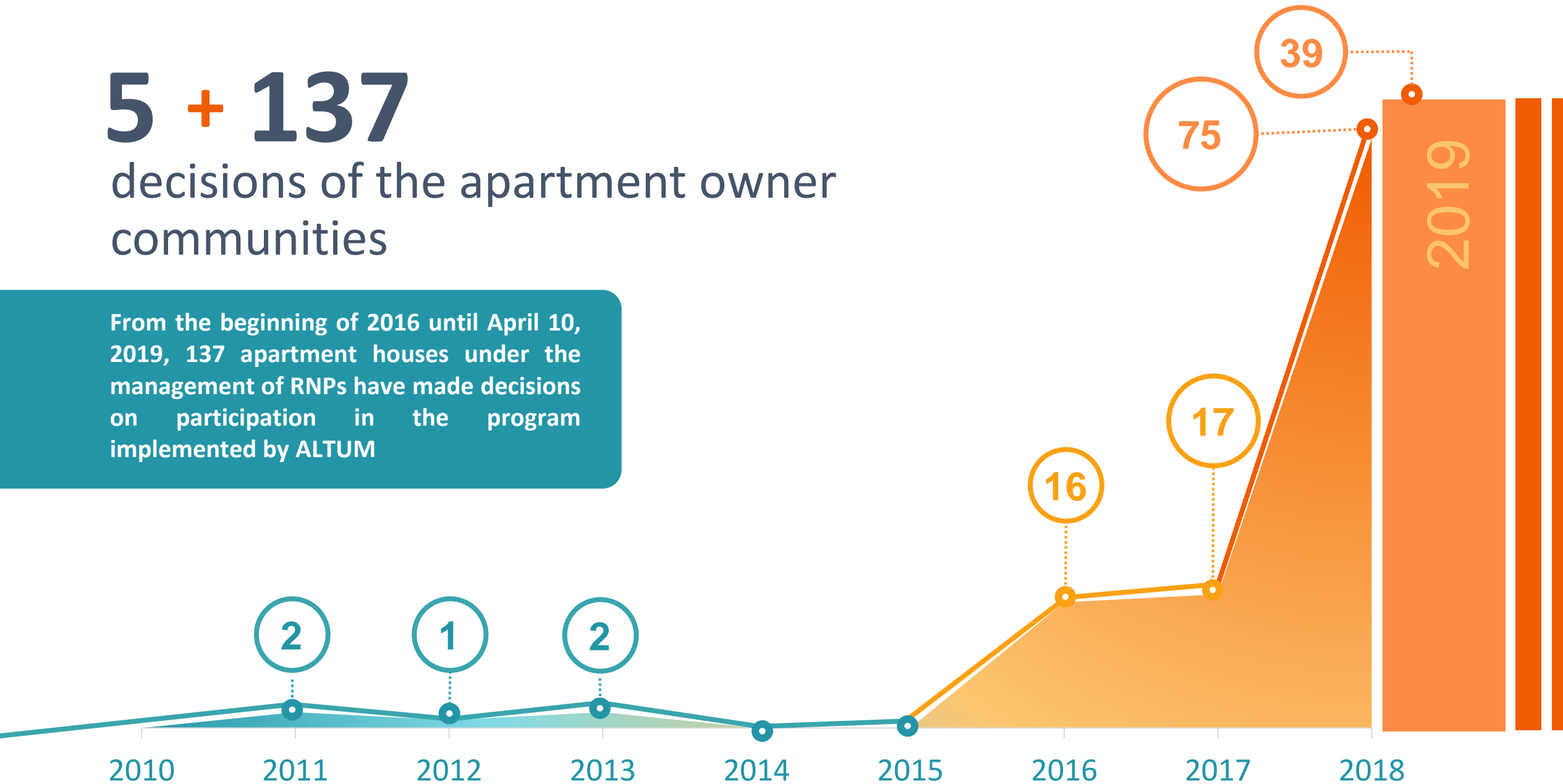
RNP current
projects
(137)



5 + 137

decisions of the apartment owner communities

From the beginning of 2016 until April 10, 2019, 137 apartment houses under the management of RNPs have made decisions on participation in the program implemented by ALTUM





Renovation costs

The average cost of apartment house renovation is 190 EUR/m²

The amount depends on the materials selected, the workload planned, the work done so far



~ 46 M EUR
approximate total costs
of renovation

RNP implemented house renovation projects



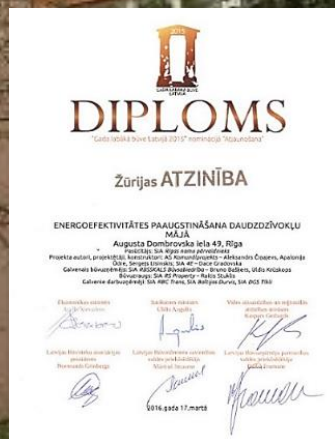
Bauskas iela 51



Finiera iela 15



RNP implemented house renovation projects



A.Dombrovskas iela 49



Ļermontova iela 8



Viestura prospekts 83

- «Stalin time» special project
- 12 apartments, 2 floors
- total apartment area – 957,6 m²
- year of construction – 1956

A good example inspires neighbors

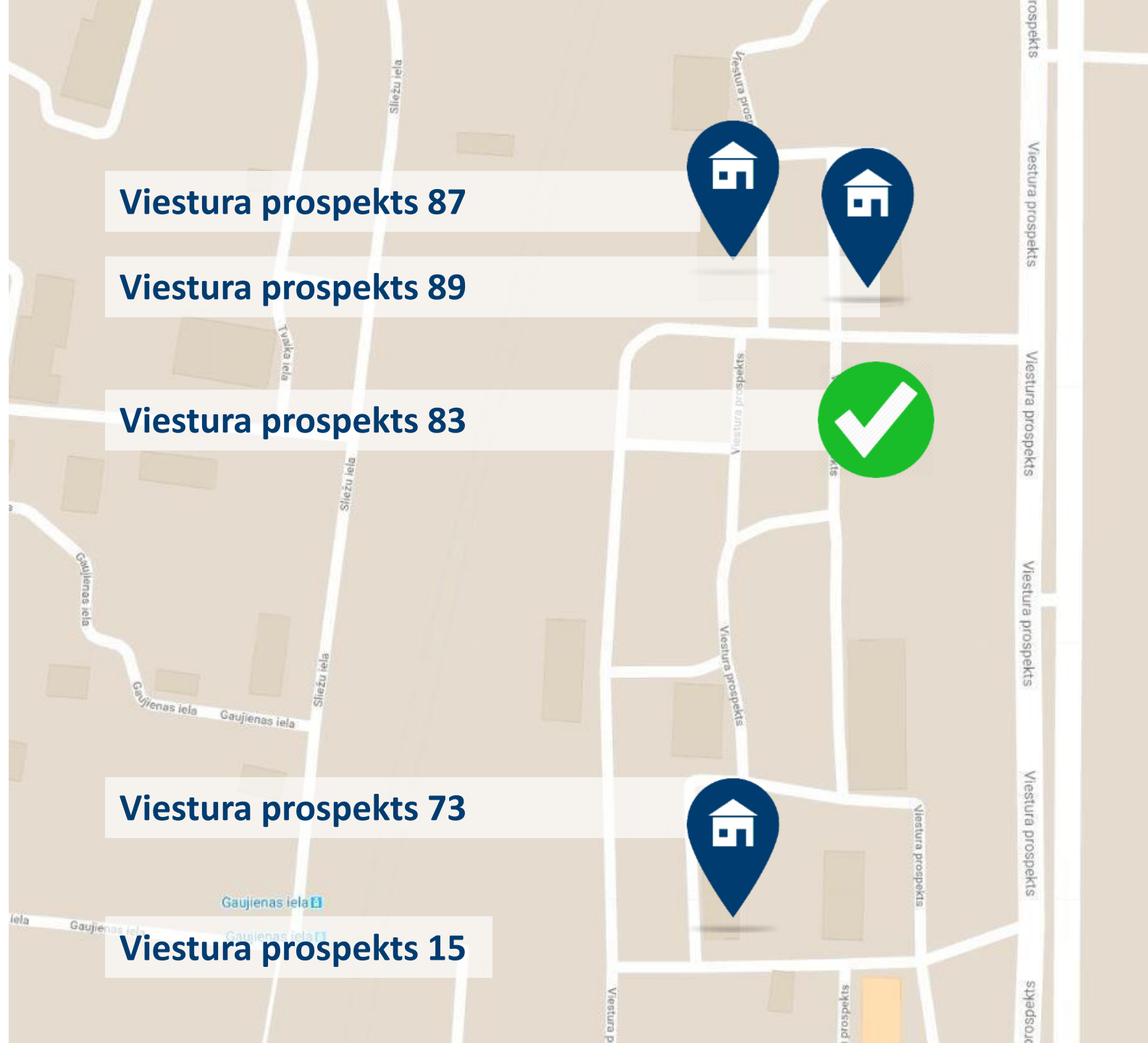
Neighborhood houses that have already decided to participate in ALTUM program:

Viestura prospekts 87

Viestura prospekts 89

Viestura prospekts 73

Viestura prospekts 15



FUTURE CHALLENGES

Existing difficulties:

- Lack of all types of construction process professionals in the region
- Renovation process dependence of weather conditions
- Complicated technical documentation approving
- Long project implementation time



Industrial block house renovation solutions

Benefits of Industrial renovation:

- Less number of employees involved in construction process, lower requirements for qualification of specialists
- The pace of renovation process does not depend on the weather or season
- Simplified design and documentation approving
- Shorter project implementation time



The model of industrial renovation of residential buildings makes it easier to renovate houses in the context of squares

- Various buildings of the same type and age would reduce overall costs
- Grouping applied to planning, engineering, project management and supervision
- Stronger position of the apartment owners against the bidders/constructors
- Shorter project implementation time for group of buildings





**THANK YOU
FOR YOUR
ATTENTION!**

AIVARS GONTAREVS
Rīgas namu pārvaldnieks, Ltd.
Chairman of the Board

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