

**Scientific Problems of Engineering Economics of Construction  
and Real Estate Management, Regional and Territorial Development**

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**MULTI-STOREY APARTMENT BUILDING  
MANAGEMENT FEATURES, PROBLEMS AND  
SOLUTIONS IN LATVIA**

**Karthika Vijayakrishnan Nair, Riga Technical University  
Kristīne Fedotova, Riga Technical University**



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The aim of the study is  
to analyse the multi-storeyed apartment  
building management features, problems in  
the management and solutions for the  
problems raised.



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## **Discussion**

**Apartment building property management influencing factors**

**The problems of apartment building property management**

**Solutions for the problems in apartment building property management**

**General conclusion and improvement proposals**



# Conclusions and Proposals\_1

- Major issue in apartment building management is during the winter season, the time when the roofs need special attention. Snowy winters resulted in the enormous thickness of the snow cover on the roofs, which could threaten the construction of constructive elements as well the life of the passers-by.
- Residents of apartments houses also want to stay in beautiful restored, living safe structures. There is only one problem – the housing building refurbishment source of funding. Because of their small revenue, residents themselves are unable to provide complete funding for construction refurbishment.
- From the survey done during the study, can conclude that the building renovation be done by careful and through inspection of the construction, analysing test information and dividing repair duties according to their significance, building power audit that provides accurate data on building power usage and the required energy saving operations, estimating the cost of the required services, informing apartment holders of the outcomes obtained, general conference with all apartment managers, decision on the quantity of job, financial resources decision, buying backed building work, competition, another session in which the administrator reports on the outcomes and agreements for building employees and economic assets, there is a complete or partial refurbishment of the construction.
- Standard multi-storey residential building tenants recognize the need for building renovation and improvement in energy efficiency; however, there is a strong lack of knowledge about opportunities for collaboration within the multi-storey residential building owners group as well as the coordination and management of building renovation projects.
- The majority of the respondents believe that the apartment is the most important asset of the family.

## Conclusions and Proposals\_2

- To ensure a quality building and refurbishment, it is vital to raise the expertise of building experts in accordance with the demands of today's industry. The state and corporate officials should be educated in energy efficient and viable refurbishment of buildings, as should all potential construction companies, designers, project executives and other building renewal experts.
- In order to achieve greater refurbishment quality, the quality of the venture must be enhanced, particularly in comparison to the demands for building goods and by giving more attention to the stated performance and assembly of building goods. It is essential to ensure that the components used in buildings are the materials chosen by customers, technicians and architects.
- Energy efficient refurbishment and viable construction would render Latvian cities and towns more appealing to local and international visitors and would also assist to keep up with the requirements of Latvia's experts. It would also reduce health care expenses, taking into consideration the general enhancement in construction performance.
- The market should be complemented by fresh and effective economic tools accessible to those who wish to renovate their own houses using viable and energy efficient techniques of buildings.
- Deep building refurbishment opens the gate to the implementation of contemporary alternatives such as the establishment of optical web and the use of intelligent building techniques, supplying in community with the finest techniques in the world to increase job ability and enhance quality of lives.

**Thank You for Your attention!**  
**Questions?**

**[kristine.fedotova@rtu.lv](mailto:kristine.fedotova@rtu.lv)**