



**REGULATIONS OF THE URBAN AND ARCHITECTURAL  
COMPETITION,  
WITH PREQUALIFICATION OF CANDIDATES,  
FOR THE CONCEPT OF A MODEL HOUSING ESTATE, NOWE  
JEZIORKI, IN WARSAW**

Warsaw, 31 October 2017

## DEFINITIONS:

Terms used in the Regulations shall have the following meaning:

- 1) **"Regulations"** – these Regulations of architectural Competition for THE CONCEPT OF A MODEL HOUSING ESTATE, "NOWE JEZIORKI", at Karczunkowska Street in Warsaw.
- 2) **"Competition"** – urban and architectural competition for a project is a public pledge, in which by means of a public announcement the Organizer promises that the Competition Participants will receive remuneration and prizes, according to the Regulations, for the performance of competition work that is in line with the assumptions indicated in the Regulations.
- 3) **"Competition Organizer" or "the Ordering Party"** – BGK Nieruchomości S.A. ul. Przeskok 2, 00-032 Warsaw.
- 4) **"Competition Participant"** – a natural person, legal person or organizational unit not having legal personality that has been chosen by the Competition Jury to take part in the Competition.
- 5) **"Competition Jury"** – an auxiliary team created to assess whether the Competition Participants meet the requirements determined in the Regulations, to assess the competition works and to choose the best competition work.

# SECTION 1

## GENERAL PROVISIONS

### **I. COMPETITION ORGANIZER**

1. BGK Nieruchomości S.A., with its registered location in Warsaw at ul. Przeskok 2, 00-032 Warsaw, is the Competition Organizer, hereinafter also referred to as the Ordering Party.
2. The Ordering Party is a benefactor of the remuneration for the competition study.
3. Information on the Competition is placed on the Internet platform [www.bgkn.pl](http://www.bgkn.pl) Any correspondence connected with the Competition shall be sent to the address of the Internet platform - [www.bgkn.pl](http://www.bgkn.pl)
4. Secretary's office of the Competition is located in the registered location of the Competition Organizer.  
5. The person authorized to give information about the Competition shall be the Secretary of the Competition Jury, Mr. Krzysztof Nowak, e-mail: [konkursWarszawa@bgkn.pl](mailto:konkursWarszawa@bgkn.pl); phone number 512 707632

### **II. FORM, RULES AND MANNER OF ORGANIZATION OF THE COMPETITION**

1. This is a one-stage Competition with previous prequalification of candidates, conducted based on the Regulations and the relevant provisions of the act of 23 April 1964 civil code, not being subject to the provisions of the public procurement law.
2. The Competition constitutes public pledge of granting by the Ordering Party of the remuneration to the Participants qualified to take part due to the project works performed and payment of prizes, according to the provisions of the Regulations.
3. The Competition is conducted in Polish. Participants may use English at the qualification stage. Materials in English will be provided to the members of the Competition Jury who do not know Polish in the form of an immediate oral translation.  
During the Competition all the documents, including the documents confirming that the Competition requirements have been met, statements, competition works and other information, applications, announcements and documents submitted by the Competition Participants, as well as drawing, description and tabular part of the competition work, should be submitted in Polish, and if the documents have been prepared in some other language, they should be submitted along with translation into Polish performed by the Competition Participant.
4. Competition Secretary, at the qualification stage, will give direct answers to the questions asked via e-mail or by phone.
5. During the Competition itself the Secretary will give answers to the questions concerning provisions of the Regulations during the workshops conducted and the visit to the area organized for the Participants. Additionally, the Competition Secretary will accept questions via e-mail by 10 January 2018.  
Answers to questions will be given within 7 days from the date when the questions are no longer accepted, and content of the answers will be made available to all the Competition Participants on the Organizer's Internet platform without disclosing the source of a question.
6. Any information about the Competition held necessary to conduct project works and possible changes introduced to the Regulations will be placed on the Internet platform by the Ordering Party.

Explanation given by the Competition Organizer or possible changes introduced in the Regulations and placed on the Internet platform will be binding for the Competition Participants.

7. Decisions of the Competition Jury are final and will not be reviewed once again and changed. Jurors decide which works will be selected as the best ones.

### III. SCHEDULE AND DATES

<b>31 October 2017</b>	<b>Announcement of the Competition</b> and sharing of the Regulations on the Internet platform of the Organizer
30 November 2017	Date for submission of ideological urban sketches along with portfolio and credo (project design philosophy)
6 December 2017	Announcement of the list of teams qualified to the Competition
11-15 December 2017	Workshops for the qualified project teams
<b>1 March 2018</b>	<b>Submission of competition works in the headquarters of the Organizer by 5:00 p.m.</b>
7-9 March 2018	Presentation of the projects submitted before the Competition Jury
<b>12 March 2018</b>	<b>Announcement of the Competition's results</b> , prize awarding, exhibition and post-competition debate

Note: The dates specified above may change.

The Ordering Party will notify the Competition Participants if the dates are changed and will place appropriate information on their website.

### IV. MEMBERS OF THE COMPETITION JURY

1. Stanisław Niemczyk, Architect, Chairman of the Competition Jury
2. Magdalena Wrzesień, Architect, Reporting Juror
3. Michał Olszewski, Deputy President of the capital city of Warsaw
4. Mirosław Barszcz, President of the Management Board of BGK Nieruchomości
5. Witold Zandfos, Architect
6. Wojciech Wagner – Architect, Deputy Director of the Office of Architecture and Spatial Planning of the capital city of Warsaw
7. Włodzimierz Stasiak, Vice-president of the Management Board of BGK Nieruchomości
8. Grzegorz Okoński, Director of Housing Policy Department of the capital city of Warsaw
9. Grzegorz Muszyński, Member of the Management Board of BGK Nieruchomości
10. Joanna Erbel, Advisor of the President of the Management Board of BGK Nieruchomości
11. Krzysztof A. Nowak, Architect, BGK Nieruchomości, Secretary of the Competition Jury (without voting rights)

## SECTION 2

### IDEOLOGICAL ASSUMPTIONS, OBJECT, AIMS, TASKS AND SCOPE OF THE COMPETITION

## **I. IDEOLOGICAL ASSUMPTIONS**

Quality of inhabitation is a crucial component part of our life quality. Lack of good and financially accessible flats for ordinary citizens is one of the most important social problems of the contemporary world, which can be severe for millions of Polish families.

Ensuring financially accessible flats and creation of friendly-to-live-in housing areas is a key challenge that our designers face.

After years of constructing closed estates depending on private vehicular traffic, we need new answers to such challenges as: flats availability, balanced mobility and creation of strong and supportive local communities.

Urban arrangement of the estate not only has influence on the quality of neighbor relations but also on our communication behavior.

We believe that good architecture and urban planning have key meaning for the quality of inhabitation and positively influence the quality of neighbor relations. Housing projects of BGK Nieruchomości are to contribute to both improving the quality of inhabitation and promoting balanced mobility, in particular the use of public transport.

## **II. OBJECT OF THE COMPETITION**

The object of the Competition is the preparation of urban and architectural concept of a model housing estate, Nowe Jeziorki, performed by BGKN, along with a general urban concept of neighboring areas needed for the preparation in the future of the local land zoning plan.

The housing estate will be constructed on the area located near Karczunkowska Street, located in turn near Warszawa-Jeziorki railway station. Study area has been described in detail in Section 2, point V.

## **III. AIMS OF THE COMPETITION**

The aim of the Competition is to design a model, friendly-to-live-in housing estate and find the best urban solutions as far as functionality, social, visual, communication and economic aspects are concerned, compliant with modern designing standards, according to the guidelines compliant with Section 3.

The Competition Organizer, i.e. BGKN, intends to select the best concept, as far as the urban factor is concerned, solving spatial arrangement on their own plot, and turn it into reality. Presentation of architectural solutions for the complex of residential multifamily buildings will be a crucial part of the project, along with the solution for the layout and structure of flats for a selected part of the estate.

## **IV. TASKS OF THE COMPETITION**

1. The competition task consists of the preparation of the urban concept for the residential development complex, based on these Regulations, project attachments and according to the guidelines compliant with Section 5. The task is to find the solution that meets high standards of shaping urban composition and residential development area for such a crucial location from the point of view of Warsaw urban development.
2. The Competition Participant should develop the urban concept for the entire area covered by the competition in the scale of 1:2000, expand it and present in the scale of 1:1000, together with selected elements in the scale of 1:500, on the area belonging to the Ordering Party.
3. Apart from the urban concept, the Participant should also develop architectural concept for a

selected part of the estate. Ultimately, the Ordering Party plans to invite to cooperation in designing the entire estate 4-6 project teams and expects that the Competition Participants present urban solutions that would take into account architectural diversity of the development.

4. Taking into account a legally valid decision on the conditions of land development for a part of the plot (Attachment no. 15) will be additionally scored.
5. The estate will be populated by all age groups so it should be planned taking into consideration the needs of young people, families with children, as well as older people. Spatial arrangement should enable easy adjustment to the needs changing during different times of day and night, seasons and years passing by.
6. A place for construction performed in a co-housing model should be foreseen within the estate.
7. The call to a challenge is to connect considerably high density of buildings with creation of multi-functional areas for recreation and other forms of relaxation, as well as to ensure access to biodiverse green areas. Expected minimum total usable floor area of flats within the area belonging to BGKN amounts to 138,000 m<sup>2</sup>, but the projects which introduce more usable floor area of flats will be awarded.
8. Estate area should encourage shared and active recreational areas, stimulate creativity and build local identity and a sense of attachment to the place. One of the ways to achieve this aim is to introduce artistic elements within the scope of residential investments in the form of small architecture, 'special designs' for common areas and interiors of residential buildings.
9. Internal area of the estate is to be free from vehicular traffic and constitute a friendly and safe recreation space. Due to the proximity of Warszawa-Jeziorki railway station, it is assumed that the basic mean of everyday communication will be railway.
10. New estate should refer to the nature of its surrounding neighborhood and in particular, take into account sensitivity to local biotope. High level of groundwater will require appropriate architectural solution for such a type of area and balanced system of rain water management.

## **V. SCOPE OF THE COMPETITION**

1. The area covered by the Competition includes entire area for which a local land zoning plan will be prepared in the future. Competition projects will constitute the guidelines for the future land zoning plan for the entire area.
2. A fragment of a chosen competition project - covering the area belonging to BGKN, will be a concept material based on which conditions for development of the plot in question will be issued. The chosen urban and architectural concept located on the plots no. 9/5, 3/15, 3/6, 3/5, precinct 1-09-70, 1-09-75, with the area of 148 260 m<sup>2</sup>, will be the area where the investment will be performed.
3. Boundaries of the area covered by the Competition:

### Western boundary:

- along the administrative boundary of Warsaw;
- along the western boundary of the precinct: 1-09-68;
- along the western boundary of the precinct: 1-09-61.

Northern boundary:

- along the northern boundary of the precinct: 1-09-61;
- along the northern boundary of the precinct: 1-09-62;

Eastern boundary:

- along the eastern boundary of the plot no. 1/10, precinct 1-09-70;
- along the eastern boundary of the plot no. 24/3, precinct 1-09-70;
- along the eastern boundary of the plot no. 24/4, precinct 1-09-70;
- along the eastern boundary of the plot no. 24/1, precinct 1-09-75;
- along the eastern boundary of the plot no. 24/2, precinct 1-09-75.

Southern boundary: along the administrative boundary of Warsaw

## SECTION 3

### GENERAL PROJECT GUIDELINES

#### **I. URBAN GUIDELINES**

##### **1. GUIDELINES FOR THE ENTIRE AREA WHERE A LOCAL PLAN WILL BE CREATED**

- 1) Presentation of planning record proposal in the form of a drawing of a local land zoning plan in the scale of 1:2000, with determination of functional purpose of the areas, determination of the principles for urban development and providing basic area development ratios for given areas such as:
  - minimum and maximum development density as the indicator of the total development area with respect to the area of a building plot and maximum development density for the overground part of the development - as the indicator of a total overground part of the development with respect to the area of a building plot,
  - minimum and maximum height of the development,
  - maximum development area,
  - minimum share of a biologically active area with respect to the area of a building plot.
- 2) Pedestrian connections with Mysiadło area need to be created where cultural, sport and public health care posts are located (within acceptable walking distance). Additionally, open-access playing fields, recreation area (playgrounds, outdoor gyms) and green areas should be planned on the entire area.
- 3) Modernization of Karczunkowska Street is recommended in order to facilitate access to Puławska Street and ensure efficient and fast communication with the remaining part of Ursynów District.
- 4) Admitted project solutions are allowed to depart from the purpose of the areas foreseen in the Study of Conditions and Directions of Land Zoning Plan of the capital city of Warsaw but it needs to be reasonably justified.

## **2. GUIDELINES FOR THE PLOT AIMED FOR BGKN INVESTMENT**

- 1) Access to a nursery needs to be ensured for the complex within a walking distance of a maximum radius of 800 m.
- 2) Access to a public kindergarten needs to be ensured for the complex within a walking distance of a maximum radius of 800 m (preliminary analysis of needs for the forecasted number of residents indicates that two posts of this type are needed).
- 3) Access to a public primary school needs to be ensured for the complex within a walking distance of a maximum radius of 1000 m (a primary school should be located within the area aimed for BGKN investment or on a different plot indicated and aimed for social infrastructure to which a convenient walking access will be created).
- 4) Due to the lack of access within the walking distance to the elements of green infrastructure in the complex, such elements as open-access squares, grass-plots and estate green areas need to be allocated.
- 5) The offer of basic services other than retail trade needs to be supplemented.
- 6) The arrangement of urban common areas should be based on location of service functions concentrated in the border zone with railway station and Karczunkowska Street. The structure of common areas should be supplemented by the places where social life concentrates, such as squares or annexes with greenery between the development.
- 7) Neighboring areas (semipublic) inside the estate should be planned in the manner that facilitates establishing new neighbor contacts by different forms of development, such as private gardens, playgrounds, relaxing places and bicycle parking spaces.
- 8) Solutions accepted should foster reduction of noise from the railway. Elements of greenery and topography are acceptable as a form of acoustic isolation.
- 9) Urban and spatial solutions of the development arrangements should be compliant with valid provisions of law and standards, and should foster friendly neighbor relationship and sense of identification with a place of residence.
- 10) Minimum capacity of facilities for rain and thaw water retention on the building plot amounts to about 100-120 m<sup>3</sup>/ha.
- 11) Service premises for such functions as a library, clinic and places of local activity should be foreseen on the ground floors of the designed buildings .

## **II. ARCHITECTURAL GUIDELINES**

### **1. The scope of conceptual project documentation**

- 1) Drawings of the selected development complex in the scale of 1:200 should contain information essential from the point of view of function and form of the entire complex, as well as general markings relating to building elements.
- 2) Plans of selected fragments of storeys of development complex in the scale of 1:100 should contain among others the area of rooms, arrangement of construction elements, general measurements, building services and basic furniture.

### **2. Expected amount of usable floor area of flats**



- 1) expected amount of usable floor area of flats - **min. 138 thousand m<sup>2</sup>** and additionally min. 5% needs to be foreseen for other non-residential functions, however location of commercial facilities with sales area above 2000 m<sup>2</sup> is excluded.

### **3. Maximum ratio of development area**

- 1) Maximum ratio of development area equals 0.35 for the entire complex.
- 2) Minimum ratio of a biologically active area equals 35%, balanced within the limits of competition study. Solutions increasing the area of biologically active green areas and its biodiversity are required.
- 3) Development should be diverse in its nature and zoned when it comes to height (average of 20 m). The height of development should be lower in the places where it meets with agricultural areas. The region of the highest intensity should be the one in the neighborhood of the railway station and along Karczunkowska Street. Development intensity should be lower towards the direction of agricultural areas of Pasma Pyskiego.

### **4. Structure of flats**

- 1) The Competition Organizer expects that the Competition Participants present such flat structure that reflects natural changes of structure and family size.
- 2) The option of the biggest possible flexibility of division needs to be preserved so that in the future e.g. the number of rooms may be increased or the rooms may be connected. All the flats should meet functional and economic requirements, as well as building standards.

#### **3) Example structure of flats (tolerance of up to 3% is allowed):**

M2 – living room, kitchen or kitchen annex and bedroom - 45%

M3 – living room, kitchen and 2 bedrooms – 40%

M4 – living room, kitchen and 3 bedrooms – 15%

- 4) Flats need to be presented with arrangement of furniture and equipment, in accordance with ergonomics requirements, taking into account clothes storage area and other items of everyday usage.

### **5. Parking lots**

- 1) the ratio of parking lots for cars for residential function equals: 0.5 lot for 1 flat, +5% of open-access lots for guests,
- 2) the ratio of parking lots for cars for residential function equals: 0.5 lot for 1 flat, +5% of open-access lots for guests,
- 3) parking lots at the ground level should not create clusters for a bigger number of cars, parking lot complexes should be separated from each other by green areas or other attractive forms of development,
- 4) parking lots for bicycles, a minimum of 2 lots for 1 flat
- 5) the ratio of parking lots for cars for commercial and service function equals:  
15 parking lots for 1000 m<sup>2</sup> of usable commercial and service area

### **6. Other architectural guidelines**

- 1) The works should be concentrated on the presentation of structure of the entire complex along with solutions for common area, communication between particular buildings and functional and spatial flat solutions.

- 2) The solutions proposed need to be based on a realistic vision of performance technology (construction spreads, elements measurements, etc.) that meets the requirements for low cost-absorption and durability.
- 3) Solutions for residential development complex should meet basic functional and formal requirements, and also take into consideration social nature and be family-friendly. The buildings designed should meet the criteria of possibly full availability for all user groups. Needs of different age groups and disabled persons need to be considered.
- 4) Width of buildings' facades up to 120 m maximum. Facade "re-carving" is recommended in exposed places.
- 5) Spaces inside the buildings need to be foreseen for shared use by the residents (e.g. wider hall with sitting places, neighbors' club, etc.)
- 6) A network of rooms and common areas, as well as services required, needs to be designed in the complex that is flexible enough and adjusted to the needs and structure of flats.
- 7) Windows in the flats need to be designed in such a number and location that will ensure the best daylight.
- 8) Architectural and building solutions foreseen in the project should meet the requirements within the scope of energetic effectiveness of the building, compliant with technical conditions and standards.

### **III. CONSTRUCTION GUIDELINES AND PERFORMANCE COSTS**

1. Accepted construction technology may be discretionary, however the Competition Organizer is particularly interested in solutions using partial and full prefabrication or in other solutions facilitating speed of delivery and limiting cost-absorption of construction works.
2. The Ordering Party expects solutions based on real performance possibilities, integrated design based on the concern for material and technical rationality, with the use of modern, latest technologies decreasing the time of construction and increasing cost effectiveness.
3. Every building should be equipped with all building services necessary for its proper functioning, be durable and economical in use and be low maintenance.
4. A planned maximum construction cost of 1 m<sup>2</sup> (without fit-out) of a usable floor area of flats should not exceed the net amount of two thousand zlotys. The above amount covers the costs associated with construction of the building along with internal building services, without the costs of: purchase of plot, construction of network and service wires (external infrastructure), as well as area development/landscape.
5. The Ordering Party will in the future manage and maintain common parts within the estate and therefore the solutions in which area maintenance costs between particular buildings are reasonable and low (low maintenance) will be awarded.

## **SECTION 4**

# **QUALIFICATION FOR THE PARTICIPATION IN THE COMPETITION**

## **I. WHO THE COMPETITION PARTICIPANT MAY BE**

1. A natural person, having full capacity for acts in law or a legal person and organizational entity not having legal personality who engages in urban and building design may be the Competition Participant. The Participant needs to have, during the competition work, at least one person who has a degree in architecture/urban design and have knowledge and qualifications to prepare full project documentation, tender and construction, as well as conduct supervision during construction.
2. Entities may jointly take part in the Competition by establishing a proxy to represent them in the Competition and accept a prize/distinction on behalf of everybody. Provisions concerning the Competition Participant apply respectively to several entities jointly taking part in the Competition and will be treated as one Competition Participant. Division of remuneration granted to such Competition Participant and paid out to the proxy, in accordance with the above provision, is done by the entities themselves.
3. The condition for participation in the Competition is acceptance of the Regulations, which is equivalent to the consent for personal data processing.
4. Submission of portfolio along with preliminary sketches and credo via e-mail is equivalent to acceptance of the Competition Regulations.

## **II. REQUIREMENTS AND SUBMISSION OF APPLICATIONS TO BE ADMITTED TO THE COMPETITION**

1. This is a one-stage closed competition preceded by pre-selection of participants. 4-8 urban and architectural studios from Poland and abroad will be invited to participate in the competition.
2. Applications for the Competition should be performed on the Competition Organizer's website: [www.bgkn.pl](http://www.bgkn.pl), within the dates provided in Section 1, point III of the Regulations. Content of the application, i.e. the so-called qualification card, will be placed by the Competition Organizer on their Internet platform [www.bgkn.pl](http://www.bgkn.pl).
3. Competition Participant may submit only one competition work. A person who submits more than one work will be disqualified from the Competition and every work that they submitted will be refused.
4. Anybody who effectively logs on the Internet platform is invited to submit portfolio along with preliminary draughts and credo.
5. Portfolio along with preliminary sketches and credo needs to be sent in an electronic form to the following address: [konkursWarszawa@bgkn.pl](mailto:konkursWarszawa@bgkn.pl) and in a paper form, permanently connected in A3 format to the address: 00-032 Warsaw ul. Przeskok 2.  
The list of application materials has been described in detail in Section 4, point III.

### III. LIST OF APPLICATION MATERIALS

1. **Portfolio** (max. 10 pages of A3 format)

Description along with pictures and visualization of constructed or not constructed residential projects designed by the Participants. The Organizer expects that projects presented will reflect own design based on professional experience with multifamily residential housing projects.

2. **Urban and ideological schemes** (max. 3 sheets of A3 format)

Investment area on the plot belonging to BGKN should be shown. The Organizer expects that general urban schemes along with program and project manifesto are included. The study should contain suggestions on the concept of land development including staging, investment and designed strategy, as well as presentation of social and environmental and cultural changes within the area aimed for investment belonging to BGKN. Estimated data on height and estate development characteristics need to be presented. The Ordering Party does not expect the visualization to be presented.

3. **Credo** (max. 3 sheets of A3 format)

The Ordering Party expects concepts and designs reflecting professional experience and expertise to be used in this competition.

The Organizer asks the Participants to present their views on designing estates and low-budget flats for lease, and describe their way of understanding of competition task and their ideas for practical inspirations. A list of inspirations, both ideological and construction ideas, may be included if the candidate considers them important or relevant.

### IV. QUALIFICATION FOR PARTICIPATION IN THE COMPETITION

1. The Competition Jury will evaluate all materials sent and make decision which teams will be admitted to participate in the project.
2. The Competition Organizer will invite to participation project teams with the portfolio, sketches and credo which are considered the best by the Competition Juror.
3. The list of selected Participants will be placed on the Internet platform of BGKN and made public.
4. The Organizer will inform via e-mail and invite to participate in the Competition only the Participants who have been qualified. Information on participants of preliminary qualification will not be revealed by the Ordering Party.
5. The Competition Organizer will arrange site inspection of the investment area and project workshops for the Participants qualified to the Competition.

## SECTION 5

### MANNER AND PRINCIPLES OF COMPETITION WORK PREPARATION

#### I. PRINCIPLES OF PREPARATION OF COMPETITION WORK

1. The competition work needs to meet the requirements determined in the Competition Regulations. The solutions accepted need to be functional and economical, and the study needs to be readable and meeting program and spatial requirements, as well as be consistent with the description and in line with the valid provisions of Polish law and standards.
2. The competition work may not infringe copyrights of third parties as far as methodology and tools used for its preparation are concerned.

## **II. FORMAL REQUIREMENTS FOR THE COMPETITION WORK SUBMITTED**

1. The competition work needs to consist of descriptive and graphical parts. Entire documentation needs to be prepared in Polish.
2. Drawing parts need to be put on six horizontal boards and then stuck to a light cardboard, with measurements: 100x70cm. Every board needs to be horizontal. Every board should be signed in the upper right corner (letter heights: 1 cm).
3. Description parts need to be submitted in the form of framed notebook of A3 format, with numbered pages (4 pages printed on one side only and 6 graphical plans reduced to A3 format). The description should be signed in the upper right corner on the title page only (full name of a project studio or Participant's name)
4. The Participants are obliged to hand over to the Organizer all formal attachments (attachments no. 5, 6, 7 and 8), i.e. in the A-4 envelope.
5. A carrier with a digital record of the competition work submitted should be placed in the envelope.
6. The Participants hand over to the Organizer on the carrier the entire competition study. Electronic recording should be made on CDs or other memory carriers in the following formats:
  - For boards: PDF, JPG, TIFF in the minimum resolution of 300 DPI
  - For description part: DOC, PDF, RTF, XLS.
7. The carrier will not be returned to the Participants after the Competition completion.
8. When the Participant registers for the Competition they assert that that the project which will be created will constitute in whole an original work that will not infringe copyrights of third parties, will be free from any borrowings and that there will not occur any circumstances that would expose the Competition Organizer to liability with respect to third parties on account of using or distributing the work. In the event when a third party reports to the Competition Organizer any claim connected with a breach of copyrights, the Competition Participant shall release the Competition Organizer from the responsibility for any obligations that will arise in this respect.
9. Materials falling out of the scope of the competition work will not be evaluated.

## **III. CONTENT OF COMPETITION WORK**

### **1. Graphical part:**

Entire work should be presented on 6 boards, stuck to a light, stiff foundation of 100 x 70 format horizontally.

#### **1) BOARD NO. 1**

- a) A general conceptual urban project for the entire area in the scale of 1:2000 along with schemes and analysis of urban connections, in accordance with the provisions of Section 3, point 1  
Urban Guidelines:
- b) The project should contain

- type and arrangements (typology) of developed area,
- communication for the entire area (automotive and pedestrian movement),
- structure of green areas of the entire structure,
- public places area structure and open-access areas,
- functional and spatial area of the entire site,
- principles of urban development including development lines.

## **2) BOARD NO. 2**

a) Detailed conceptual urban solutions for the land development of Nowe Jeziorki building in the scale of 1:1000.

- Characteristic fragments describing land use - 1:500.

b) The project should contain:

- type and arrangements of estate development,
- automotive and pedestrian layout along with parking lots,
- structure of public, semipublic and private areas.

## **3) BOARD NO. 3**

Visualization, bird's-eye-view, of urban concept showing the entire development area aimed for the construction of estate.

## **4) BOARD NO. 4**

- Plan view of characteristic fragments of development complex - ground floor in the scale of 1: 200,
- Plan view of sample parts of ground floor of the development complex - 1:100 along with described flat categories and areas, as well as service areas.
- Plan view of characteristic fragments of development complex - repeatable floor in the scale of 1:200.

## **5) BOARD NO. 5**

- Plan view of sample parts of repeatable floors of development complex - 1:100 along with the description of categories and flat areas,
- sample facades showing project solutions in the scale of 1: 200,
- 2 characteristic cross-sections - 1:200.

## **6) BOARD NO. 6**

- 3 characteristic visualizations from human eye-level showing urban concepts and estate development

## **7) URBAN MOCKUP:**

- urban mockup of the entire area aimed for the performance of Nowe Jeziorki estate in the scale of 1:1000,
- all mockups should be made of paper (cardboard foam) in a uniform white, gray and green colors

### ADDITIONAL NOTES:

- In the event when the contents described above may not be contained on particular boards, changes in the arrangement of drawings on the boards are possible, however it needs to be justified and should result from the solution specifics and needs.
- Tables with descriptions and summary of areas in the plot development project need to be placed on selected boards, as well as the summary of flat areas according to Attachment 16.

- Proposed construction, technical and building solutions need to be presented on any board. Solutions using prefabrication will be additionally awarded.

**Descriptive part:**

- 1) Descriptive part in the form of a notebook needs to be of A3 format, permanently connected and delivered in 2 copies. It consists of 4 pages of description printed on one side horizontally and 6 graphical boards reduced to A3 format.
  - 2) **Descriptive part should contain:**
    - Description of architectural and urban ideas for project solutions,
    - Description of architectural concept taking into account the role of common areas and detailed functional solutions of flat arrangements,
    - Description of technical and technological solutions accepted,
    - Tabular summaries of flat areas,
    - Description taking into account the elements of the concept that are difficult to be shown in the graphical part.
    - Drawing part may be supplemented by additional schemes and tables.
    - Summary of data on plot area, according to Attachment no. 15.
    - Information on the foreseen net construction cost for 1 m<sup>2</sup> of usable floor area of the flats showing the effect of architectural, construction and building services solutions on the costs of investment performance.
- 2. Formal part:** (closed envelope)
- Envelope with formal attachments and identification card, as well as the carrier on which electronic version of the competition work will be stored (CD or other data carrier).

## SECTION 6

### SUBMISSION OF COMPETITION WORKS

#### **I. GENERAL PROVISIONS**

1. Every Competition Participant may submit only one competition work. The Participant who submits more than one work will be eliminated. Submission of the work together with other Competition Participant is also deemed as the action of work submission.
2. Competition work submitted by the Competition Participant may be withdrawn only before the lapse of time provided for competition work submission. Withdrawal of work may take place after presenting original receipt issued by the Competition Organizer.
3. Introduction of changes and additions to the competition work will be possible solely before the lapse of time provided for competition work submission.
4. The Competition Participants bear all the costs associated with preparation and submission (sending) of the competition work. The Competition Organizer does not foresee reimbursement of these costs or return of work packaging and sending back the work on their own cost.

#### **II. MANNER OF COMPETITION WORK SUBMISSION**

1. The competition works need to be submitted upon receipt confirmation (Attachment no. 5) in a packaging that makes it impossible to open it and destroy.

2. Packaging of both the boards and the model should bear the following text:  
"URBAN AND ARCHTECTORAL COMPETITION FOR A MODEL HOUSING ESTATE, NOWE JEZIORKI,  
IN WARSAW".

### **III. DEADLINE FOR COMPETITION WORK SUBMISSION**

1. Competition works should be submitted within the deadline specified in Section 1, point III of the Competition Regulations.
2. In the case of sending the work via mail or courier company, what is taken into consideration is the date and time of delivery to the Organizer's registered location.
3. Competition works delivered after the deadline will not be reviewed and will be returned after the Competition is settled by the Competition Jury.
4. The works may be submitted on the days and within working hours of the Ordering Party (8 a.m. to 5 p.m.) and on the last day of the deadline by 5 p.m.

### **IV. PLACE OF SUBMISSION OF COMPETITION WORK**

- 1) Submission of competition work is planned to take place in the registered location of the Competition Organizer: BGK Nieruchomości S.A. ul. Przeskok 2, 00-032 Warsaw
- 2) BGK Nieruchomości shall confirm receipt of the works submitted (Attachment no. 5).

## **SECTION 7**

### **WORK OF COMPETITION JURY**

#### **I. GENERAL PROVISIONS, EVALUATION OF COMPETITION WORKS**

1. Evaluation of competition works is performed by the Competition Jury during closed sessions checking the compliance of works with requirements determined in the Regulations and criteria of competition work evaluation determined in point III of this Section.
2. The works which do not meet the requirements specified in Section IV will not be further evaluated.
3. The Competition Jury settles the Competition by choosing the best competition works and indicates the works that should be awarded.
4. The Competition Jury prepares opinion on the selected works, as well as justification of the Competition settlement.
5. The Competition Jury prepares post-competition orders/commissioning works.

#### **II. TASKS OF THE COMPETITION JURY**

1. Pre-selection and qualification of entries and selection of 4-8 project teams for participation in the Competition.
2. Evaluation whether the Competition Participants met the formal requirements determined in the Competition Regulations.
3. Evaluation whether the Competition Participants met the project requirements determined in the Competition Regulations.
4. Holding talks with particular Competition Participants.



5. Evaluation and selection of the best competition works in accordance with the Competition Regulations.
6. Preparation of justification for the chosen contestants of the Competition and preparation of information on the best works and issuing of post-competition commissions.
7. Experts and consultants may be asked to assist the Competition Jury. The Ordering Party will decide about this acting at the request of the Chairman of the Competition Jury.
8. Secretary of the Competition Jury keeps documentation of the Competition.

### **III. GENERAL CRITERIA OF COMPETITION WORK EVALUATION**

#### **1. Urban criteria**

- 2) original ideas and attractiveness of proposed urban solutions,
- 3) correct zoning of area (from public to private),
- 4) application of pro-social solutions which favors residents' identification with the place of residence,
- 5) taking into account possible needs and requirements of future residents,
- 6) taking into account the needs of all resident groups and the needs of families and neighbor groups

#### **2. Architectural criteria:**

- 1) appropriate arrangement of functional areas in the flats and the structure of designed flats,
- 2) effective and flexible functional design solutions in the flats (possibility of different arrangements, adjustment to the changing family needs),
- 3) effective use of common areas,
- 4) proper location of windows and balcony doors which guarantee appropriate light in the flats and common areas keeping the freedom of furnishing,
- 5) diversity and effectiveness of the flats' recreation zone arrangements (balconies, gardens),
- 6) aesthetics of proposed project solutions,
- 7) energy efficiency and limitation of thermal transmittance,
- 8) obtaining total usable floor area of flats over the level of 138 000 m<sup>2</sup>.

#### **3. Construction and cost criteria:**

- 1) effectiveness of solutions employed which decrease investment expenditure,
- 2) solutions using partial and full prefabrication or otherwise facilitating performance and limiting construction time of building works,
- 3) durability of facility and materials and technology in the project solutions adopted,
- 4) energy efficiency,
- 5) technical credibility of proposed technological and project solutions,
- 6) economy of branch solutions accepted within the scope of building services,
- 7) high cost efficiency of investment performance,
- 8) rational and low costs of maintenance of the area between particular buildings and open areas.

### **IV. WORK OF THE COMPETITION JURY**

1. The Competition Jury will be working based on the Regulations regarding the Work of Competition Jury.

## **V. ANNOUNCEMENT OF RESULTS**

1. Results of the Competition will be announced by the Ordering Party and they will present selected competition works on their Internet platform [www.bgkn.pl](http://www.bgkn.pl).

# **SECTION 8**

## **REMUNERATION, PRIZES AND SELECTION OF A CONTRACTOR**

### **I. GENERAL PROVISIONS**

1. When the Competition ends, the Ordering Party does not foresee return of the competition work and electronic carriers sent. Ownership of works and carriers moves to the Ordering Party at the moment of the competition work submission.

### **II. REMUNERATION FOR PARTICIPANTS FOR THE COMPETITION WORKS PERFORMED**

1. The Competition Organizer will invite from 4 to 8 Participants to take part in the competition. A guaranteed sum for the payment of remuneration on this account amounts from PLN 120 000 to PLN 240 000 gross.
2. The Competition Organizer undertakes to pay out the remuneration in the form of a guaranteed amount equal to PLN 30 000 for the performance of the competition order to every Participant qualified to take part in the competition. This is a gross amount. Remuneration is subject to taxation in accordance with valid provisions.
3. The condition for payment of remuneration for the competition work handed over will be the submission of the competition work and its acceptance as far as formal and content-related aspects are concerned by the Competition Jury.
4. Remuneration indicated in subpoint 2 of point II constitutes an equivalent for transfer of ownership of carriers and competition works, as well as for the transfer of proprietary copyrights and related rights as per the content of provisions of Section 9.

### **III. PRIZES**

1. Apart from remuneration, the Organizer plans to award prizes for the project works performed. A guaranteed sum of prizes amounts to PLN 50 000.
2. The following prizes are to be awarded:
  - 1) 1st prize – PLN 25 000
  - 2) 2nd prize – PLN 15 000
  - 3) 3rd prize – PLN 10 000
3. The Competition Jury has the right to manage the amount aimed for prizes in a different way.
4. The amounts provided above are gross amounts. Remuneration is subject to taxation in accordance with the valid provisions.

5. Prizes for the project works performed will be paid out within 15 days from the date when the Competition results will be announced.

#### **IV. COURSE OF ACTION DURING CONTRACTOR SELECTION**

1. The Participants whose works will be deemed the best, will receive invitations to take part in the proceedings to grant order for the performance of building, tender and construction documentation of the residential development.
2. The project chosen will be realized in accordance with the urban concept and the selected fragment of development presented by the Competition Participant.
3. Every Participant may receive an invitation to take part in single-source negotiations for the preparation of the design and construction documentation for the selected sites.

## **SECTION 9**

### **COPYRIGHTS**

#### **I. STATEMENTS OF PARTICIPANTS, AUTHORS OF COMPETITION WORKS**

1. The Competition Participant asserts and ensures the Competition Organizer that the work submitted for the Competition constitutes entirely an original work, it does not infringe copyrights of third parties, it is free from any borrowings and there are no other circumstances that could burden the Competition Organizer with responsibility with respect to third parties on account of using the competition work within the scope indicated in the Regulations.
2. The Participant asserts that proprietary copyrights to the competition work have not been transferred to any other person in any respect and no license for using this work has been granted.
3. Authors of the work assert that proprietary copyrights to the competition work are not encumbered with any rights of third parties and there are no circumstances that would limit or waive the right to use the competition work within the scope indicated in the Regulations.
4. The Participant assert that they will not formulate in the future with respect to the Ordering Party any claims resulting from the title of breach personal copyrights within the scope of work's integrity relating to the competition work.

#### **II. PROPRIETARY COPYRIGHTS AND RELATED RIGHTS TO URBAN SOLUTIONS**

- 1) All Participants who will be awarded with remuneration for the competition works performed transfer to the Organizer proprietary copyrights along with related rights to manage and use urban concept from the moment of payment of remuneration.

Urban competition solutions presented in the form of a drawing of the local land zoning plan will be the basis for creation of the local land zoning plan for the entire area covered by the competition study. Transfer of proprietary copyrights and related rights to the urban concept takes place on all fields of exploitation indicated in the content of art. 50 of the act of 4 February 1994 on copyright and related rights.

- 2) The Organizer plans to choose one urban concept for the estate performed on BGKN plot according to which the project will be executed. Author of the best urban concept, after the payment of remuneration and a prize, as well as after receipt of the order for detailed urban study of the competition work, will transfer proprietary copyrights and related rights to the concept for the benefit of the Organizer.

### **III. PROPRIETARY COPYRIGHTS AND RELATED RIGHTS TO ARCHITECTURAL SOLUTIONS**

1. The Competition Participant, who will receive the invitation to take part in the proceedings to grant the order for detailed study of the competition work, will transfer to the Organizer proprietary copyrights and related rights to use and manage the competition work on all fields of exploitation indicated in point IV, subpoint 4 of this Section 9.
2. The Competition Participant, who will receive invitation to take part in the proceedings on granting the order for detailed study of the competition work, will be obliged, performing the agreement specified above, transfer to the Organizer proprietary copyrights to the entire competition work and its study, as well as to agree for the Ordering Party to perform studies of the competition work in any scope.
3. In the event of receipt of any prize in the Competition, the Competition Participant undertakes not to transfer or license any proprietary copyrights to architectural competition concept to the entity other than the Competition Organizer by 31 December 2022. Simultaneously, the Competition Participant grants to the Competition Organizer exclusive rights to conduct negotiations connected with the transfer of entire proprietary copyrights to the competition work or granting the consent for the use of Project by 31 December 2022 upon a separate remuneration.

### **IV. COPYRIGHTS AND PROPERTY RIGHTS TO PRESENTATION AND PUBLICATION**

1. The competition works in the final form, neither in part nor in whole, may not be made public or otherwise distributed before the date of public announcement of the Competition results.
2. The Organizers, irrespective of the date of payment of prizes and distinctions, and without additional remuneration for the Competition Participants, reserve the right to presentation and first public sharing of all or selected competition works during public post-competition exhibitions, the possibility of their reproduction and publication using any technique (including printing, reprographic and digital recording techniques), lending, producing in the manner specified above of copies of the work and their distribution in the form of an exhibition catalog

(printed or digital), and also in the Internet. Within this scope, all the Participants grant to the Organizers a free non-exclusive license unlimited in place and time from the moment when the Competition results will be announced. The Competition Participants furthermore agree to introduce any necessary modifications (e.g. change of format) connected with the publication of the competition work.

3. Arrangements of points 1 and 2 of this Section do not infringe personal copyright of the works' authors.
4. BGK Nieruchomości S.A. is a benefactor of the prizes.

The Competition Participant who received remuneration transfers to BGK Nieruchomości S.A. proprietary copyrights to the competition work starting from the moment when the remuneration on the following fields of exploitation is paid:

- 1) recording and multiplying using any technique and on any carrier, in any scale, for any media, in particular in the form of printed publications, boards, photosensitive tape, magnetic tape, computer discs and all other types of carriers aimed for digital recording;
  - 2) placing and using in any scale or part in all materials published for promotional purposes of the Organizers or the entity indicated by the Organizers;
  - 3) sharing in any part on the Internet and computer memory, placing and using within on-line publication;
  - 4) using in multimedia works;
  - 5) public exhibition, projection, playing, broadcasting and transmission using wireless or wired video by ground station, broadcasting by means of satellite and Internet
  - 6) using in any part for the purpose of advertisement, promotion, marking or identification of the Organizers, their programs, auditions and publications;
  - 7) preparation of foreign language versions.
5. The Competition Participant represents and guarantees that using by the Organizer of the work will not infringe any rights of third parties, including proprietary and personal copyrights of third parties.
  6. It is the Organizer's intention to use the ideas contained in the works in forming future solutions within the scope of Mieszkanie Plus [*Flat Plus*] program and Mieszkanie dla Rozwoju [*Flat for Development*] program. If the Organizer deems selected competition works useful for the development of available housing idea, it will be possible to initiate in the future the cooperation with their authors during designing of housing investments conducted by BGK Nieruchomości S.A.

## **V. PERSONAL DATA PROTECTION**

1. Providing personal data is voluntary but necessary to take part in the Competition.

2. The Competition Participant authorizes the Competition Organizer to process their personal data in the scope and manner necessary for proper performance and settlement of the Competition, in accordance with the act of 29 August 1997 on protection of personal data.
3. Competition Organizer is an administrator of personal data disclosed by the Competition Participants.
4. Personal data are stored and will be process entirely for the purposes connected with the performance and settlement of the Competition, as well as for marketing purposes connected with promotion of the Competition, based on the consent given by the Competition Participants, according to the act of 29 August 1997 on protection of personal data.
5. The Competition Participant has the right to access and correct their personal data according to the terms determined in the act of 29 August 1997 on protection of personal data.
6. At any moment the Competition Participant may revoke the consent given for processing of personal data for marketing purposes by sending appropriate statement to the Competition Organizer. Otherwise, revoking the consent for processing of personal data by the Competition Participant shall mean disqualification of such Competition Participant from the Competition.
7. The Competition Organizer shall bear no responsibility for the damages resulting from providing wrong or invalid data from the Competition Participant.

## SECTION 10

### LIST OF ATTACHMENTS

#### **I. FORMAL ATTACHMENTS FOR QUALIFICATION AND THE COMPETITION**

1. ATTACHMENT NO. 1 – Identification card of the competition work
2. ATTACHMENT NO. 2 – Power of attorney for a person or an entity representing the Participants jointly taking part in the Competition
3. ATTACHMENT NO. 3 – Statement on transfer of Proprietary Copyrights
4. ATTACHMENT NO. 4 – Statement on personal data
5. ATTACHMENT NO. 5 – Receipt card of the competition work

NOTE: ALL FORMAL ATTACHMENTS SHOULD BE SUBMITTED ALONG WITH THE WORK, MATERIALS FOR PRESELECTION AND THE COMPETITION WORK IN AN ENVELOPE OF A4 FORMAT

#### **II. PROJECT ATTACHMENTS FOR PRELIMINARY QUALIFICATION AND THE COMPETITION**

1. ATTACHMENT NO. 6 – Basic information about the real estate
2. ATTACHMENT NO. 7 – Area covered by the study
3. ATTACHMENT NO. 8 – Scope of the competition

4. ATTACHMENT NO. 9 – Basic information about the real estate
5. ATTACHMENT NO. 10 – Demonstrative map of the area
6. ATTACHMENT NO. 11 – Extract from the study of land development
7. ATTACHMENT NO. 12A – Cadastral map for the entire area
8. ATTACHMENT NO. 12B – Cadastral map for BGKN plot
9. ATTACHMENT NO. 12C – Map for design purposes for a fragment of BGKN plot
10. ATTACHMENT NO. 13 – Documentation of soil examination along with a geotechnical opinion
11. ATTACHMENT NO. 14A – General Directorate for National Roads and Motorways - letter on the construction of an expressway
12. ATTACHMENT NO. 14B – General Directorate for National Roads and Motorways - site plan of Zamienie junction
13. ATTACHMENT NO.15 - Areas for which the investor has a WZ decision
14. ATTACHMENT NO. 16 – Summary of plot and flat data

NOTE: LIST OF PROJECT ATTACHMENTS WILL BE SUPPLEMENTED WHEN THE LIST OF COMPETITION PARTICIPANTS WILL BE ANNOUNCED.