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14th Edition of
REal Knowledge Newsletter

Digitisation of investment and construction process

The Polish Construction Law has been amended already seven times this year alone, however, the key change proposed in recent years concerns the digitisation of the construction process.

The efforts to introduce digital facilitation to the investment and construction process have been continuing for a few years now. They were designed to make the process less burdensome for the investors, architectural and construction authorities as well as building supervision bodies. Additionally, to improve the entire procedure. What changes have already been made and what can we expect in 2023?

Timelines of changes

The first stage of digitisation of the investment and construction process began in Poland

in February 2021. This significant step enabled to submit certain applications, notifications, and declarations online via the e-Construction portal ([e-Budownictwo](#)), administered by the General Office of Building Control (*Główny Urząd Nadzoru Budowlanego - GUNB*). In July 2021, more functionalities were added to it. Furthermore, from 10 August 2022, the operation of the e-Construction portal has been regulated in the new Chapter 7a of the Construction Law (Articles 79a-79k). on 1 August 2022, the law on the Central Register of Building Licences (e-CRUB system) came into force, followed on 1 and 27 January 2023 by the law introducing the Work Digital Logbook (c-KOB system) and the Electronic Construction Logbook (EDB system), replacing the previous paper-based documents.

However, the digitisation process did not end with it. Another major amendment of the construction law is already in the making. It includes the acceleration of

the changes already proposed and full digitisation of investment and construction process. The new regulations provide for, among others, the creation of a Database of Building Permit Designs (*Baza Projektów Budowlanych*) and Administrative Proceedings System in Construction Sector (*System do Obsługi Postępowań Administracyjnych w Budownictwie - SOPAB*).

The digitisation of the construction process will make the things significantly easier for engineers, architects, and investors. The option to electronically submit the necessary documents for the construction process will certainly speed up and streamline the entire process. It will also save time of citizens and investors alike. In addition, reducing the use of paper construction documentation will simply the work of architectural and construction authorities.

So what exactly have these changes and amendments introduced?

I. Central Digital Register of Building Licences (Elektroniczny Centralny Rejestr Uprawnień Budowlanych e-CRUB)

e-CRUB, introduced on 1 August 2022, is a search tool which provides information about the licenced engineers and architects. Additionally, it contains information about punishments imposed under the professional liability, which makes the construction process more transparent.

II. Digital Logbook of Works (Cyfrowa Książka Obiektu Budowlanego - CKOB)

This tool was introduced on 1 January 2023, and it is available by logging in at [e-kob.gunb.gov.pl](#). It allows the owners and site managers to make entries on various aspects concerning a work, including inspections, expert reports, changes to the building structure and work-related events.

III. Digital Construction Logbook (Elektroniczny Dziennik Budowy - EDB)

EDB's primary objective is to record progress of building works and any significant events on a construction site. EDB can be found at [e-dziennikbudowy.gunb.gov.pl](#) and it was launched there on 27 January 2023. It is a key digital document, which should be maintained in a transparent and reliable

manner. Importantly, the supervisory authorities and the architectural and construction bodies have access to any data recorded there. It is worth noting that as a consequence of introducing a digital logbook, time when a paper construction logbook can be available will be significantly reduced. In accordance with the draft amendment, the final date will be set for 31 December 2029 with only a few exceptions allowed. After this date, the only version available will be the online one.

Projected changes

According to the proposed draft amendments to the Construction Law Once the Council of Ministers had completed its work on the draft, it was officially submitted to the Sejm on 1 June 2023. Together with the draft, the relevant supporting documents, including the explanatory memorandum of the draft, were provided. The draft was registered under number 3336. The available information on the progress of legislative work indicates that the draft is after the first reading in committees and the work on it continues.

The draft envisages an acceleration of the introduced changes in the digitisation of the construction sector and comprehensive digitisation of the investment and construction process, including electronic administrative proceedings. The Administrative Proceedings System in the Construction Sector will include the creation of a Database of Building Permit Designs. Its functioning will be regulated in the new Chapter 7b of the Construction Law, in Articles 79l to 79t. This database will collect electronic versions of building permit designs, covering both land or plot

development designs and architectural construction and technical designs. They will be shared by users with accounts on the [e-Construction](#) portal. In addition, the database will contain all necessary attachments to the designs and documents required by separate regulations, including applications, notifications and declarations received as part of the investment and construction process.

There are also plans to expand the [e-building.gunb.gov.pl](#) website to make the investment process even easier. The General Office of Building Control officially announced at its conference held on 30 August 2023 the full launch of the [e-Construction](#) portal.

The main objectives of this portal include:

- Centralisation of digital services of GUNB, specifically by providing access to all digital services of the General Office of Building Control in one easily accessible place;
- Expansion of the GUNB use by increasing the number of active users of the applications provided by the General Office of Building Control;
- Promotion of the project involving digital building services by strengthening awareness and popularity of the project of digital building services to facilitate and streamline processes in the construction industry.

In addition, the portal already provides information on the Administrative Proceedings System in Construction Sector (SOPAB).

However, there are some constraints related to the functioning of SOPAB and concerns about the digitisation process of the construction sector and the digital

exclusion of a large part of the population in Poland. According to the project's creators, presently most of the society has a basic knowledge of digital communication techniques. But those struggling with the digital process will be able to seek assistance from the local authorities directly where they are residing. At the moment, however, the legislation does not provide for any special arrangements in this regard.

The changes regarding the process digitisation aim to **streamline and accelerate procedures**, which will benefit both investors and regulators. But, like any changes, they bring along a lot of questions and concerns to which there are no answers yet. In addition, the current mess in the legislative work means that we still do not have clear dates when the amendments and changes will be made. However, what is certain is that the changes are imminent. Looking at the progress of works on the portals already in use, introducing the new rules for the operation of procedures through these portals is only a matter of time, so already now it is worth checking how they operate and start preparing ourselves for the digitisation of the entire procedure.

If you need more information, you are welcome to contact the author of the article:

Marta Bijak-Haiduk
Partner, Head of Real Estate
Deloitte Legal
Email: mbijakhaiduk@deloittece.com

Enrika Gawłowska-Nabożny
Associate, Real Estate,
Deloitte Legal
Email: egawłowska@deloittece.com



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