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MINISTRY of ENERGY  
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MINISTERUL FONDURILOR EUROPENE



**2<sup>ND</sup> NATIONAL ROUNDTABLE ON  
FINANCING ENERGY EFFICIENCY IN ROMANIA  
6 JUNE 2019, BUCHAREST, ROMANIA**

**ATHENEE PALACE HILTON BUCHAREST**

**CHALLENGES FOR THE MUNICIPALITY OF TIMISOARA  
IN RELATION TO THE “PADOVAFIT EXPANDED” PROJECT**

# PRESENT DAY REALITIES



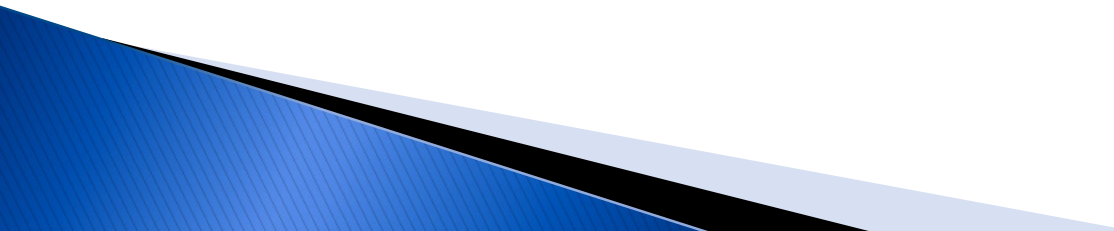
- Aprox. 330,000 inhabitants
- Over 50,000 non-permanent residents
- Residential area – 54% of the surface area
- Aprox. 3700 condominium buildings
- Over 50% of apartment buildings build before 1970 with low energy efficiency
- 80% of energy consumption is represented by heating and hot water

# PREVIOUS WORKS IN BUILDING REFURBISHMENT (FINANCED THROUGH POR 2007-2013)

## SCOPE OF THE PROJECT:

- 29 condominium buildings
- 1006 individual apartments
- 5.001.943,00 kWh/year in energy savings

## OBJECTIVES:

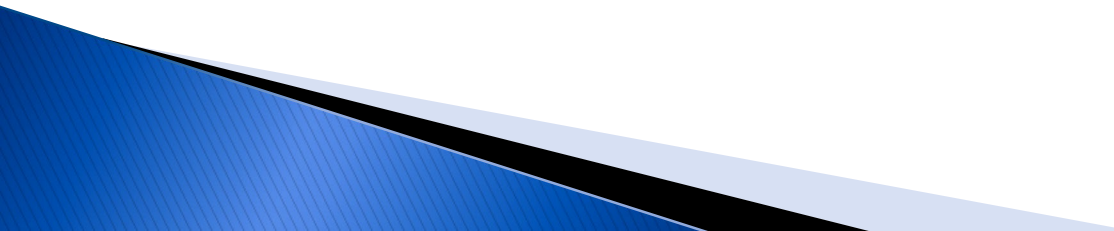
- Improving indoor comfort;
  - Reducing heat loss and energy consumption;
  - Reducing maintenance costs for heating and hot water;
  - Reducing emissions from energy production, transport and consumption.
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## MEASURES IMPLEMENTED:

- Exterior thermal insulation
- Closing off open balconies
- Replacing low performance doors and windows
- Thermal insulation and waterproofing of rooftops
- Thermal insulation of basement flooring
- Insulating heating pipes and fitting taps with thermostat heads



## Why PadovaFIT Expanded?

- Lack of readily available, relevant know-how for building/apartment owners
  - Limited municipal and private funding / need to explore alternative funding mechanisms
  - Complex/complicated bureaucracy. Certain paperwork is outside the speciality of the municipality
  - Lack of existing network for private building owners
  - Lack of an on-going pilot project
  - Lack of template tender & contract documents
  - The need to accelerate deep building refurbishment in Timisoara
  - Previous attempts of creating a working setup failed
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## EXPECTATIONS AND CHALLENGES

- Defining the role of the municipality as a catalyst for private home owners and owners associations as well as a building owner itself
- Identifying buildings most likely to have a good cost-benefit ratio
- Obtaining a consensus among individual apartment owners in relation to refurbishment measures to be implemented
- Employing a bundling strategy in order to create interest among private actors
- Adapt previously established good practices to optimize business processes and standardize contractual agreements in the context of Romanian legislation
- Changing public behaviour as well as their perception of refurbishment projects
- Local business culture which tends to favour quick gains to long term commitment
- Getting the appropriate actors to work in consensus in order to set up the OSS
- Obtaining support from appropriate decision makers

**THANK YOU!**