




**SUBVENCIJE ZA ENERGETSKU SANACIJU ZA STAMBENE ZAJEDNICE**

**INCENTIVES FOR ENERGY IMPROVEMENT/REHABILITATION HOUSING COMMUNITIES**

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Subvencije za Energetsku sanaciju za stambene zajednice /  
Incentives for Energy Improvement/rehabilitation housing communities

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Prošle nedelje smo govorili na temu podsticaja za unapređenje energetske efikasnosti i za energetska sanaciju, i mogućnostima koje u vezi sa tim stoje na raspolaganju pojedincima i stambenim zajednicama, o čemu više možete saznati putem sledećeg linka:

<https://www.jpm.law/incentives-for-improvement-of-energy-efficiency/>

Ovog puta ćemo se osvrnuti na podsticaje za energetska sanaciju za stambene zajednice – stambene i stambeno – poslovne objekte koji su priključeni na sistem daljinskog grejanja, a koji se mogu ostvariti u okviru projekta „Energetska sanacija stambenih, više-porodičnih zgrada priključenih na sistem daljinskog grejanja– Javni ESCO Projekat“ koji je Ministarstvo rudarstva i energetike pokrenulo u saradnji sa Evropskom bankom za obnovu i razvoj.

Last week we discussed the topic of incentives for improvement of energy efficiency and energy improvement/rehabilitation, and possibilities for individuals and housing communities in that regard. More details on this topic are available via the following link:

<https://www.jpm.law/incentives-for-improvement-of-energy-efficiency/>

This time we would like to take a glance at incentives for energy improvement/rehabilitation for housing communities– residential and residential–commercial buildings connected to district heating systems, which may be obtained through the project called „Energy improvement/rehabilitation of residential, multi-family buildings connected to district heating system– Public ESCO Project“ which is initiated by the Ministry of Mining and Energy in collaboration with the European Bank for Reconstruction and Development.

## **SUBVENCIJE ZA ENERGETSKU SANACIJU ZA STAMBENE ZAJEDNICE – STAMBENE I STAMBENO-POSLOVNE OBJEKTE KOJE SU PRIKLJUČENE NA SISTEM DALJINSKOG GREJANJA**

Ideja ovog projekta je da se kroz energetska sanaciju izvođenjem radova na izolaciji omotača zgrade (fasada), na sanaciji i izolaciji krovova i ugradnji termostatskih ventila i delitelja toplotne energije, značajno smanji rasipanje energije, poboljša energetska efikasnost zgrada a ujedno i poboljša njihov vizuelni utisak (kroz sanaciju dotrajalih fasada i krovova), i da se omogući prelazak na naplatu po utrošku kod potrošača koji uslugu grejanja plaćaju paušalno.

Analize vezane za projekat su pokazale da energetskom sanacijom omotača zgrade (zidovi tj. fasada i krovovi) može da se uštedi prosečno 35% energije, a ukoliko se zameni i stolarija ušteda ide i do 55%. Ovi procenti istovremeno pokazuju i uštedu troškova toplotne energije.

Naime, procenjeno je da bi se računi velikog broja građana u slučaju primene naplate po potrošnji toplotne energije značajno uvećao bez energetske sanacije, a kako bi se sprečio takav scenario, ovim projektom je planirano davanje podsticaja za pomenuti vid energetske sanacije koji idu do 50% vrednosti investicije, dok bi preostalih 50% vrednosti investicije građani – članovi stambene zajednice otplaćivali kroz umanjene račune za grejanje (računi bi se izdavali po potrošnji nakon primene mere energetske sanacije) u narednih 10 godina. Na taj način se omogućuje da finansijsko opterećenje stambene zajednice bude prihvatljivo za sve stanare, odnosno članove stambene zajednice.

## **INCENTIVES FOR ENERGY IMPROVEMENT/REHABILITATION HOUSING COMMUNITIES – RESIDENTIAL AND RESIDENTIAL-COMMERCIAL BUILDINGS CONNECTED TO DISTRICT HEATING SYSTEM**

The idea behind this project is to significantly reduce the wastage of energy, to improve the energy efficiency of buildings and improve their visual impression at the same time (through rehabilitation of facades and roofs), and to enable the transfer of energy bills to charge based on consumption for those consumers who are still paying heating based on flat rate, all through energy improvement/rehabilitation by conducting work on the rehabilitation and insulation of building shells (facade), rehabilitation and insulation of roofs, and installation of thermostatic valves and dividers of heating (energy).

Analysis connected to the project shows that it is possible to save an average of 35% of energy by energy improvement/rehabilitation of building shells (walls, i.e., façade and roof), while in the case of replacement of old windows, energy savings go up to 55%. This percentage also shows savings in the heating costs.

It was assessed that without energy improvement/rehabilitation, the heating bills of a large number of citizens would be significantly increased in case of transfer of heating bills to charge based on consumption, and to prevent such a scenario, it is planned under this project to grant incentives for the mentioned energy improvement/rehabilitation that goes up to 50% of the value of an investment, while the citizens – members of housing communities–would repay the remaining 50% of investment through reduced heating bills (bills would be based on consumption after the measure of energy improvement/rehabilitation is implemented) within the period of 10 years. Thus, the financial burden of housing communities may be acceptable to all tenants, that is, all members of the housing community.

Projekat se neposredno realizuje kroz saradnju Ministarstva rudarstva i energetike i jedinica lokalne samouprave. Prema podacima sa zvanične internet stranice Ministarstva rudarstva i energetike, u toku je realizacija javnog poziva za zainteresovane stambene zajednice u 16 jedinica lokalne samouprave.

Za više informacija o projektu možete posetiti sajt Ministarstva i energetike.

Što se tiče Grada Beograda, javni poziv je objavljen u novembru mesecu, i prijava zainteresovanih stambenih zajednica po ovom pozivu traje do 26. decembra 2023. godine. U javnom pozivu su, pored osnovnog uslova, a to je da je stambena zajednica priključena na sistem daljinskog grejanja komunalnog preduzeća na teritoriji Grada Beograda, precizirani i drugi uslovi za učešće stambenih zajednica na javnom pozivu.

Kada su u pitanju kriterijumi za izbor, pre svega se gleda specifična potrošnja toplotne energije objekta, koji podatak dostavlja odgovarajuće komunalno preduzeće, zatim se gleda procenat podrške vlasnika posebnih delova objekta u odnosu na ukupan broj glasova svih vlasnika posebnih delova, i još par kriterijuma koji nose manji broj bodova u odnosu na navedene kriterijume.

The project was implemented with the cooperation of the Ministry of Mining and Energy and local self-government units. Based on data published on the website of the Ministry of Mining and Energy, 16 self-government units are currently in the process of realizing public invitations for interested housing communities.

For more information on the project, you can visit the website of the Ministry of Mining and Energy.

As per the City of Belgrade, the public invitation was published in November, and interested housing communities could submit their applications by December 26, 2023. Apart from the fundamental condition that the housing community is connected to the district heating system of the utility company in the City of Belgrade, the public invitation specifies additional conditions for the participation of housing communities.

As per the selection criteria, the main criteria are the specific heating consumption of the building, whereby this data is obtained from the appropriate utility company, then comes the percentage of votes of members of the housing community that voted in favor of applying compared to the total number of votes of members of the housing community, and a couple more criteria that bear fewer points than the first two criteria.

Ono što bismo izdvojili kao posebno bitno, a što bi u značajnoj meri moglo pozitivno da utiče na vlasnike posebnih delova da se odluče da glasaju za prijavu svoje stambene zajednice za učešće na ovom javnom pozivu, jeste da se javni poziv raspisuje za učešće u izboru stambenih zajednica kao kandidata za energetske sanacije – dakle, i ako konkretna stambena zajednica bude izabrana, još uvek nije dužna bilo šta da plati, niti je u obavezi da kasnije zaključi ugovor o finansiranju energetske sanacije.

Naime, rangiranim, odnosno izabranim stambenim zajednicama će Ministarstvo rudarstva i energetike i Grad Beograd ponuditi učešće u projektu, odnosno dati ponudu sa uslovima za učešće u projektu, a stambena zajednica je slobodna da te uslove prihvati ili ne prihvati.

Svi detalji o objavljenom javnom pozivu, uslovima za učešće na javnom pozivu, dokumentaciji koja se podnosi i kriterijumima za izbor, mogu se naći na internet stranica Grada Beograda ili putem linkova:

[Link 1](#)

[Link 2](#)



What we would like to single out as especially important, and what could significantly encourage members of housing communities to vote in favor of applying to their housing community within this public invitation, is the fact that the public invitation is published to participate in housing communities in the selection of housing communities that may be candidates for energy improvement/rehabilitation. This means that even if their housing community is selected in the process, it is not obliged to pay anything, and it is not obliged to subsequently enter into a contract for financing energy improvement/rehabilitation.

Namely, the Ministry of Mining and Energy and the City of Belgrade shall offer the possibility to participate in the project to selected housing communities; that is, they shall provide them with conditions for participation in the project, while the housing communities are free to accept such a proposal.

All the details on the published public invitation, conditions for participation, documentation submitted, and selection criteria may be accessed on the web page of the City of Belgrade or via the following links:

[Link 1](#)

[Link 2](#)

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