Civil power and transition to market economy. The recent socio-economical transition in Poland resulted in enforcing private control over space. Functions traditionally located in public space are gradually moving into closed spaces within building complexes.

City structure and culture are decisive for attractiveness of a given location. High-rise buildings allow investors to maximize their share in public goods. Exploitation of public and technical spaces is the cost for Warsaw of being global city.
Sustainability - the need, the profit or the luxury?

Nullo Str.,
Prestigious location;
One of the most expensive office buildings in Warsaw;
Energy performance not an issue;
Expensive finish helps in business (international law firm);
Adaptability and commercialisation of buildings.

Rondo ONZ 1,
The highest office building in Warsaw;
Adapted progressively to tenants needs, as leased.
At the same time some floors serve as construction facilities.

Building Code does not allow to plan variant or unspecified uses.

Buildings adaptability and maintenance.

Krucza Str.
Grand Hotel modernization.
Hotel is in operation during construction works in one of it's wings.

Marszałkowska Str.
Children Hospital
Surgery Block modernization.
Hospital was is in operation during construction works.
Buildings maintenance. Communal housing

Majority of residential buildings erected between 1885 and 1935 are communal property. They lack proper maintenance. City Hall had cut their financing because it wishes those buildings to be given back to the inheritors of pre-war owners. As responsibility for tenants come along with property, people that claimed the buildings back are reluctant to take them after all.

The public realm.

Marszalkowska Str. Extension of „Polonia” Theatre. The City Hall decided the impact of the project does not extend to adjacent properties despite the theatre it not directly accessible from the street. Public discussion is seen as an obstacle to investments.
The public realm.

Security Zoning Plan for G8 Summit in Warsaw.

The City Hall decided the impact of the buildings where an event took place to adjacent space and properties is as shown on the map.

Public space.

Złote Tarasy, Warsaw. Project officially announced to attempt to become the new city centre.

If it becomes city centre it will be the first private city centre in modern Poland.
SUMMARY.

- pressure to adapt the city to the needs of global companies;
- redistribution of privileges and obligations;
- housing shortage;
- exploitation of city technical infrastructure (esp. road network);
- building impact on adjacent properties.
- privatisation of public space;
- City Hall unwilling to serve the people;
- building commercialisation or settlement,
- buildings ageing and technical condition;
- Adaptability of buildings;