

TAKING
COOPERATION
FORWARD

 Closing conference of the RESTAURA project (PP8 FPV)
3.4.2019. - Ljubljana

 **D.T3.4.1.- 6 Pilot action in City of Buzet (Bigatto palace)**
Difusse hotel Bigatto

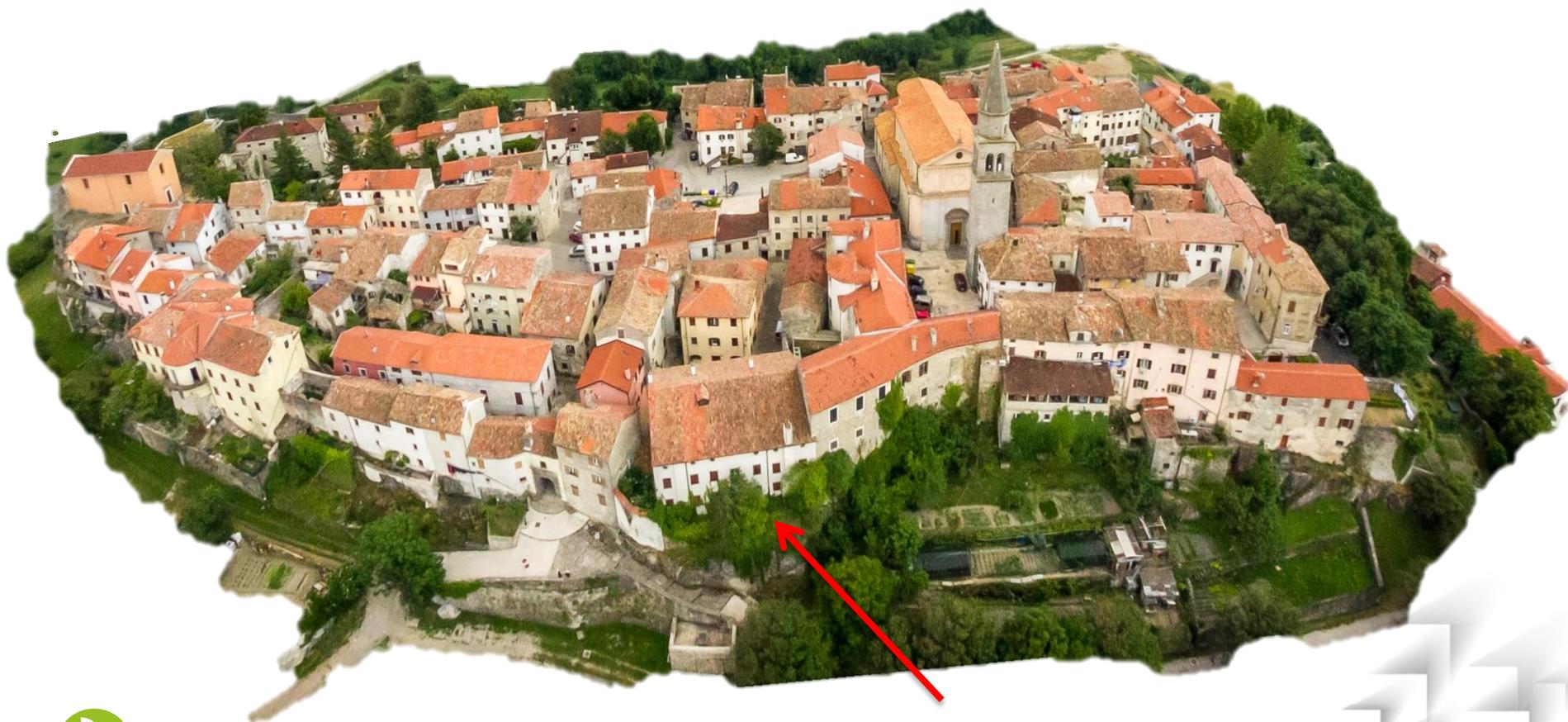
 RESTAURA / PP10 City of Buzet / Vanja Fabijančić

BIGATTO PALACE - pilot action in Buzet

- *home of the local county museum collection (ethnographic collection, archaeological, cultural-historical group and etc)*
- *its construction (17th century) is one of the most significant interventions in the Buzet fortress*
- *The Bigatto Palace ➡ often referred to as the captain's palace*
- *restoration was made in 1972 and 1973, when it was adapted to the local county Museum.*



CLOSER LOOK ON THE POSITION OF THE BIGATTO PALACE IN BUZET OLD TOWN



WHY BIGATTO PALACE?

1. Building of the Buzet County Museum for which additional purpose is needed - the „revival” of the building
2. Need for renovation of the interior of the palace - PPP as a source of funding?
3. Attractive location for the establishment of catering facilities (coffee shop, mini restaurant), souvenir shops or other service activities (attractive backyard with a view of the entire Buzet centre)
4. Significant investments of the City and private investors in the Old Town - the potential for further development of tourism



PILOT ACTION ACTIVITIES



- Integrated built heritage revitalisation plan (IBHRP) as a base for the pilot action (D.T2.4.4)
- Conceptual design documentation (D.T3.4.1)
- Legal, financial and economic analysis (D.T3.4.2)
- Analysis to determine the most favorable market needs (D.T3.4.3)
- Action plan (D.T3.4.4)



- Promotion of the pilot and meetings (D.T3.4.5) - **16. - 17.4.2019.**



CONCEPTUAL DESIGN DOCUMENTATION (D.T3.4.1)

- **3D scanning of the Bigatto palace**
- **Conservation and restoration research with the elaborate**
 - history study, interior and exterior wall research and elaboration of research results and guidelines for the reconstruction of the palace
 - no wall paintings or similar found in the building so the reconstruction will be much easier and cheaper
- **Conceptual design of the interior, terrace and the annex**
 - Estimated costs of the renovation approx. 700.000,00 EUR
 - Along the north facade of the palace are the ruinous remains of an economic building erected in the late 19th century. It is suggested to locate the catering facility there and to include a souvenir shop on the ground floor of the building



DIFFUSE HOTEL BIGATTO

Legal, financial and economic analysis, analysis to determine the most favorable market needs and action plan

(D.T3.4.2;D.T3.4.3;D.T3.4.4)

- Bigatto Palace will serve as the main object of the diffuse hotel and continue to serve as a museum building (public function)
- 4 other smaller unused buildings in the property of City of Buzet scattered within the old town core will be arranged in functional accommodation units - apartments
- After the investment Buzet will acquire new tourist and cultural capacities of total area of 1.099 m² (indoor surfaces) and 62 m² (outdoor surfaces)
- In the Bigatto Palace there will be a souvenir shop, a café and a room where visitors can have breakfast.



DIFFUSE HOTEL BIGATTO

Legal, financial and economic analysis, analysis to determine the most favorable market needs and action plan

(D.T3.4.2;D.T3.4.3;D.T3.4.4)

- Total project costs are 10.300.144,00 HRK without VAT (around 1.400.000,00 EUR).
- Study has shown that the investment project is profitable from the perspective of a private partner.
 - The rate (fIRR / Kp) of 13.00% exceeds the minimum required rate, i.e. 6.33%, how much is the discount rate used and therefore private investments are preferred or recommended.
- The „value for money” analysis shows that the implementation of the project under the PPP model achieves positive financial and economic benefits



PROMOTION OF THE PILOT AND MEETINGS

- Market test (Open days) for the Bigatto palace will be held from 16th of April to 17th of April
- Plan is to organise a two-day event
 - First day for the potential investors
 - Second day for the general public and local stakeholders
- Before the Open days there will be at least 5 „face to face” meetings held with potential investors
 - Construction firms
 - Hotel owners in Buzet and in the region
 - Big entities in Buzet area and in the region
 - Real estate agencies - connection with possible investors

**COMING
SOON!**



CONCLUSION

WHAT HAVE WE LEARNED AND FUTURE OF THE PROJECT (PILOT)

- Big knowledge on PPP model of funding (studies, guides, handbooks, meetings etc) - good model for funding the renovation of old and neglected cultural heritage buildings
- High importance of the political desire to start the PPP project



- Attractive location of the Bigatto Palace in the old town of Buzet, positive financial indicators for the difusse hotel study and knowledge from RESTAURA project  potential to find a private partner in the future



Thank you for your attention!

BUZET
CITY OF TRUFFLES

www.buzet.hr

vanja.fabijancic@buzet.hr

info@buzet.hr

