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## BUILDING REFURBISHMENTS AND ENERGY EFFICIENCY

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# Situation in the Housing Management in Poland



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# Building statistics

Single family houses	4 811 780
Terraced houses (2-4 family)	386 990
Multifamily houses (up to 8 floors)	319 963
Apartment blocks (higher than 8 floors)	198 965
<b>Total</b>	<b>5 717 698</b>



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## Structure of the energy consumption in households by the end-use (%)

	2002	2009	2012	2015	2016	2017	2018
Space heating	71,3	70,2	68,8	65,5	66,2	65,8	65,1
Water heating	15,0	14,4	14,8	16,2	16,0	16,3	16,6
Cooking	7,1	8,2	8,3	8,5	8,3	8,3	8,5
Lighting	2,3	1,8	1,5	1,5	1,4	1,4	1,3
Electrical appliances	4,3	5,4	6,6	8,3	8,1	8,2	8,5
total	100,0	100,0	100,0	100,0	100,0	100,0	100,0

Since the heating play a significant role in households' energy consumption projected energy savings are strongly connected the improvement of energy performance of buildings. In the period of 2021-2030 they should reached 43,4 GWh.



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# Management of housing buildings In Poland

## Legal situation

Till the end of 2013, the profession of real estate manager required a state professional license.

The result of such regulation was the creation of a professional group composed of the best professionals, whose high level was additionally reinforced by the requirement of annual participation in various types of professional training. Additionally has been established Professional Commission of Responsibility, whose task was to evaluate and sanction cases of improper real estate management.

The deregulation of many professions introduced in 2014 also affected building managers profession.

Currently, the matters of building management are regulated by the **Act on Real Estate Management**, however, it mainly covers State Treasury real estate owned by local government units.



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## *Act about real estate management (up-dated September 2020)*

That Act do not introduced any requirements regarding education, experience and qualifications for building managers, and only few chapters refer to the requirements for managers !!!!

### Art. 184a [Real Estate Manager]

A real estate manager is an entrepreneur who conducts business in the field of real estate management.

### Art. 184b. [Activities as part of real estate management]

Real estate management consists in making decisions and performing activities which goals is ensuring rational real estate management, in particular:

- proper economic and financial management of real estate;
- safety of use and proper operation of the real estate;
- proper energy management within the meaning of the provisions of the energy law;
- day-to-day administration of real estate;
- maintaining the property in a non-deteriorated condition in accordance with its intended use;
- reasonable investment in real estate.

### Art. 185 [Agreement about the property management]

The scope of real estate management must be specified in a real estate management contract signed by the owner, a housing association or another person holding right to the real estate.



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# Property manager vs administrator of the property

## Property manager

According to the law the responsibility of property manager are comprehensive services, including decision related to the management, monitoring and analyzing the factors affecting the rational operations of the property.

The property manager is also responsible for running the property in the most efficient way. He also advises the owner on activities aimed at maintaining the good condition of the property and its development.

The manager is also obliged to keep financial and technical documentation of the real estate, prepare and implement resolutions (after their approval by the community). It also keeps a registration list of inhabitants and takes care of the good technical condition of the building.

## Property administrator

The administrator of the building mainly deals with the implementation of urgent matters reported to him by the residents, as well as monitoring the current situation in property

His tasks also include collecting rent and necessary fees as well as keeping all required documents. It is the administrator who contact the tenants in day-by-day life, eg. in the event of a breakdown or other problems related to the apartment.



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# Building Code

According to the Building Law the most important duties of the real estate owner are :

- Possession of the so-called “facility-book”
- Obligatory surveys of the facilities
- Monitoring the changes in the spatial development plans



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# Market of the facility managers in Poland

There are few organizations providing database of active building managers.

The database of managers maintained by the *Polish Real Estate Federation* has 2,350 managers with valid licenses registered.

The Polish Register of Real Estate Managers run by the Federation - *Polish Real Estate Market Agreement*, is a register of persons who have obtained an optional - voluntary license of the Federation. About 3,000 managers are registered at the moment.

It can be assumed that the real estate home market currently has about 10,000 people.



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# Associations of facility managers in Poland

In 1998 the *Polish Federation of Real Estate Professions Associations* was registered.

Currently, it brings together 12 associations.

The main goal of Federation is creation of a professional service for the real estate market in the field of management and administration, its development and efficient functioning. Additionally federation takes care about the compliance with the rules of professional ethics in this market.

Deregulations changed the goals and tasks of all professional Real Estate Managers' Associations. Today their main mission is to shape the image of the property manager as a competent specialist working for property owners with the utmost care, to the best of their knowledge and in accordance with the Code of Ethics.



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Today there are now over a dozen of associations, in which the bigger are :

Name	www	address	Founded in	Members
Polskie Stowarzyszenie Zarządców Nieruchomości (PSZN)	<a href="http://www.polski-zaradca.pl">http://www.polski-zaradca.pl</a>	ul. Grzybowska 45 00-844 Warszawa	1999	76
Polska Federacja Organizacji Zarządców, Administratorów i Właścicieli Nieruchomości	<a href="http://pfozaiwn.org">http://pfozaiwn.org</a>	Beniowskiego 84B 80-355 Gdańsk	2005	n.a
Polska Federacja Stowarzyszeń Zawodów Nieruchomościowych (PFSZN) :	<a href="https://www.pfszn.pl">https://www.pfszn.pl</a>	ul. Nowogrodzka 49 00-695 Warszawa	1998	12 organisations
Kujawsko-Pomorskie Stowarzyszenie Zarządców Nieruchomości (KPSZN)	<a href="http://kpszn.pl">http://kpszn.pl</a>	ul. Łęczycka 55 85-737 Bydgoszcz	1999	219
Stowarzyszenie Zarządców Nieruchomości	<a href="http://stozani.pl">http://stozani.pl</a>	Tadeusza Czackiego 3/5, 00-043 Warszawa	1995	n.a
Stowarzyszenie Zarządców i Administratorów Nieruchomości	<a href="https://szan.org.pl">https://szan.org.pl</a>	ul. Morawskiego 5/129; 30-102 Kraków	1996	420
Stowarzyszenie Zarządców Nieruchomości	<a href="https://www.stozan.pl">https://www.stozan.pl</a>	41-303 Dąbrowa Górnicza ul. Kasprzaka 46	brak	n.a
Polska Federacja Rynku Nieruchomości	<a href="http://www.pprn.pl">http://www.pprn.pl</a>	02-657 Warszawa ul. Wielicka 40	2008	7 organisations
Polska Federacja Rynku Nieruchomości	<a href="https://rejestr.pfrn.pl">https://rejestr.pfrn.pl</a>	ul. Grzybowska 45 00-844 Warszawa	1995	17 organisations
Dolnośląskie Stowarzyszenie Pośredników w Obrocie Nieruchomościami i Zarządców Nieruchomości	<a href="http://www.dospon.pl">http://www.dospon.pl</a>	53-674 Wrocław, ul. Legnicka 46-46A lok. 16	1994	115



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# Trainings for facility managers

Some associations (in which 2 that are FPE partners in the CLI-MA project) provide (not obligatory) basic vocational training for managers.

A person who completes the course and passes the test exam receives the License of the Property Manager of the Polish Federation of Real Estate Market and is registered in the Central Register of Managers run by the Polish Federation of Real Estate Market.

Federations also offer (still voluntary) training courses that help raise the qualifications of the members concerned. Currently, these are on-line trainings lasting from 4 to 8 hours, and among them:

1. Conducting meetings in housing communities - documentation, resolutions
2. Debt collection
3. Energy performance certificate - obligations of the owner-manager
4. Technical conditions for the use of residential buildings
5. Thermal protection of buildings
6. Application of RES
7. Technical and economic aspects of building management in a housing cooperative
8. Planning of repairs and maintenance



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None of the training covers topics related to energy efficiency in relation to the internal climate of the building and increasing internal thermal comfort.

Even training on issues related to energy use treats them in the context of presenting the applicable regulations and requirements, rather than as the necessity to take measures to reduce energy demand, reduce emissions and improve thermal comfort.



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# Measures to stimulate energy efficiency of buildings

## Creation of the Central Emission Register of Buildings

It is an IT tool for inventory of low emission sources in buildings. In this system, the information on the sources of emissions in the municipal and housing sector is collected. The system allows to collect the data on the energy condition of buildings and information on forms of public aid (subsidies, preferential loans) granted for heat systems modernization or replacement of old boilers in buildings.

## Nationwide support system for energy advisors

The project "A nationwide system of advisory support for the public and housing sector and enterprises in the field of energy efficiency and renewable energy" is implemented by the National Fund for Environmental Protection and Water Management in cooperation with partners throughout the country.



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[www.cli-ma.eu](http://www.cli-ma.eu)



[euki\\_clima](https://twitter.com/euki_clima)



[euki\\_clima](https://facebook.com/euki_clima)



[euki\\_clima](https://linkedin.com/company/euki-clima)



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