

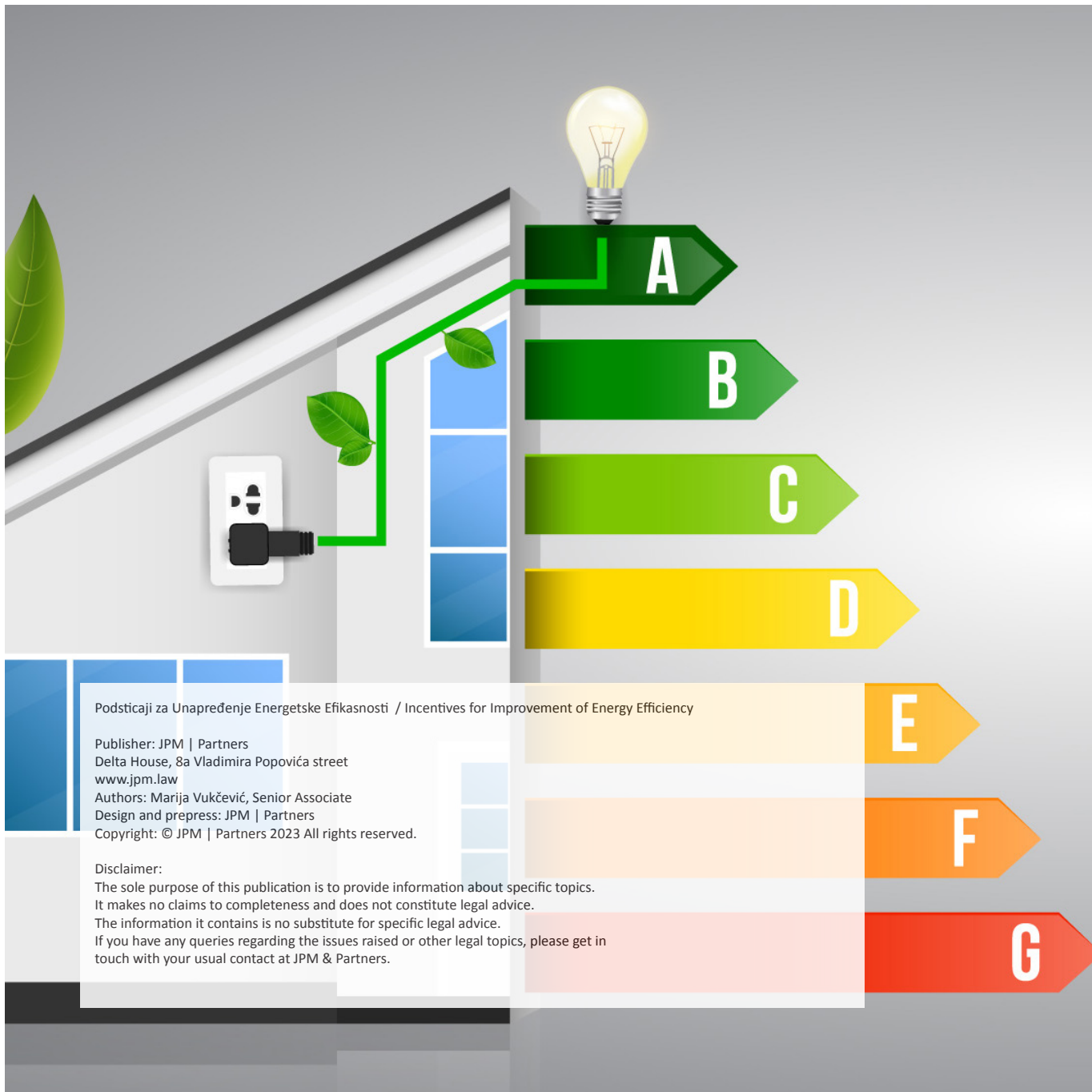


Podsticaji za Unapredenje Energetske Efikasnosti

Incentives for Improvement of Energy Efficiency

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Podsticaji za Unapređenje Energetske Efikasnosti / Incentives for Improvement of Energy Efficiency

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U svetlu najnovijih izmena Zakona o planiranju i izgradnji kojim je ponovo aktualizovana tema energetske efikasnosti i energetskih svojstava zgrada, bilo bi dobro podsetiti se već postojećeg zakonskog okvira usmerenog ka unapređenju energetske efikasnosti u Srbiji, a pre svega šta zakonski i posebno podzakonski propisi na lokalnom nivou znače za stambene zajednice i pojedince i na koji način oni mogu ostvariti finansijsku podršku ukoliko nameravaju da preduzme određene mere/radove kojima se poboljšava energetska efikasnost objekta, odnosno stana.

Materijom energetske efikasnosti se, osim Zakona o planiranju i izgradnji, bave i drugi zakoni, pre svega Zakon o energetskej efikasnosti i racionalnoj upotrebi energije i Zakon o stanovanju i održavanju zgrada.

In light of the latest amendments of the Law on Spatial Planning and Construction, which put the topic of energy efficiency and energy features of the building in the spotlight again, it would be interesting to remind ourselves of the already existing legal in regard to energy efficiency improvement in Serbia, and above all what do laws and especially bylaws on local level offer and provide to housing communities – buildings (in srb. – stambena zajednica) and individuals and in which manner they may obtain financial support in case that they intend to carry out certain measures/works that improve the energy efficiency of the building, i.e. apartment.

Besides the Law on Spatial Planning and Construction, the topic of energy efficiency is also the subject of other laws, especially the Law on Energy Efficiency and Rational Use of Energy and the Law on Housing and Building Maintenance.

Zakon o stanovanju i održavanju zgrada i investiciono održavanje i unapređenje svojstava zgrade kroz finansijsku podršku stambenim zajednicama

Zakon o stanovanju i održavanju zgrada delegira nadležnost na jedinice lokalne samouprave propisujući da jedinica lokalne samouprave svojom odlukom utvrđuje urbanističke zone ili blokove za koje propisuje obavezu određenih aktivnosti održavanja zgrade i/ili obavezno investiciono održavanje i unapređenje svojstava zgrada, doduše u situacijama kada je potrebno da ove aktivnosti budu sprovedene radi sprečavanja nastupanja štetnih posledica.

Zakon dalje ostavlja mogućnost jedinici lokalne samouprave da za ovakve aktivnosti na investicionom održavanju i unapređenju svojstava zgrade može doneti odluku kojom predviđa njihovo bespovratno sufinansiranje, u kom slučaju jedinica lokalne samouprave obezbeđuje sredstva u budžetu za učešće u projektima finansiranja ovih aktivnosti i donosi odluku kojom propisuje postupak dodele sredstava, procenat učešća i uslove pod kojima jedinica lokalne samouprave učestvuje u finansiranju ovih aktivnosti.

Kada je reč o daljoj razradi ove zakonske norme na lokalnom nivou možemo za primer uzeti Grad Beograd, odnosno skupštinu Grada Beograda, koja je još 2017. godine usvojila Odluku o bespovratnom sufinansiranju aktivnosti na investicionom održavanju i unapređenju svojstava zgrade (sa dva seta izmena izmena i dopuna – 2019. godine i 2021. godine).

Tako, pomenuta odluka Grada Beograda predviđa mogućnost da Grad Beograd i gradske opštine svojim sredstvima sufinansiraju aktivnosti na investicionom održavanju i unapređenju svojstava zgrade u maksimalnom iznosu do čak 90% predračuna potrebnih sredstava.

The Law on Housing and Building Maintenance and improvement of the features of the building through financial support for housing communities

The Law on Housing and Building Maintenance delegates to the local self-government units the authority to determine under their acts the urban zones or blocks that fall under the obligation to carry out certain activities on maintenance of the building and/or mandatory improvement of the features of buildings, but this is limited to cases where these activities are needed to prevent damage.

The law further leaves to the local self-government units the possibility to render decisions under which they shall provide non-refundable co-financing for such activities to improve the features of buildings, in which case the local self-government unit secures funding for co-financing of activities in its budget and renders the decision under which it prescribes the procedure of granting funds, the percentage of co-financing, that is, financial support, and conditions under which it shall participate in financing these activities.

When it comes to more detailed regulation of this provision of the law at the local level, we may look at the example of the City of Belgrade, that is, the Assembly of the City of Belgrade, which enacted in 2017 the Decision on non-refundable co-financing of the activities on improvement of the features of the buildings (followed by two sets of amendments and supplements) in 2019 and 2021.

The mentioned decision of the City of Belgrade prescribes that the City of Belgrade and its municipalities may co-finance the activities on the improvement of the features of the buildings with their own funds in a maximum amount of even 90% of the advance quotation of needed funds.

Da bi se konkurisalo za ova bespovratna sredstva potrebno je:

- da su u pitanju aktivnosti u okviru projekata na investicionom održavanju i unapređenju svojstava zgrade koje su planirane u cilju sprečavanja nastanka štetnih posledica po život ili zdravlje ljudi, životnu sredinu, privredu ili imovinu veće vrednosti;
- da se njihovo sprovođenje planira na teritoriji grada Beograda;
- da je nadležna organizaciona jedinica Gradske uprave Grada Beograda nadležna za komunalne i stambene poslove, odnosno uprava odgovarajuće gradske opštine, raspisala javni konkurs za dodelu sredstava za sufinansiranje; i
- da je ovlašćeni subjekt – lice nadležno za poslove upravljanja zgradom (stambena zajednica, odnosno upravnik stambene zajednice) podneo prijavu za učešće u konkursu za dodelu sredstava za sufinansiranje, te da ispunjava uslove propisane odlukom Grada Beograda i odgovarajućim javnim konkursom.

Na osnovu sprovedenog javnog konkursa, komisija formirana u skladu sa odredbama Odluke Grada Beograda vrši rangiranje i selekciju projekata/projekta i utvrđuje konačnu rang listu projekata.

Ovakav vid sufinansiranja aktivnosti je naročito popularan u kontekstu uređivanja i obnove fasada zgrada u Beogradu. Ove aktivnosti su posebno interesantne stambenim zajednicama čije zgrade datiraju iz predratnog perioda, i ove stambene zajednice mogu u svojim opštinama pratiti objavljivanje javnih konkursa i konkurisati za ovaj vid podrške. Gradska opština Savski Venac je, na primer, u martu ove godine objavila javni konkurs za bespovratno sufinansiranje aktivnosti na uređenju fasade, a u junu donela i odluku o sufinansiranju konkretnih projekata.

To apply for non-refundable funding, the following are necessary:

- The financed activities are the activities conducted within the project of improvement of the features of the building that are planned in order to prevent the occurrence of damages, that is, harmful consequences to life or health of people, environment, economy, or property of significant value.
- The activities are planned within the territory of the City of Belgrade.
- That the competent organizational unit of the City administration of the City of Belgrade in charge for communal and residential affairs, i.e. the administration of the competent city municipality, has published the public invitation for applying for granting of co-financing; and
- The authorized subject – the person authorized for management of the building (housing community, i.e., the manager of the housing community)–submitted the application for participation in public procedures for granting funds, that it meets the conditions set down in the decision of the City of Belgrade and in the appropriate public invitation.

Based on the conducted public procedure, the commission formed in accordance with the provisions of the decision of the City of Belgrade ranks, selects projects, and determines the final ranking list of projects.

This model of co-financing activities is especially popular for arranging and restoring the facades of buildings in Belgrade. These activities are especially interesting for the housing communities of buildings that were built before the Second World War, and such housing communities may keep track of publishing public invitations and apply for this type of support. For example, the city municipality Savski Venac published a public invitation for the co-financing of activities on arranging facades in March of this year, and rendered the decision on the co-financing of particular projects in June.

Zakon o energetskej efikasnosti i racionalnoj upotrebi energije i finansijska podrška domaćinstvima i stambenim zajednicama za energetske sanacije

Zakon o energetskej efikasnosti i racionalnoj upotrebi energije promovira finansiranje efikasnog korišćenja energije, a kao izvore finansiranja predviđa budžet Republike Srbije, budžet autonomne pokrajine i jedinice lokalne samouprave, EU fondove i druge međunarodne fondove, kredite međunarodnih finansijskih institucija, i druge. Zakon dalje ovlašćuje autonomne pokrajine i jedinice lokalne samouprave da svojim aktom mogu da utvrde posebne finansijske i druge podsticaje i da odrede fondove, odnosno sredstva za realizaciju projekata i drugih aktivnosti za efikasno korišćenje energije na svojoj teritoriji.

Ponovo možemo uzeti primer Grada Beograda - na osnovu ovog zakonskog ovlašćenja, i već pomenute Odluke Grada Beograda o bespovratnom sufinansiranju aktivnosti na investicionom održavanju i unapređenju svojstava zgrade, Gradsko veće Grada Beograda 2021. godine usvojilo je Pravilnik o sufinansiranju mera energetske sanacije stambenih zgrada, porodičnih kuća i stanova na teritoriji Grada Beograda.

Pravilnikom je predviđeno bespovratno sufinansiranje mera energetske sanacije stambenih zgrada, porodičnih kuća i stanova, i to konkretno zamena (nabavka sa ugradnjom) spoljnih prozora i vrata i drugih transparentnih elemenata termičkog omotača, radi unapređenja energetske efikasnosti u stambenom sektoru.

Sredstva za finansiranje ovih mera obezbeđuju se u odgovarajućim procentima i maksimalnim iznosima utvrđenim Pravilnikom, a obezbeđuje ih delom Grad Beograd, a delom Ministarstvo rudarstva i energetike.

The Law on Energy Efficiency and Rational Use of Energy and financial support for households and housing communities for energy improvement/rehabilitation

The Law on Energy Efficiency and Rational Use of Energy promotes financing for the efficient use of energy, envisaging the budget of the Republic of Serbia, the budget of the Autonomous Province and of local self-government units, EU funds and other international funds, loans of international financial institutions, and others as potential sources of funding for the same. The law authorizes autonomous provinces and local self-government units to determine under their acts specific financial and other incentives, and to determine budgets, that is, funds for the implementation of such projects and other activities for the efficient use of energy within its territory.

We may take the City of Belgrade again as an example – based on this authority provided under the law, and already mentioned Decision on non-refundable co-financing of the activities on improvement of the features of the buildings, the City council of the City of Belgrade rendered in the year 2021 the Rulebook on co-financing of measures of energy improvement/rehabilitation of residential buildings, houses, and apartments on the territory of the City of Belgrade.

The Rulebook prescribes non-refundable co-financing of the measures of energy improvement/rehabilitation of residential buildings, houses, and apartments, more specifically for replacement (procurement and installation) of windows and front doors and of other transparent elements of thermal “envelope,” for the purposes of improvement of energy efficiency in residential sector.

The funds for financing these measures are secured in appropriate percentages and maximum amounts prescribed in the rulebook, partially secured by the City of Belgrade and partially by the Ministry of Mining and Energy.

Krajnji korisnici ovih sredstava podsticaja su stambene zajednice i građani – fizička lica, odnosno domaćinstva, a za nepokretnosti (stambene zgrade, porodične kuće i stanove) koje služe stanovanju i u kojima krajni korisnici stanuju.

Dakle, da bi se ostvarila ova podsticajna mera prvo se na osnovu sprovedenog javnog konkursa vrši izbor direktnih korisnika – privrednih subjekata koje krajnji korisnici mogu angažovati za sprovođenje mere energetske sanacije, a zatim se objavljuje javni poziv za krajnje korisnike, na osnovu koga oni mogu konkurisati i, ukoliko ispunjavaju kriterijume i budu izabrani u skladu sa odredbama Pravilnika, ostvariti pravo na bespovratno sufinansiranje.

Bespovratno sufinansiranje se u ovom slučaju ne ostvaruje isplatom sredstava krajnjim korisnicima, već tako što se sredstva podsticaja uplaćuju direktnom korisniku – privrednom subjektu, nakon što je usluga pružena i nakon što je krajnji korisnik isplatio celokupan svoj deo obaveze direktnom korisniku.

The ultimate beneficiaries of these incentives are housing communities and citizens – natural persons (i.e., households)—with regard to real estate (residential buildings, houses, and apartments) that are used for residential purposes and in which the ultimate beneficiaries live.

Thus, to acquire this incentive, it is first necessary to select direct users – commercial subjects that may be engaged by the ultimate beneficiaries for the provision of services – conducting measures of energy improvement/rehabilitation, on the basis of the public invitation/tender, and afterward the public invitation for ultimate beneficiaries is published.

The ultimate beneficiaries may apply, and if they meet the criteria and are selected in accordance with the rules set down in the rulebook, they may be granted the right to non – non-refundable co-financing. In this case, non-refundable co-financing does not assume direct payment to the ultimate beneficiaries, but the funds are paid to the direct user – commercial subject after the service is rendered and after the ultimate beneficiary has paid the entire amount of its portion of the price to the direct user.

Projekat čiste energije i energetske efikasnosti za građane

Pored pomenutih propisa, vredelo bi pomenuti i Projekat čiste energije i energetske efikasnosti za građane, odnosno sporazum o zajmu između Republike Srbije i Međunarodne banke za obnovu i razvoj, koji je potvrđen od strane Narodne skupštine u decembru 2022. godine. Na osnovu ovog sporazuma Međunarodna banka za obnovu i razvoj obezbeđuje sredstva zajma kao podršku za finansiranje projekta koji za cilj ima povećanje stepena energetske efikasnosti, održivog grejanja i krovne solarne fotonaponske energije u domaćinstvima u jedinicama lokalne samouprave Republike Srbije koje učestvuju u projektu. Projekat će trajati do 30. novembra 2027. godine.

Krajnji korisnici finansijske podrške koju jedinice lokalne samouprave pružaju na osnovu ovog projekta su vlasnici jednorodničkih objekata (npr. porodičnih kuća) i pojedinačnih stanova u zgradama za višeporodično stanovanje, a koji planiraju da sprovedu čiste i efikasne energetske mere, što bi između ostalog bile sledeće mere:

1. zamena prozora i/ili vrata;
2. izolacija krova i plafona;
3. izolacija zidova;
4. zamena kotlova;
5. obnova toplotne mreže; i
6. nabavka toplotnih pumpi, solarnog fotonaponskog sistema i solarnog kolektora.

U ovom slučaju, kao i u prethodnom, krajnji korisnici ovu mogućnost mogu ostvariti ako su se prijavili za sufinansiranje mera energetske sanacije a na osnovu objavljenog javnog poziva jedinice lokalne samouprave, ako ispunjavaju uslove iz konkursa i, shodno su izabrani na konkursu.

The Project of Clean Energy and Energy Efficiency for Citizens

In addition to the mentioned regulations, the Project of Clean Energy and Energy Efficiency for Citizens, that is, the Loan Agreement executed between the Republic of Serbia and the International Bank for Reconstruction and Development, which was verified by the National Assembly in December 2022, is also worth mentioning. On the basis of this agreement, the International Bank for Reconstruction and Development ensures through loan financial means for financial support of the projects that aim to increase the uptake of energy efficiency, sustainable heating, and rooftop solar photovoltaics by households located in the local self-government units in the Republic of Serbia, and that participate in the project. This project is expected to last until November 30, 2027.

The ultimate beneficiaries of this financial support provided by the local self-government units on the basis of this project are the owners of single-family houses (e.g., family houses) and individual apartments, who plan to conduct clean and efficient energy measures, which, among others, are:

1. replacement of windows and/or doors,
2. roof and ceiling insulation,
3. wall insulation,
4. boiler replacement,
5. heat network renewal, and
6. purchase of heat pumps, solar photovoltaic systems, and solar collectors.

In this case, same as in the previous, the ultimate beneficiaries may be granted this support if they have applied for co-financing of measures of energy improvement/rehabilitation on the basis of the public invitation of the local self-government unit, if they meet the published conditions and are elected in the public procedure, accordingly.

Tako je, na primer, u toku ove godine u Beogradu Gradska opština Palilula objavila javni poziv za direktne korisnike, a zatim i za krajnje korisnike, za sufinansiranje mera energetske sanacije porodičnih kuća i stanova za različite vrste mera energetske efikasnosti koje uključuju:

1. zamenu spoljnih prozora i vrata i drugih transparentnih elemenata termičkog omotača;
2. postavljanje termičke izolacije spoljnih zidova, podova na tlu i ostalih delova termičkog omotača prema negrejanom prostoru;
3. postavljanje termičke izolacije ispod krovnog pokrivača ili tavanice;
4. zamenu postojećeg grejača prostora na čvrsto gorivo, tečno gorivo ili električnu energiju (kotao ili peć) efikasnijim kotlom na gas;
5. zamenu postojećeg grejača prostora na čvrsto gorivo, tečno gorivo ili električnu energiju (kotao ili peć) efikasnijim kotlom na biomasu;
6. ugradnju toplotnih pumpi;
7. zamenu postojeće ili ugradnju nove cevne mreže, grejnih tela i pratećeg pribora;
8. ugradnju solarnih kolektora u instalaciju za centralnu pripremu potrošne tople vode;
9. ugradnju solarnih panela i prateće instalacije za proizvodnju električne energije za sopstvene potrebe; i
10. za izradu tehničke dokumentacije.

Neke od ovih mera se mogu primeniti samo za porodične kuće (npr. ugradnja solarnih kolektora i solarnih panela), a neke i za stanove.

For example, this year in Belgrade, the city municipality Palilula published the public invitation/tender for direct users, and then also for the ultimate beneficiaries, for co-financing of measures of energy improvement/rehabilitation of family houses and apartments for different types of measures of energy efficiency that include:

1. replacement of windows and front doors and other transparent elements of thermal “envelope”;
2. lining of thermal insulation of outer walls, floors connected to the ground and other parts of thermal “envelope” toward non-heated areas;
3. lining of thermal insulation under the roof or ceiling;
4. replacement of existing heating that uses solid fuels, liquid fuels or electric energy (boiler or furnace) with more efficient gas boiler;
5. replacement of existing heating that uses solid fuels, liquid fuels or electric energy (boiler or furnace) with more efficient biomass boiler;
6. installation of heating pumps;
7. the replacement of existing or installation of new plumbing, heating elements and accompanying utensils;
8. installation of solar collectors in the installation for central system for preparation of hot water;
9. installation of solar panels and accompanying installations for production of electric energy for individual use; and
10. for preparation of designing documents.

Some of these measures are only applicable to houses (e.g., installation of solar collectors and solar panels), while others apply to apartments.

U skladu sa ovim, građani opštine Palilula koji su planirali neke od gore pobrojanih radova su ove godine mogli da ostvare finansijsku podršku u maksimalnim procentima (50%, 55%, 60%, odnosno 65%) i u maksimalnim pojedinačnim iznosima utvrđenim u javnom pozivu.

Primeru radi, maksimalni pojedinačni iznos bespovratnih sredstava za zamenu spoljnih prozora i vrata u stanovima iznosio je 120.000 RSD, dok je u slučaju kuća, ukoliko je reč o pojedinačnoj meri isti iznosio 160.000 RSD.

Svi građani koji planiraju da unaprede svoje domove - stanove ili kuće u smislu izvođenja radova kojima se doprinosi energetske efikasnosti objekta, mogu da prate javne pozive objavljene na internet stranicama svojih opština i gradova, odnosno Grada Beograda, ili da se informišu neposredno u svojim opštinama o potencijalnim mogućnostima da za planirane radove ostvare određeni vid finansijske podrške. Ista mogućnost stoji na raspolaganju i stambenim zajednicama.

Accordingly, the citizens of the municipality of Palilula who planned some of the above-mentioned works this year were provided with the possibility of obtaining financial support in maximum percentages (50%, 55%, 60%, or 65%) and in maximum individual amounts determined in the public invitation.

For example, the maximum individual amounts for non-refundable funding for the replacement of windows and front doors in apartments amounted to RSD 120,000, while in the case of houses, in the case of individual measures, it amounted to RSD 160,000.

All citizens who plan to upgrade their homes – apartments or houses in terms of conducting works that improve the energy efficiency of the facility—may look out for public invitations published on web pages of their municipalities and cities, that is, the City of Belgrade, or get informed in the premises of their municipalities on the possibility of obtaining certain types of financial support for planned works. The same applies to housing communities as well.

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