



KOLLEGIEKONTORET | AARHUS

Municipal requirements for the houses on Risdalsvej

The buildings with rooms on Risdalsvej need to be renovated. This is due to requirements that rainwater and sewage water (water from toilets/kitchen sinks etc.) be separated, so the water is directed to the treatment plant in each piping system. Therefore, it is necessary to establish new drain pipes in buildings and in the ground outside the buildings. Similarly, ventilation, water, heating, and electrical installations are so worn out that it is necessary to renew the installations.

The buildings on Moltkesvej meet the municipal requirements for how rainwater and sewage water are diverted. The very extensive renovation will mean that it will be necessary to take out loans for the renovation. The consequence of taking out a loan will be a rent increase of approximately DKK 1,300 per month for the rooms on Risdalsvej. It seems unrealistic to be able to rent out the rooms on Risdalsvej with an increase in rent of that size, when compared with the price level for similar housing.

The board of Ravensbjerg Kollegiet has addressed the issue and therefore recommends the sale of the area with the 4 blocks of rooms on Risdalsvej. The income from a sale would be able to contribute to financing a later renovation of the blocks on Moltkesvej.

When must the buildings meet the municipal requirements?

It is expected that Ravensbjerg Kollegiet will receive an order that the houses on Risdalsvej can no longer be used from January 2026.

Recommendation for a decision on the sale of the houses on Risdalsvej

Based on the economic consequences of the necessary renovation with a rent increase of DKK 1,300 per month, the resident council and board recommend the sale of the 4 blocks on Risdalsvej.



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