



**Baltic Sea Region**  
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# Objectives and activities of the City of Piaseczno

How to encourage the Home Owner's Associations  
for more active participation in the sustainable urban  
development?

**Janusz Bielicki – City of Piaseczno**

**Arch. Marcin Malinowski – NAPE**

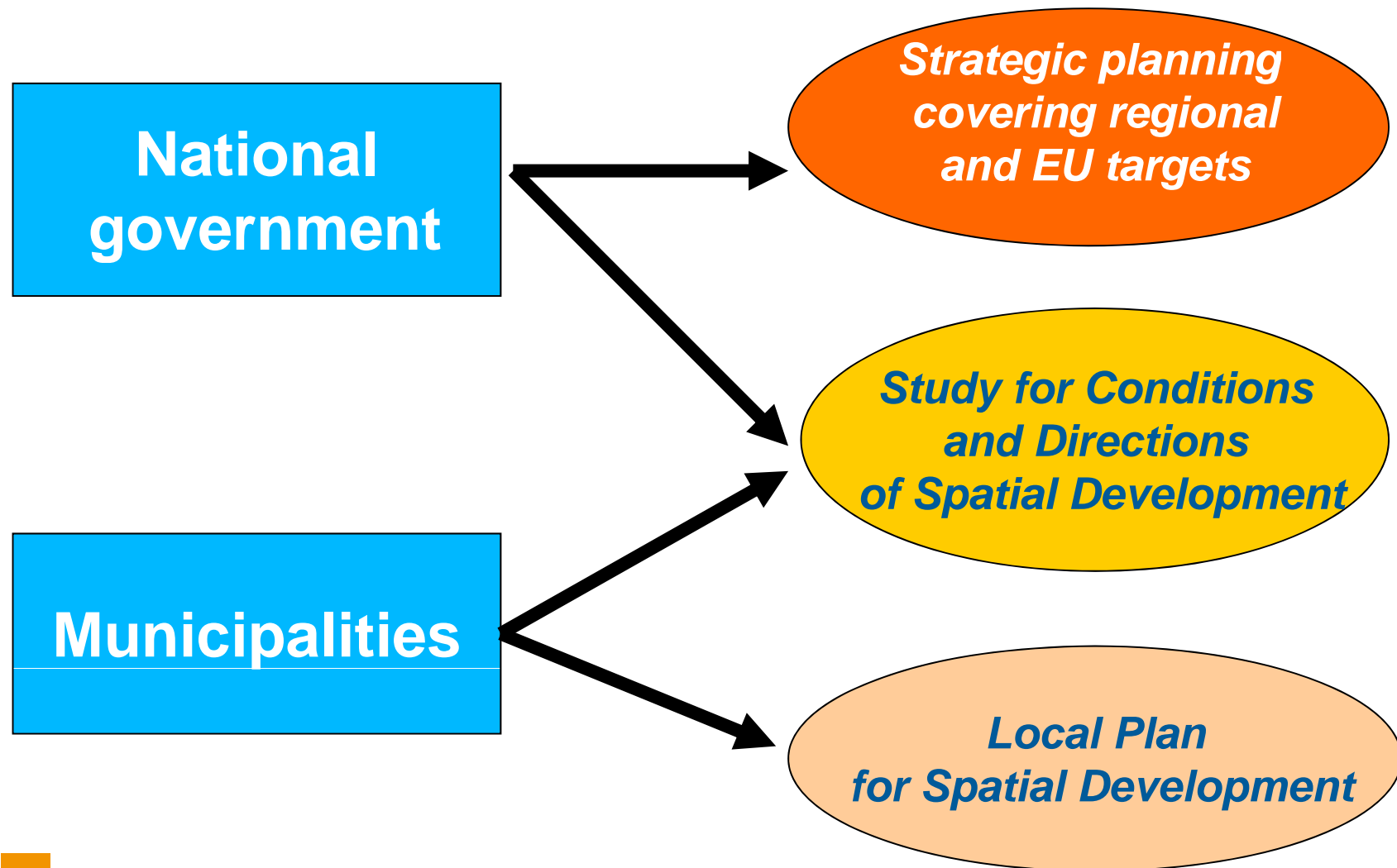
**Andrzej Rajkiewicz - NAPE**

16 June 2009 – Kick-Off-Conference, Potsdam

## STATUS QUO – planning system in Poland

- *Urban planning is performed by both national government and municipalities*
- *National government is responsible for strategic planning that covers regional countrywide and European development targets.*
- *Municipalities have the sole responsibility for enacting the **local law** in the form of a **Local Plan for Spatial Development***
- *Regional governor [ Voivod ] is responsible for negotiating national targets into Local Plan for spatial Development.*
- *The tool to facilitate top-down and bottom-up approach is a Study for Conditions and Directions of Spatial Development , which takes into obligatory consideration specific spatial plans like heritage and nature protection, defense, regional and iinterregional infrastructure and other government tasks as well.*

# Urban planning in Poland



# STATUS QUO – the needs

## On national level:

**Simplification of obtaining the construction permit** – without the local plan for spatial development

- currently around 25% of city areas are covered by local plans for spatial development only, while
- Studies for Conditions and Directions of Spatial Development are covering 100% of city areas

## On municipal level:

**The local real estate owners must be presented with opportunities** prior to the time for them to protest, therefore the Local Development Plans or Revitalisation Programms are subject of consideration by municipalities

# STATUS QUO – the needs

- *The individual planning permissions gradually lost their efficacy due to the burden of related laws and regulations that forced developers into painful process of fragmented negotiations of construction project approval, often leading to costly court proceedings over conflicts with local citizens.*
- *As there is fully developed real estate market there is a need for it to be harnessed by Local Plans for Spatial Development, which do ensure by the terms of Spatial Planning Act (1994) that change in property value caused by the Local Plan is respectively financially rewarded to or discounted by affected real estate owner.*
- *Main reason for the failure of enforcement of local planning is that there was an overall rejection of any law limiting personal or economical freedom in Poland.*
- *The proposed remedy is to **empower local governance** of which obligatory Real Estate Shareholdings are the base level along with entrepreneurs. **Negotiating** common interest on that **low level** might be feasible enough for municipality to act directly for common goals instead of resolving conflicts. That means, that local real estate owners must be presented with opportunities prior to the time for them to protest.*

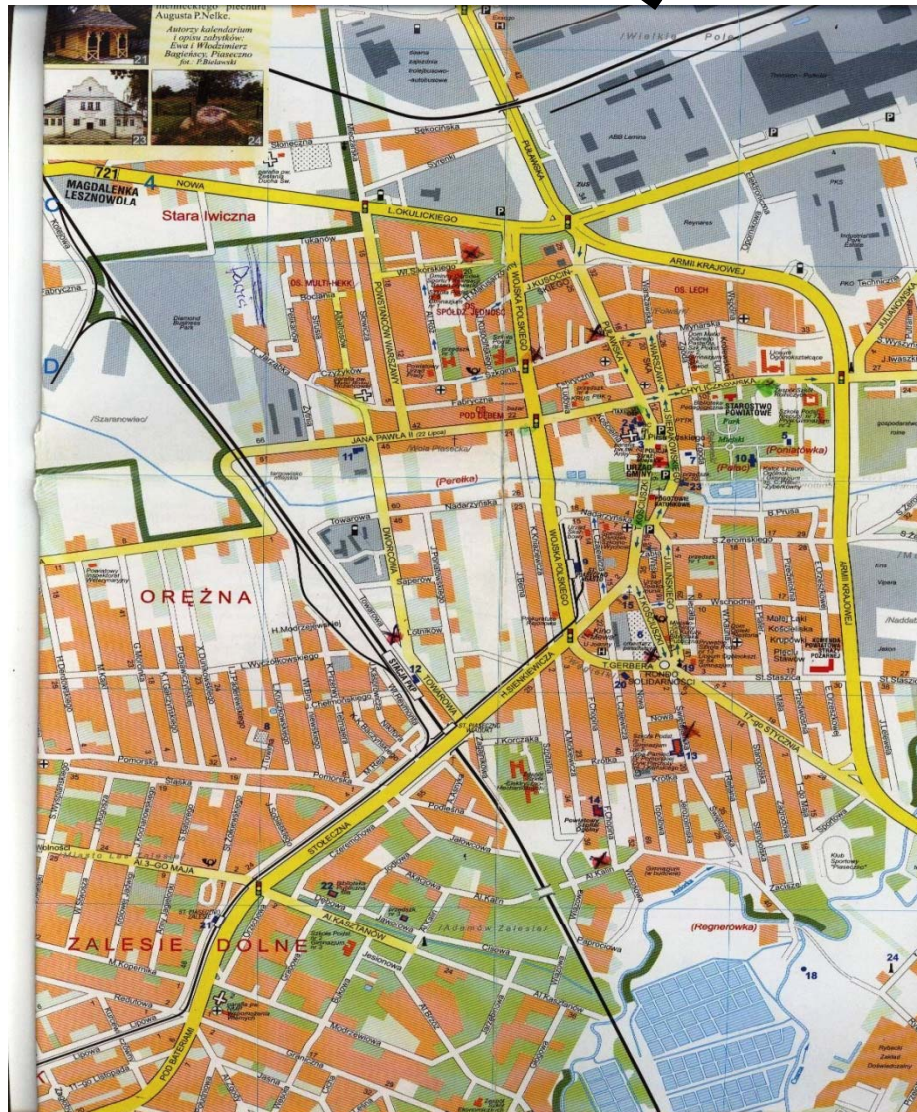


City of Warsaw 15 km



## City and county of Piaseczno:

- 61 000 inhabitants
  - 36 000 city
  - 25 000 county
- mainly residential backup for Warsaw
- industry:  
Technicolor, Energis, Irena Eris, Hoya, PolAqua, Reyners
- public services: local government, semi local government (Powiat)

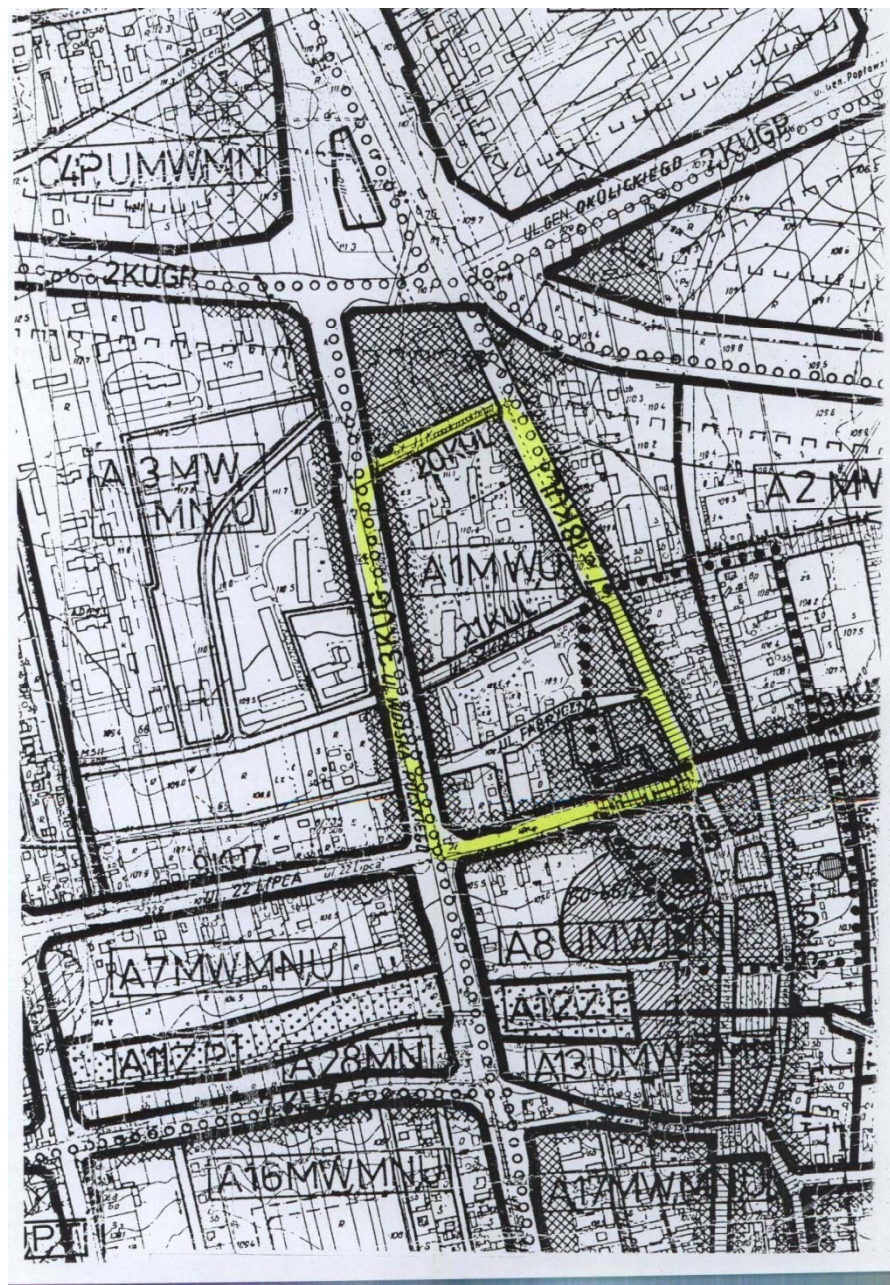


Flag



## UrbEn Target area in Piaseczno A1MW:

- function: residential multifamily buildings up to 4 storeys, some services
- 18 buildings, constructed during 1965-1975, whereof 2 were subject of BEEN project
- all buildings are owed by Home Owner`s Associations, with majority (even 100%) of private ownership of dwellings



# Typical buildings of target area in Piaseczno





# Project within Urb.Energy – Content

*The City of Piaseczno brings in:*

- **concrete experiences** with the preparation of an integrated urban development plan including concept for EER of buildings located in the residential area, which since 2005 has been defined as revitalisation area
- **several buildings will be selected as case studies** to elaborate the feasibility studies for the application of energy efficient rehabilitation measures and appropriate financing structures will be developed aiming to obtain financing from different sources including EU-Structural Funds
- **information and awareness** raising of the residents to encourage them to undertake considerable investment in their buildings play a crucial role. The City of Piaseczno will benefit from Urb.Energy by the exchange of experiences and know-how gained by the other partners as direct input to the cities activities