



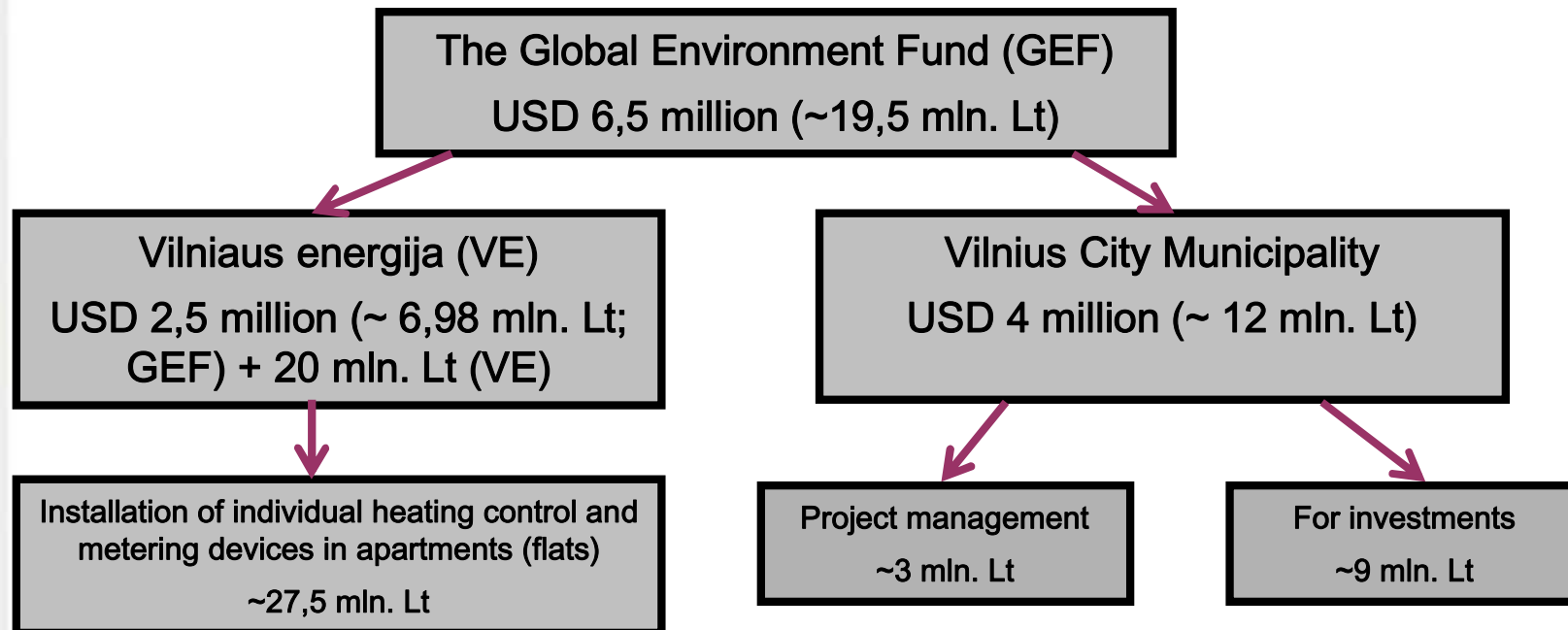
**Initiatives of Vilnius City Municipality
on renovation of Dwelling Houses
Programme “Renew the house – renew the
City”**

**Mr. Kęstutis Nėnius,
The leader of the programme**



**ATNAUJINKIME BŪSTĄ
-ATNAUJINKIME MIESTĄ**

GEF grant



In 2003, the World Bank's Board approved a USD 6.5 million grant from the Global Environment Fund (GEF) to finance the Vilnius Heat Demand Management Project, which aims to reduce greenhouse gases emissions from the Vilnius District heating system by implementing financially sustainable and replicable energy efficiency investments in the residential sector of the Vilnius City.



Zirmunai Pilot Project. Before/ after the renovation



- Change of windows;
- Renovation of engineering systems;
- Roof renovation;
- Building insulation;
- Glazing of balconies;
- Tided up the surrounding and etc.



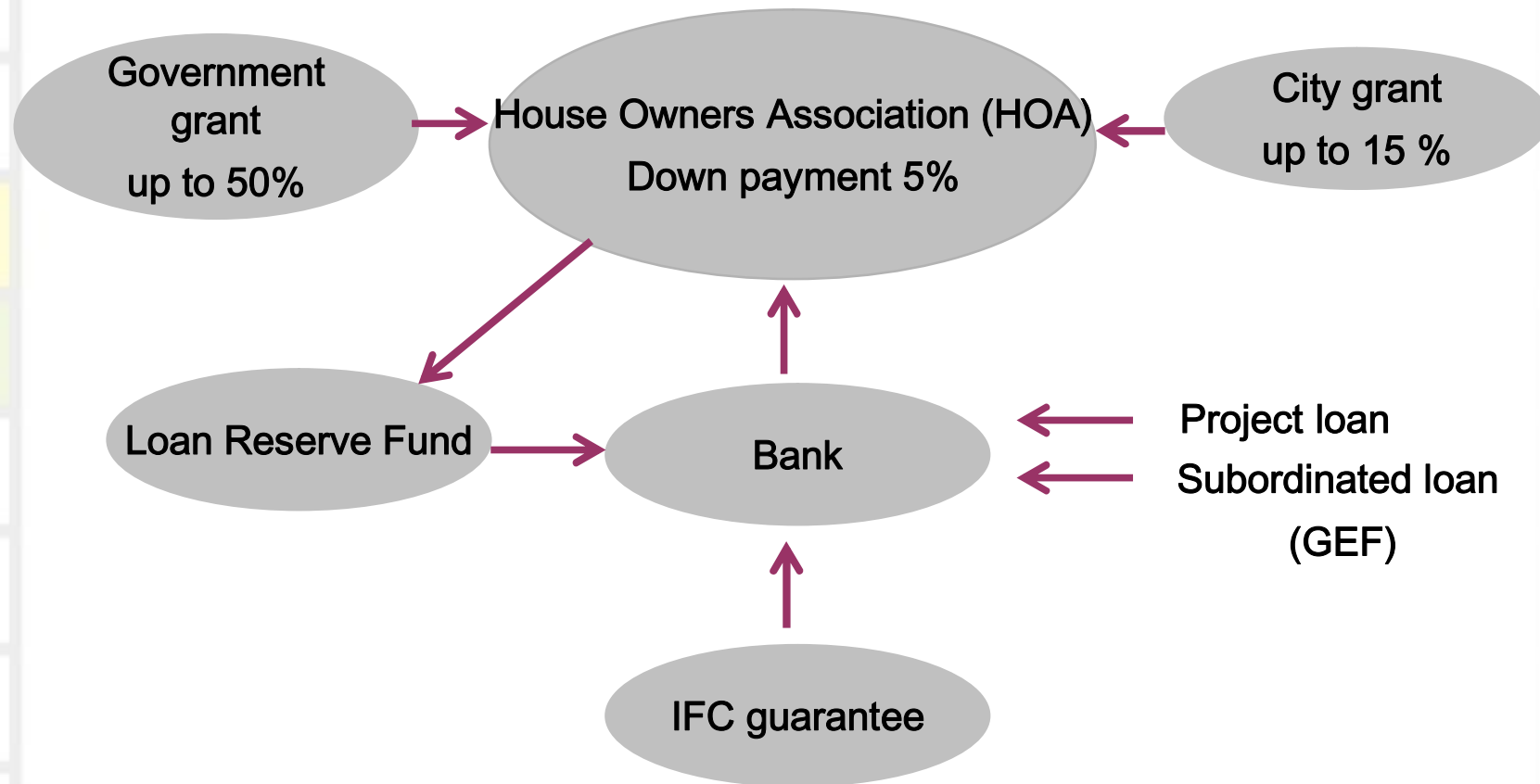
- Value of building renovation works 435 thousand EUR (1,5 mln. Lt) or EUR 166 per sq. m.
- Value of renovation works per apartment (flat):
 - one room apartment – 4993 EUR
 - two rooms apartment – 7390 EUR
 - three rooms apartment – 10160 EUR



Modernized surrounding



The Finance Scheme



Implemented renovation projects

- 145 Home owners associations take part in the programme “Renew the house – renew the City”;
- 31 houses modernization projects have already been completed (total value amounted to approximately EUR 2 million);
- 30 projects are planning to be implemented in 2007;
- In 2006, the Ministry of Environment of the Republic of Lithuania awarded Vilnius City Municipality and coordinators of the programme for the implementation of the renovation projects;
- The Ministry of Environment of the Republic of Lithuania also awarded the owners of three Vilnius city dwelling houses for the implementation of their renovation projects;



Zirmunai triangle

- *Zirmunai triangle*: the block of dwelling houses between Zirmūnai, Kareivių, Neries and Šilo streets;
- Zirmunai is the priority district for renovation of the City;
- *Zirmunai triangle* consists of 39 dwelling houses what need to be renovated;

Territory – 77 ha

The green zone – 35 ha

Population – 9272

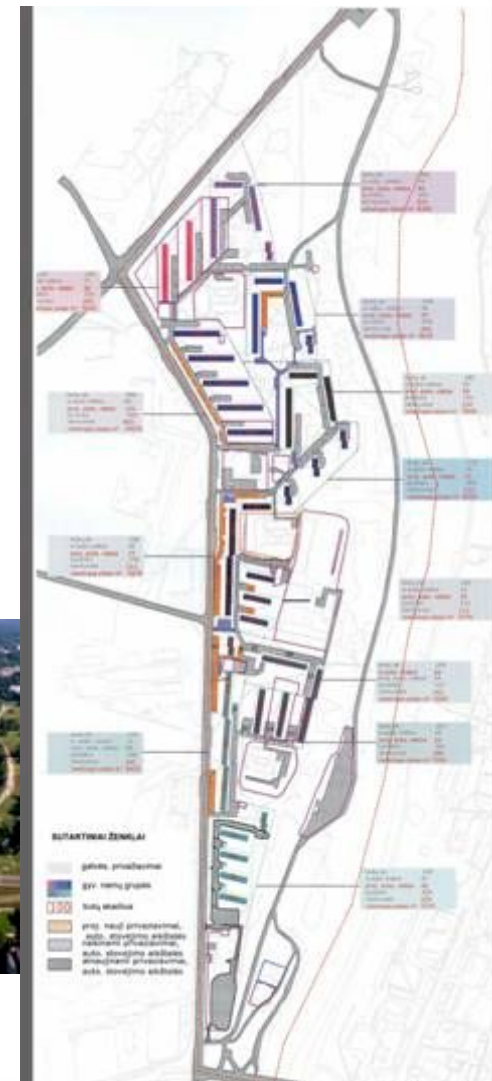
Apartments – 3788

Parking places – 585

Planned parking places – 675

Additional parking places needed – 3285

Additional parking area needed – 82 125 sq. m.

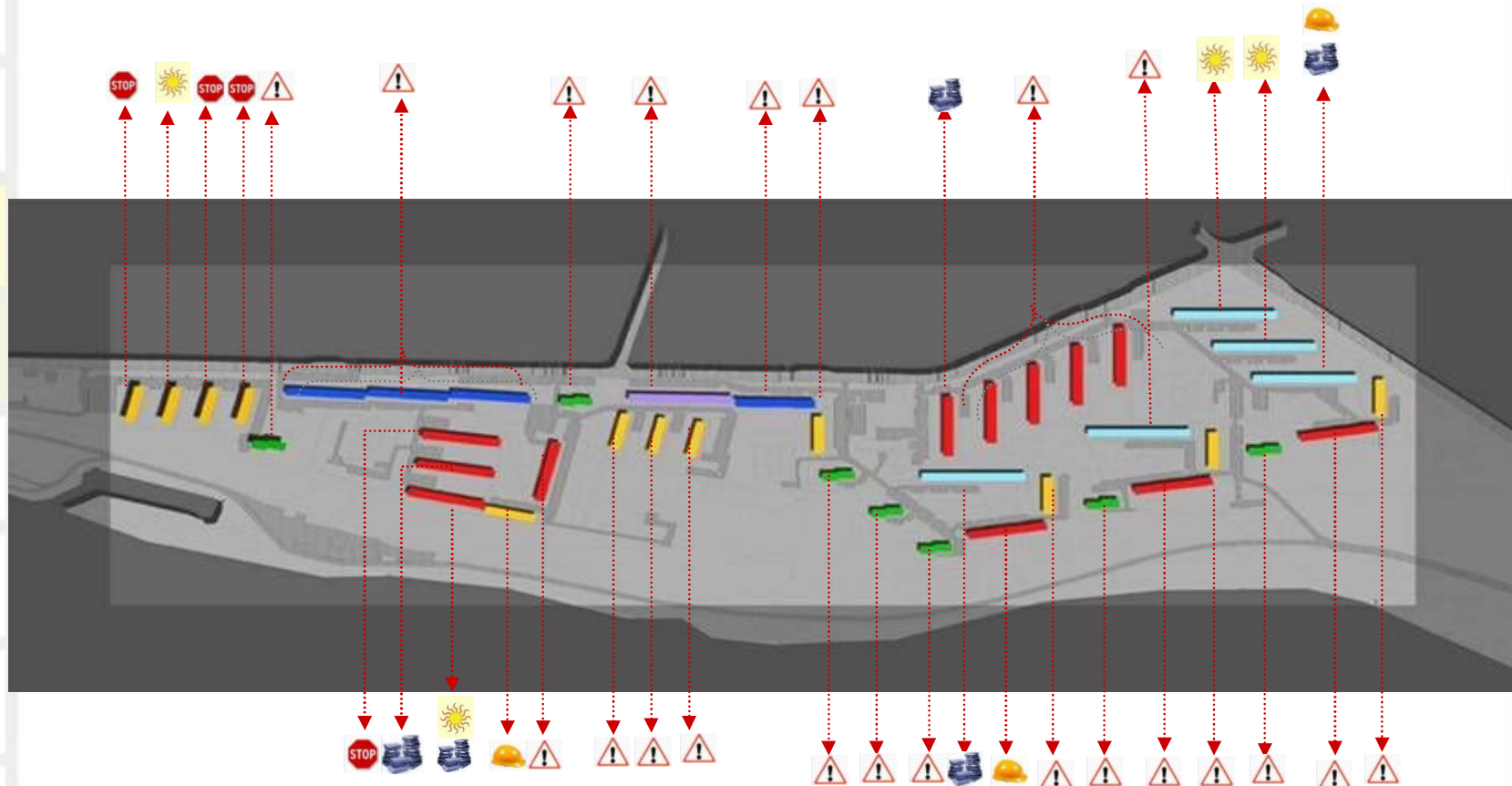


Benefits of Zirmunai triangle modernization/revitalization

- The complex solution of problems modernizing the triangle:
 - The modernization and renewal of dwelling houses;
 - Saving of energy;
 - Tidying up the surrounding;
 - Solution of parking problem, etc.
- Maintenance of architectural integrity of the residence district;
- Active development of House of Owners communities;
- Involvement of the construction companies into renovation process;
- Reduction of dwelling houses renovation costs;
- Assurance of quality and efficiency of the renovation works;
- The expansion of the renovation process;
- Integrated management of building renovation and territory planning;
- Attraction of the additional private funds for the renovation;
- The new quality of life for residents of *Zirmunai triangle*.



Current situation at Zirmunai triangle



Ongoing renovation



Renovation on-hold



Preparation of the documents



HOA doesn't take part in the programme



The dwelling house modernized



The general plan of Vilnius city until 2015

Extract from the general plan of Vilnius City:

3.6 Optimization of the city urbanization structure

3.6.2. Modernizing:

- Dwelling houses districts constructed during soviet period should be modernized in accordance with a complex district or part of district modernization projects. The projects should define principles of building renovation, modernization of surroundings and rearrangement green zones of parking plots.
- The new construction, increasing density of constructions in the territory of these residents blocks, is possible only if it is based on the complex renovation projects and it is directly connected to revitalization of the territory.



The attraction of the private project developer

Engagement of a private developer in *Zirmunai triangle* project will enable to reduce renovation costs :

- eliminating an initial contribution (downpayment) issue;
- it is expected that the *Zirmunai triangle* renovation project will enjoy economy of scale and therefore renovation cost will be lower as compared to single building project; Quality and reliability will be also improved
- it is expected that renovation costs will be reduced by additional revenue generated*
- purchase of renovation services from one provider will streamline project implementation and eliminate coordination issues.

*Home owners associations will share additional revenue generated with the developer



Zirmunai triangle project implementation tools

- A detail territory plan evaluating feasibility of construction of new buildings in the territory;
- A construction and engineering study of the *Zirmunai triangle* dwelling houses;
- The recommendations on the district/block development; the recommendations of reconstruction of dwelling houses, construction of new buildings in the territory;
- Estimation of the total renovation costs;
- An opinion survey of the residents of *Zirmunai triangle*;
- A tender to select *Zirmunai triangle* project developer.



Thank you!
www.renovacija.it

