



HOUSING POLICY IN LATVIA

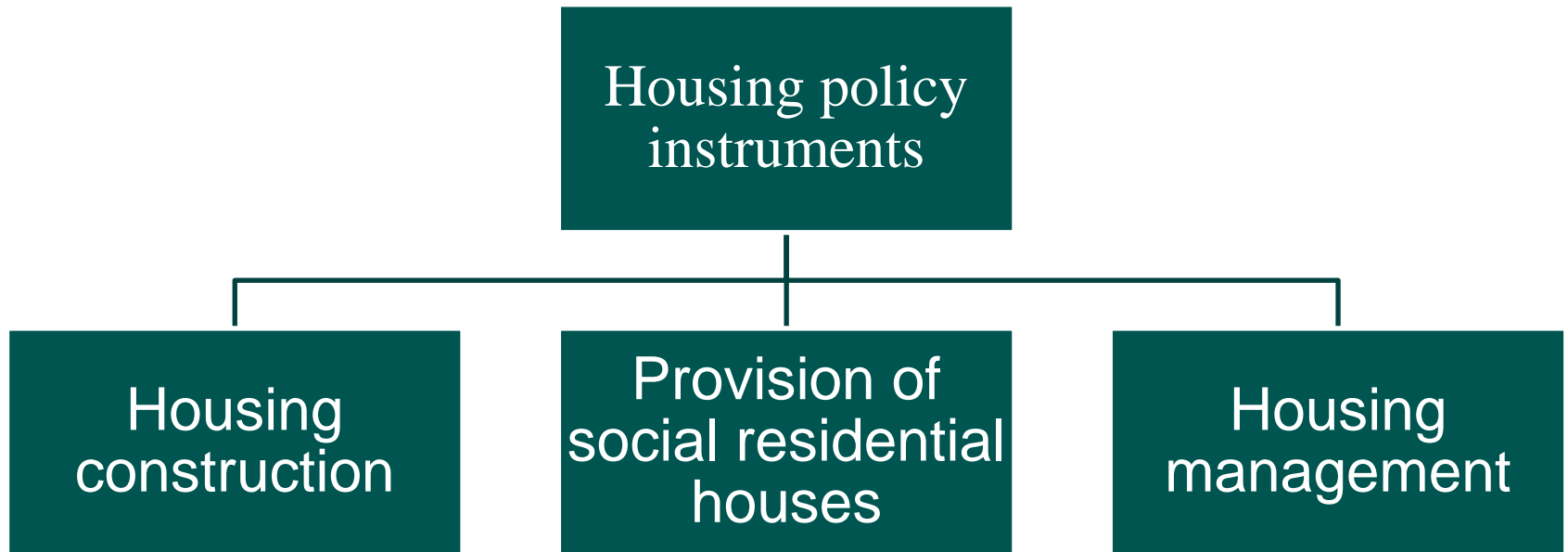
MULTI-APARTMENT RESIDENTIAL HOUSE MANAGEMENT SYSTEM AND IT INFLUENCING FACTORS

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Housing policy instruments in Latvia



Construction Law

- The purpose of the Law is to create a living environment of good quality, determining efficient regulation of the construction process in order to ensure sustainable State economic and social development, preservation of cultural and historical and environmental values, and also rational use of energy resources.
- The Law shall be applied to the construction of new structures, and also to rebuilding, renewal, restoration, demolition, placing of existing structures, to changing of the type of use without rebuilding and to preservation.

Law “On Social Apartments and Social Residential Houses”

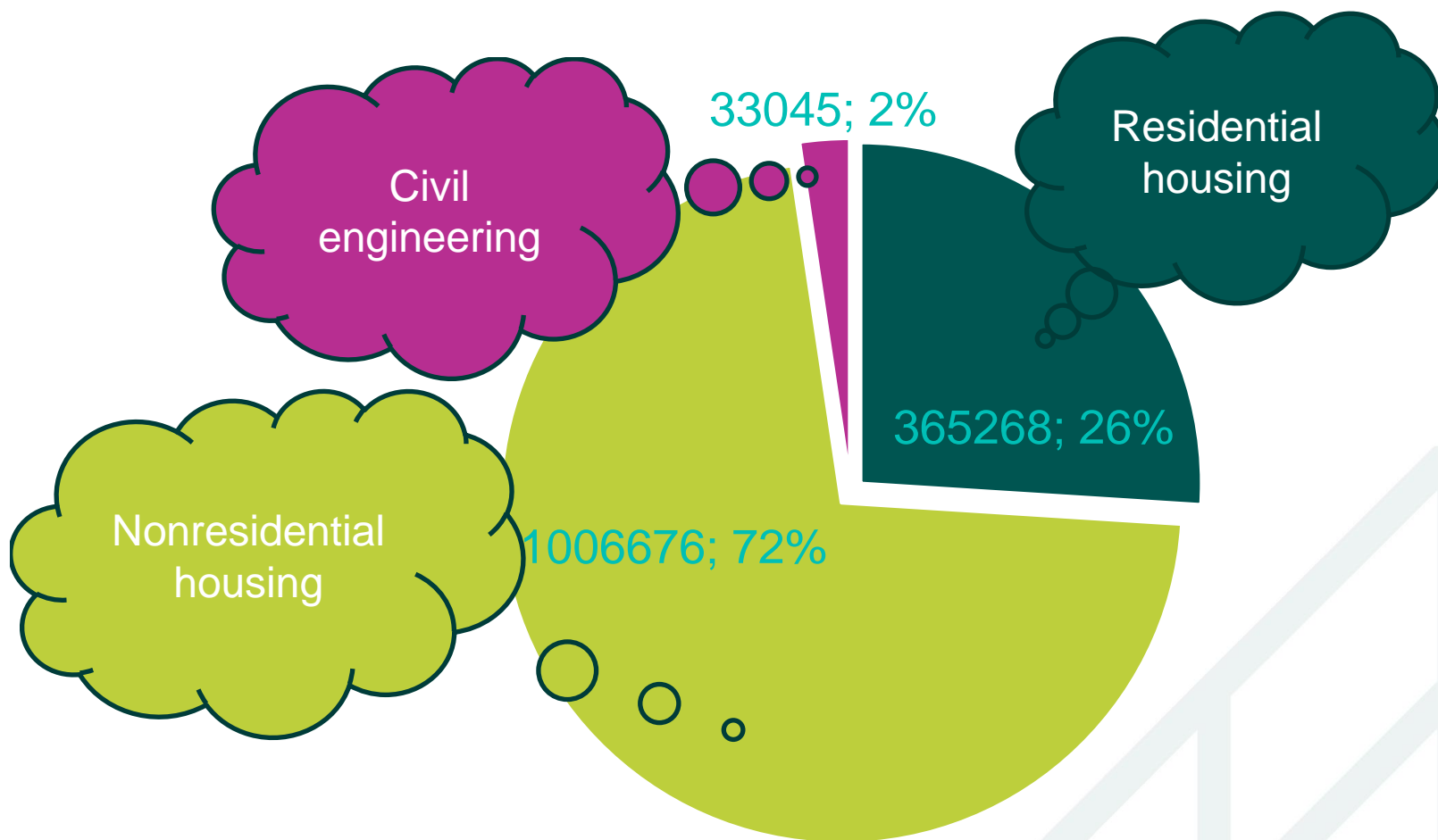
- The purpose of the Law is to determine the legal status of a social apartment and a social residential house, the principles of the creation and financing thereof, the range of such persons who are entitled to rent social apartments, and also the procedures by which social assistance is provided when renting out
- A social apartment is an apartment in the ownership of a local government or an apartment rented by the local government which is rented out to a person (family) who, in conformity with the conditions of this Law, has been recognised as entitled to rent such an apartment.
- A social residential house is a residential house in which all apartments are rented out to persons (families) who, in conformity with the conditions of this Law, have been recognised as entitled to rent a social apartment.
- (A social residential house may also be a residential house in the ownership of an association or foundation established with the objective of defending the interests of persons with disabilities, which has been adapted to the needs of persons with disabilities caused by, for example, vision, hearing, mental, or mobility impairments (hereinafter - the person with a disability), in which apartments are rented out to people with disabilities with rent allowances and in which other social services may also be simultaneously provided to such persons, if the local government has delegated the association or foundation to establish such a social residential house.

Law on Administration of Residential Houses

The purpose of the Law is:

- 1) to ensure the exploitation and maintenance (physical preservation during the whole exploitation time thereof) in accordance with the requirements of laws and regulations;
 - 2) to promote improvement of residential houses during the whole exploitation time thereof;
 - 3) to ensure the continuity of the administration process for every residential house;
 - 4) to preserve and develop the aesthetic values of residential houses as environmental objects and, therefore, the aesthetic values of the relevant environment;
 - 5) to prevent risks related to the public safety and the environmental safety during the exploitation of residential houses;
 - 6) to improve the qualifications of the persons involved in the administration of residential houses in order to improve the organisation and efficiency of the administrative work.
- (2) The Law prescribes the principles for the administration of residential houses, the mutual relations, rights, duties and accountability of the persons involved in the administrative process of residential houses, as well as the competence of the State and local government in this area.

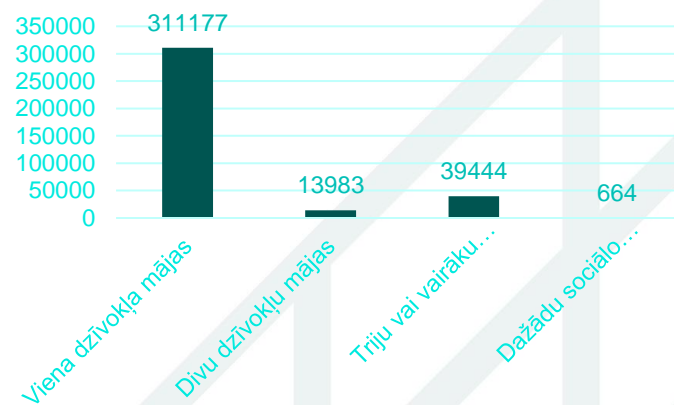
Number of buildings in the cadastre, State Land Service, 01.0.2021



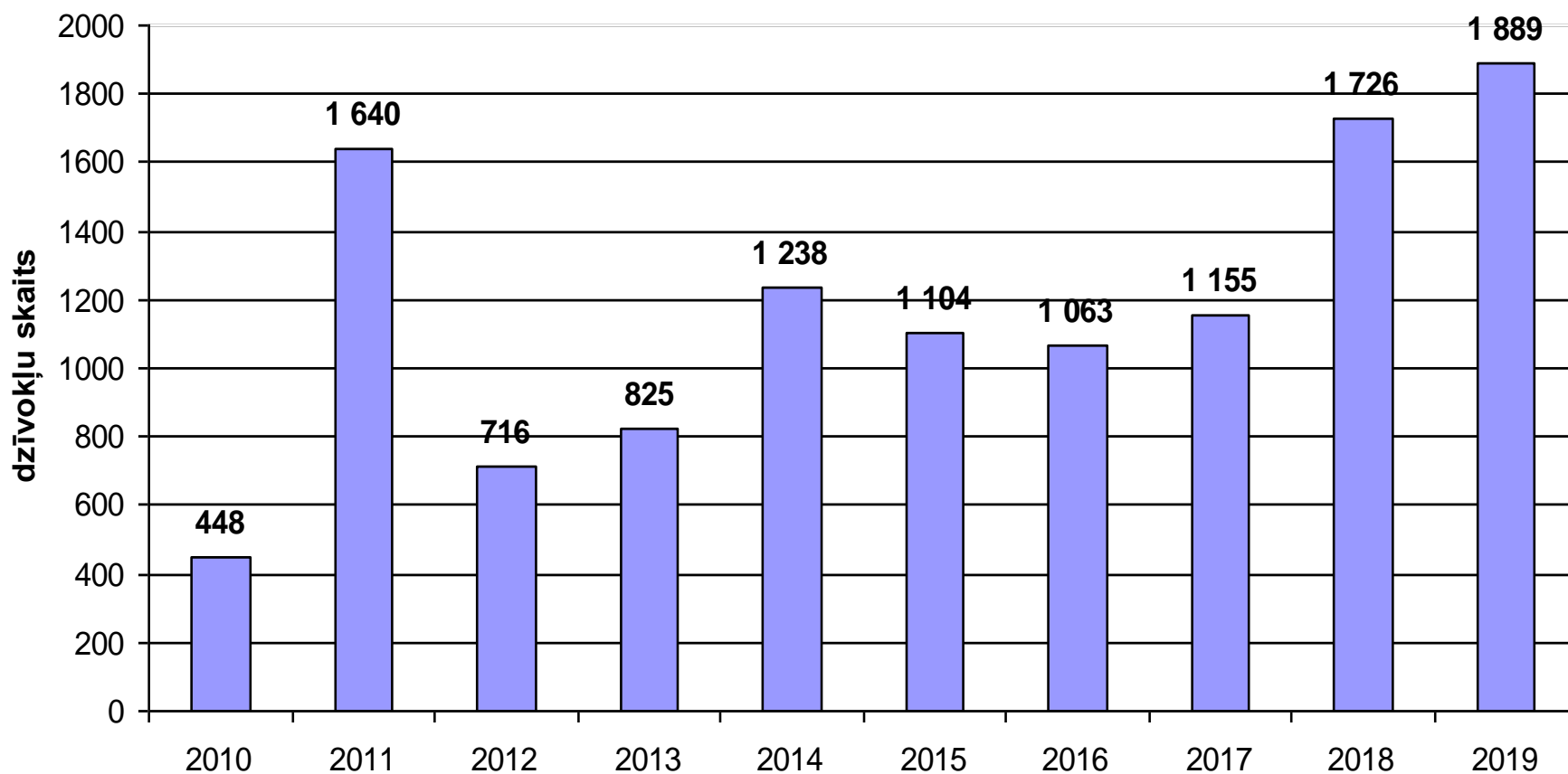
■ Dzīvojamās mājas ■ Nedzīvojamās ēkas ■ Inženierbūves

Residential Houses, State Land Service, 01.12.2020

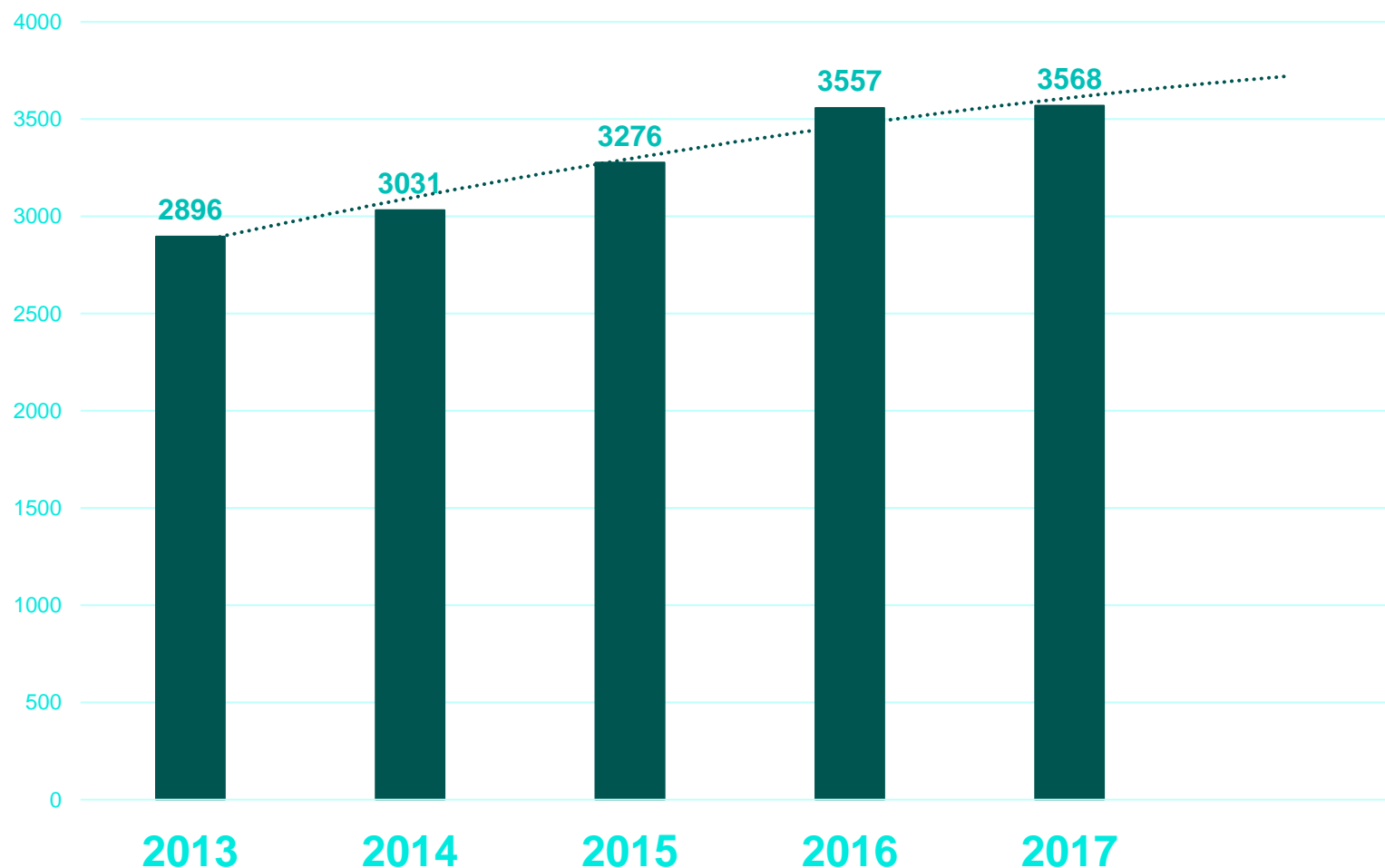
Nosaukums	Būvju skaits Kadastrā	% no kopējā būvju skaita
Single-apartment houses	311177	22,15%
Two-apartment houses	13983	1,00%
Three or more apartment houses	39444	2,81%
Houses co-resident by different social groups	664	0,05%
Residential houses	365268	26,01%



Number of new apartments adopted in service in Latvia in 2010-2019 (Central Statistics Office, 2020).



For the version of the NACE classification, code 68.32 “Management of real estate on a fee or contract basis” as at 31 December 2019 - 4105 enterprises.

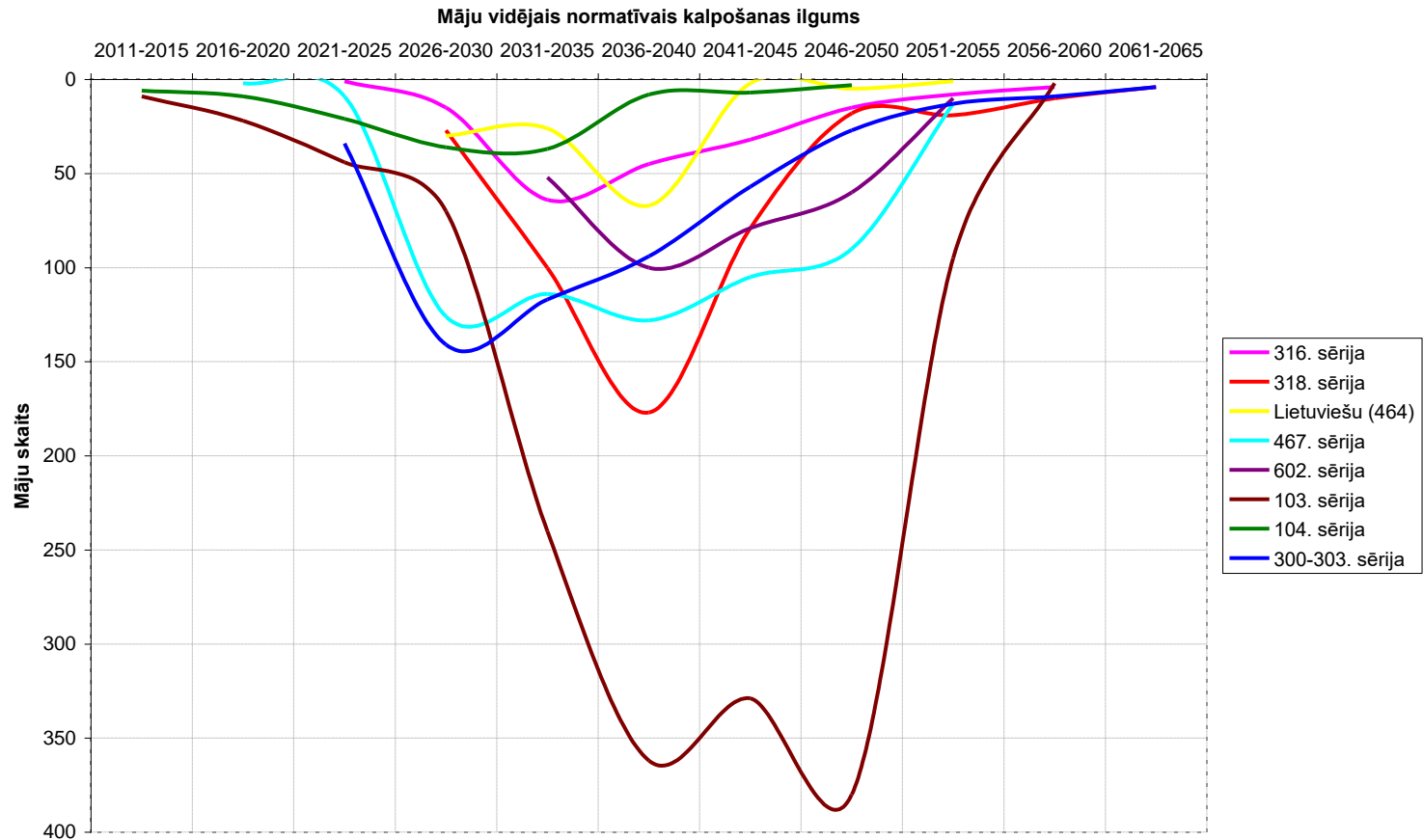


Current housing policy

Action plan for measures to improve the technical condition of the housing stock during operation

- To prepare methodological material for local governments for determining rent, which includes appropriate management expenses, in order to have sufficient funds for housing maintenance;
- Prepare a support program in the form of a financial instrument for investments in the improvement of the technical condition of housing (including the safety of buildings) and facilities (including the modernization or replacement of elevators).
- To improve the decision-making procedures of apartment owners,
- Organize a monitoring mechanism for independent maintenance of buildings.
- To study the mechanical strength and stability of the enclosing constructions of standard-type multi-apartment residential buildings and to prepare standard solutions.
- Introduce electronic storage of home file documentation

Normative service life of houses



What buildings do we have ?



Buildings



Engineering networks



It can also insulate pipes



Area, waste management



Engineering networks 2007



«New projects», 2007



«New projects», 2007



«New projects», 2007



Renovation



Comparative Evaluation of Co-financing Programs

Expert opinions:

- 1) very complicated and difficult task for the heads of housing associations to carry out the renovation project on their own without the involvement of a competent project manager;
- 2) scrupulous examining and coordinating of documentation (positive side – as a result, the developed projects are of higher quality than during the times of LIAA);
- 3) funding model has also changed significantly (. If during the times of LIAA a bank loan of 100% of the total costs was required and after the construction half of the financing was returned through the grant, then within the ALTUM practice the grant financing is initially 50% and the remaining 50% and additional ineligible costs are taken as a loan in a commercial bank)
- 4) Within the framework of corrections, difficulties also appear in cases when it is necessary to change building materials. The process of re-approving the materials takes a very long time and ALTUM follows its own guidelines, which are sometimes not understood by the other parties involved in the project.
- 5) It is necessary to keep track of changes to the ALTUM guidelines and any of the forms, as missing any corrections to the formatting and submission of the requested form may result in errors that can no longer be corrected and can be costly for the project as a whole.

Thank you!

