

# Riigi Kinnisvara

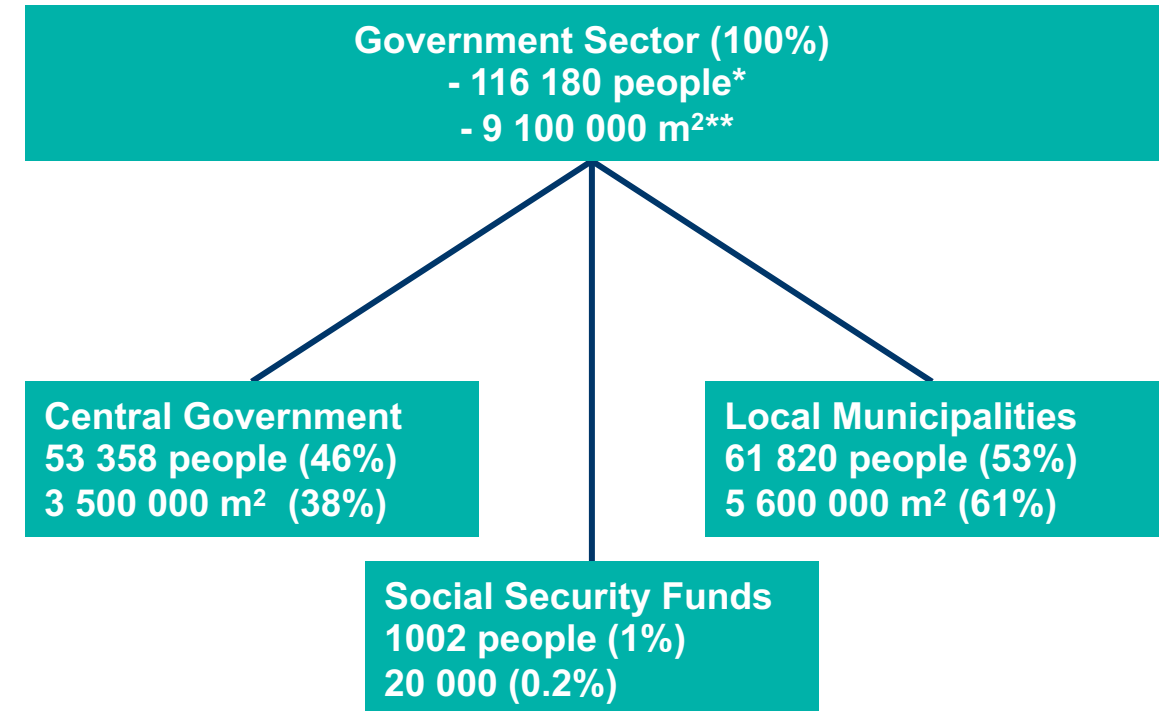
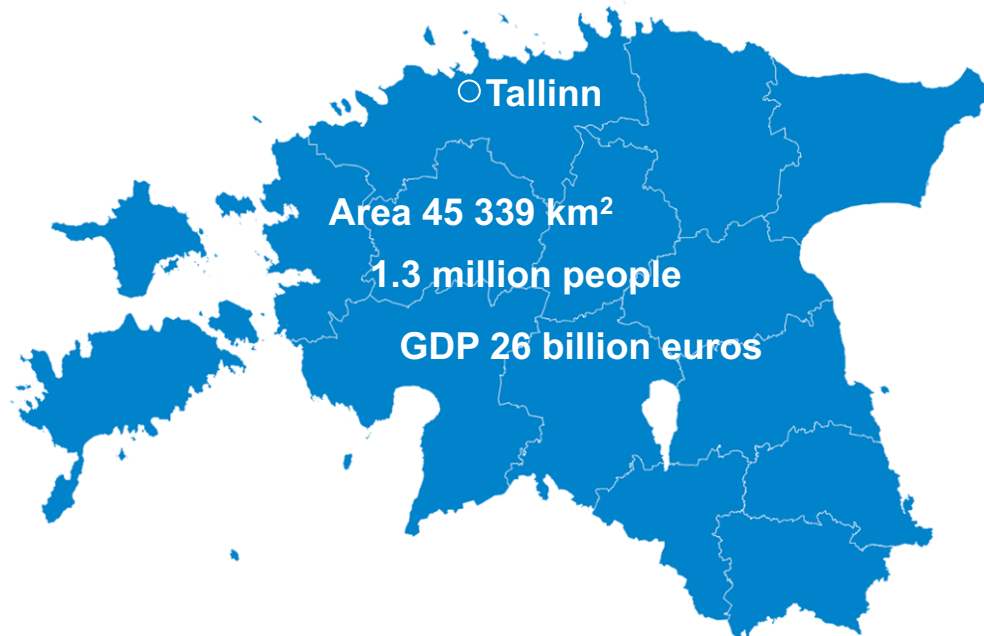
## Centralizing civil servants in modern cross-governmental complex

Mihkel Mäger

Development Director / State Real Estate Ltd



# About Estonia



\* Government sector accounts for 17.7% of employment (20-64 years)

\*\*Area of buildings used m<sup>2</sup>

# Riigi Kinnisvara / State Real Estate Ltd, Estonia

- Established in 2001 for more efficient management of state's real estate
- 100% state-owned, shares are managed by the Ministry of Finance (represented by the Minister of Public Administration)
- Key customers include ministries and sub-agencies in their area of administration
- Assets in the value of over 620 million euros
- Number of employees 220
- Number of managed buildings 1300 and area of over 1.6 million m<sup>2</sup>





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# Joint building of ministries, Tallinn

Project implemented





# Ministries

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Ministry of Social Affairs



Ministry of Economic Affairs and Communications



Ministry of Education and Research



Office premises  
from 22 000 m<sup>2</sup> to  
16 000 m<sup>2</sup>

Annual budget:  
5,4M€ to 4,4 M€

900 employees



Ministry of Finance



Ministry of Justice



# Goal

- New working environment
- Save on maintenance costs
- Save on investments (PPP project)
- Collaboration between ministries





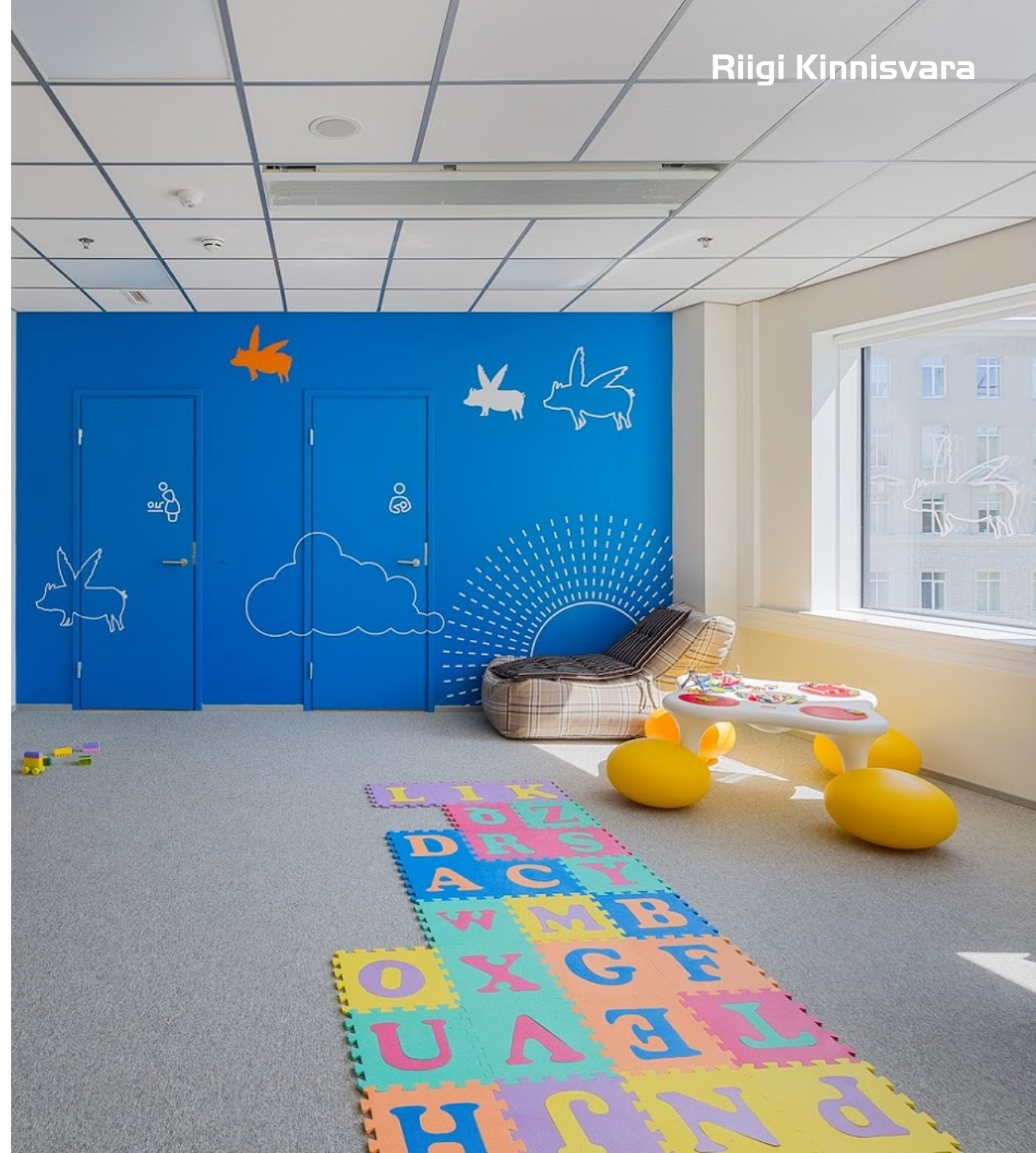
# Benefits

- Lower energy consumption
- Better use of surface
- Consolidated support department
- Synergy and better cooperation



# Challenges

- Changing the culture and the ways of working
- Communication
- Changing the working environment
- Moving in a short period of time





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VABADUSE PLATS 2

# State Houses in county centers / Government hubs

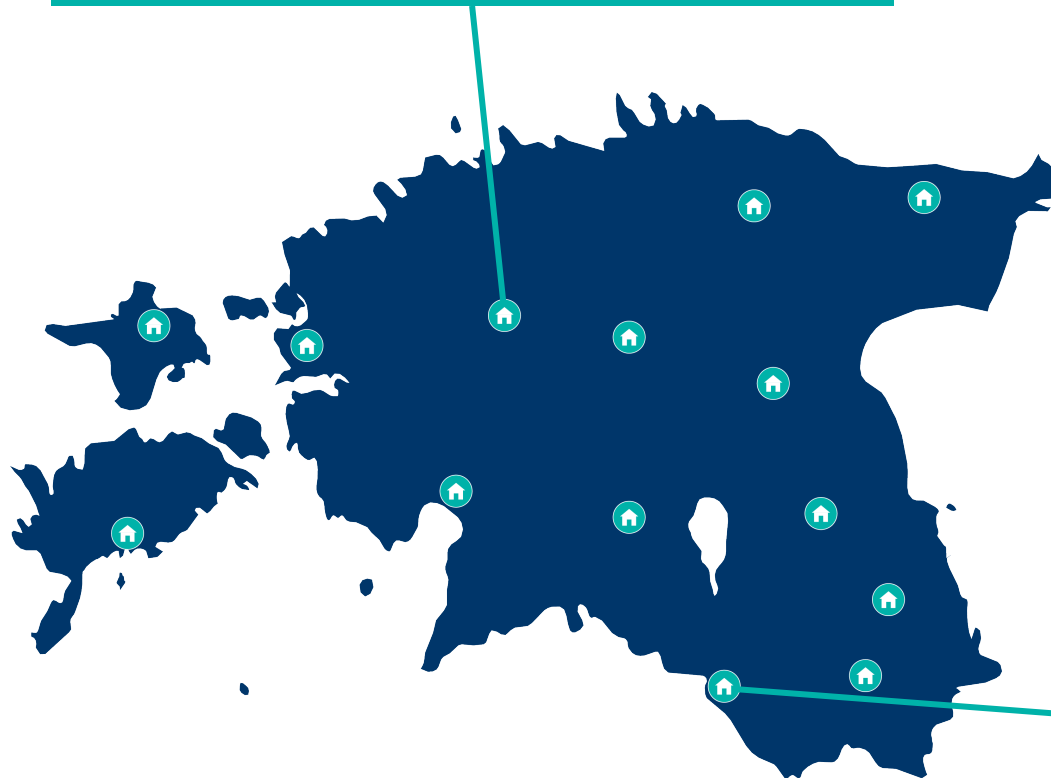
Project in progress



# Facts

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- State Houses in 14 county centers
- 16 different buildings, mainly reconstructions
- 33+ different government agencies involved
- Optimization  $31\text{m}^2/\text{pax}$   $\rightarrow 15\text{-}20\text{m}^2/\text{pax}$
- More than 20 buildings relased for sale





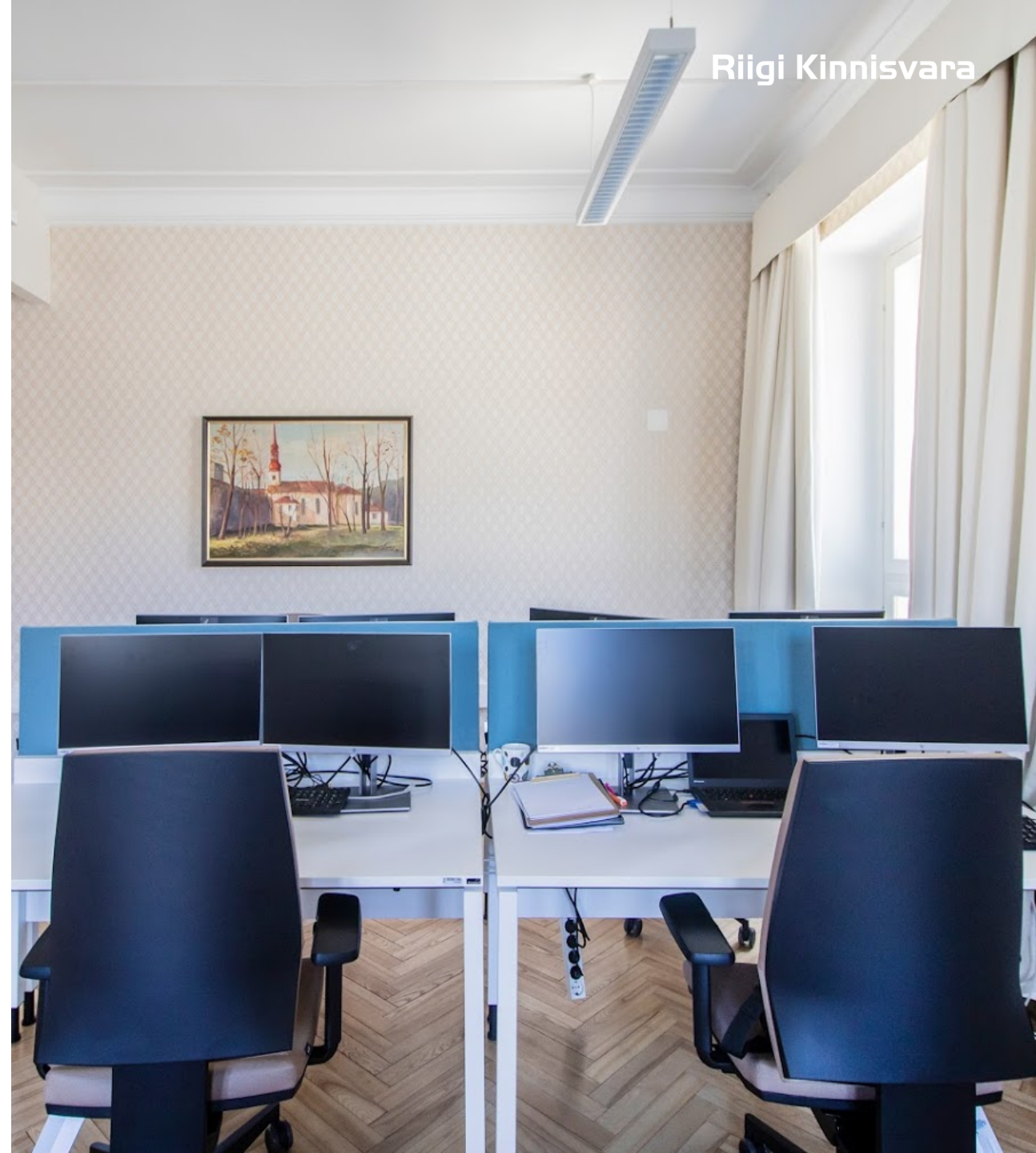
# Goal

- To create a common working environment for different state institutions to offer state services for residents from one place
- Workplace for remote working for state employees
- Better cooperation between the institutions
- Savings on property costs



# Benefits

- State services for local people from one place
- Modern working environment for employees
- Common working areas (service area, meeting and resting rooms)
- Reduced maintenance costs
- Lower future investments
- Synergy between institutions
- Flexibility to restructure the institutions





# Challenges

- 40 institutions with different culture, ambitions and needs
- Standardization of work environment
- Common service area
- Common visual identity
- Changing the work culture through leaders





# Environmental Building

Future project





# Location

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# Goal

- Building that considers all agreements and requirements associated with climate change
- Promote the use of wood as renewable material
- Estonian wood industry reference
- Less surface area
- Combined use – government offices and a museum





# Users

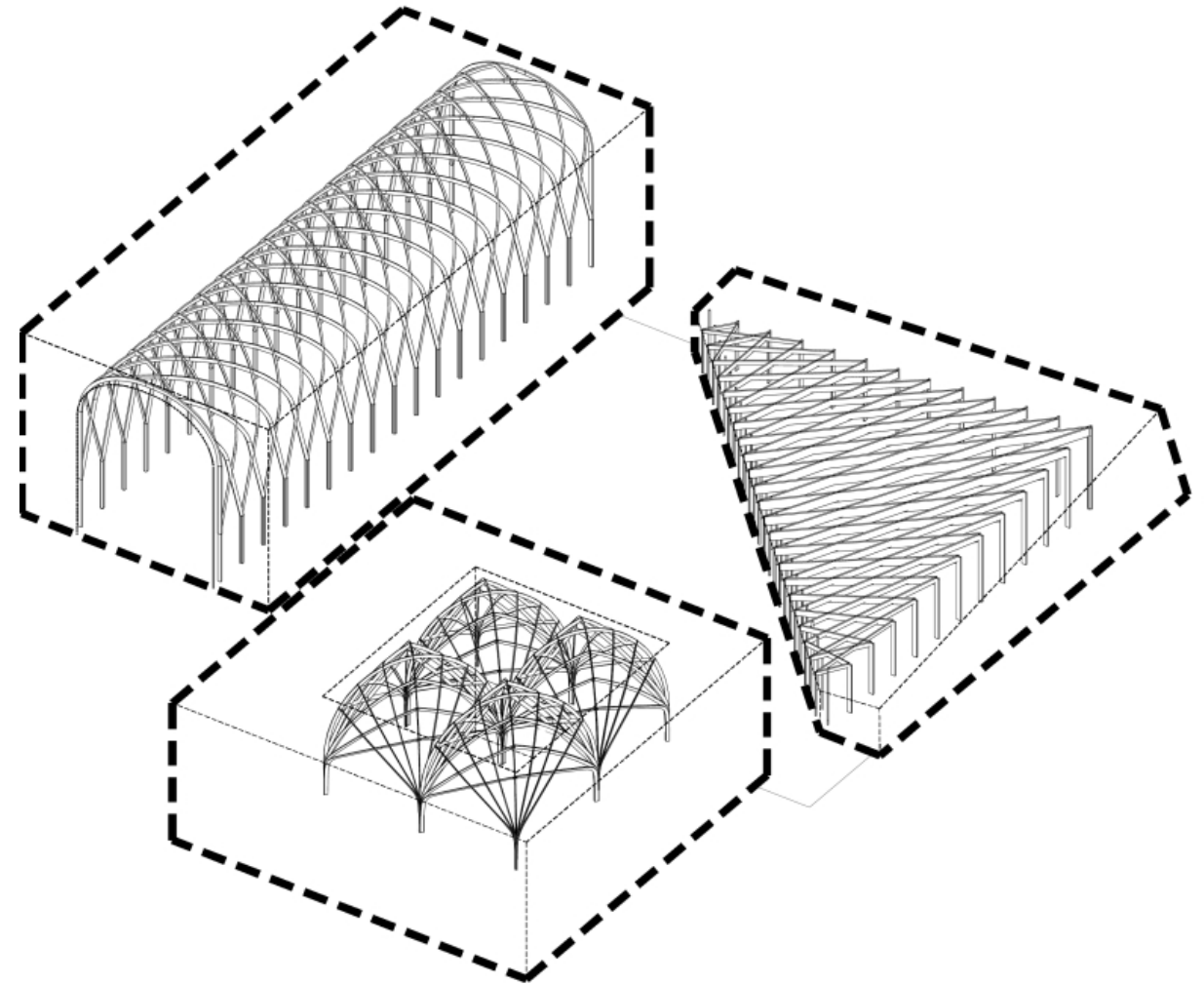
Ministry of the Environment with 6 related institutions:

- Environment Agency
- Environmental Board
- Environmental Inspectorate
- KEMIT – Information Technology Centre of the Ministry of the Environment
- Environmental Investment Centre
- Estonian Museum of Natural History



# Benefits

- Wooden building
- Nearly zero-energy building (60% lower energy consumption)
- Environment-friendly buildings
- Modern building solutions
- Synergy – improved cooperation between ministry and agencies
- Office premises are used efficiently and with less surface area





# Challenge

- Institutions with different ambitions and needs
- Standardization of working environment
- Common service area and shared premises
- Common visual identity
- Changing the work culture through leaders
- Fire safety requirements for wooden buildings
- Implementation of innovative and sustainable solutions





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