

# Zrównoważone zarządzanie organizacją I Międzynarodowa Konferencja Naukowa Instytutu Zarządzania UEP

## Sustainable Organization Management 1st International Scientific Conference of the PUEB Institute of Management

25-26 października/October 2022



Andrzej Muczyński *University of Warmia and Mazury, Olsztyn, Poland;* [amucz@uwm.edu.pl](mailto:amucz@uwm.edu.pl)

## Management of public-private housing condominiums in Poland: the case of municipalities in the Warmia and Mazury province

### 1. Introduction

The aim of the study was to investigate the ownership structures of common property management (CPM) entities in public-private housing condominiums in Polish conditions. The subjects of the study were condominiums with the participation of municipal ownership in the 30 largest municipalities of the Warmia and Mazury province. Data were collected as of the end of 2021 by questionnaire interview method. Identification of these structures in the surveyed municipalities was carried out by grouping them using cluster analysis.

### 2. Results

The analysis identified three groups of municipalities with homogeneous CPM structures in public-private condominiums (Fig. 1). The first includes 8 municipalities (26.7%) in which surveyed condominiums are managed exclusively (Pisz - Susz) or almost exclusively (Elk - Olsztynek) by municipal property management companies (MPMCs). The second group covers 11 municipalities (36.7%) with the dominant share of MPMC's in the CPM structure. It combines the subgroup of municipalities (Ostróda - Nowe Miasto Lub.), in which the share of MPMC's ranges from 78.6% to 88.0% with the subgroup (Olsztyn - Mrągowo), in which the MPMC's share drops to 70%. The share of private property management firms (PPMFs) in the CPM structure varies in this group from 10.0% to 29.7%. The third group includes 9 municipalities (30.0%) in which the PPMFs are either exclusive (Braniewo - Giżycko) or dominant (Dobre Miasto - Węgorzewo) entities in the CPM structure. Barczewo and Olecko are atypical municipalities.

### 3. Conclusions

The ownership structures of CPM entities in public-private condominiums varied in nature. In most municipalities surveyed, these structures were dominated by municipal property management companies (MPMCs).

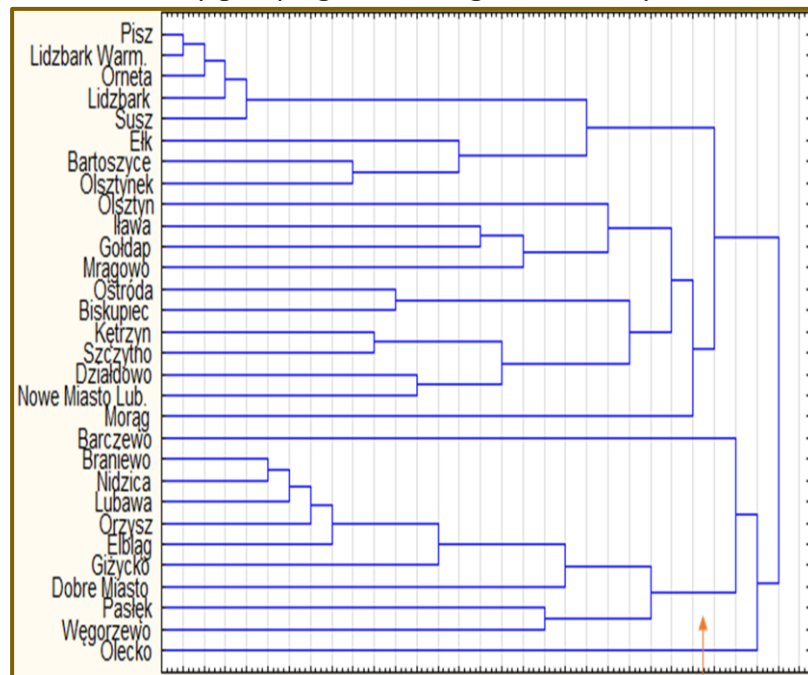


Fig.1 Tree diagram of grouping of the surveyed municipalities