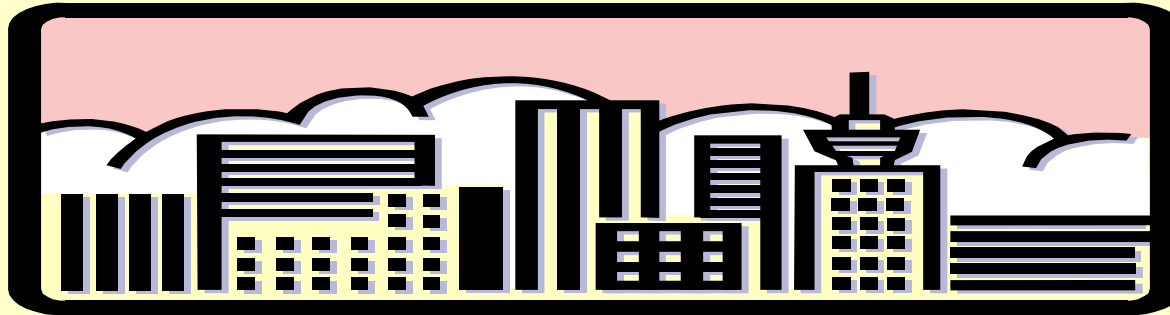


Slovakia – Country Profile Impact on State Housing Policy



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Ministry of Economy and Construction
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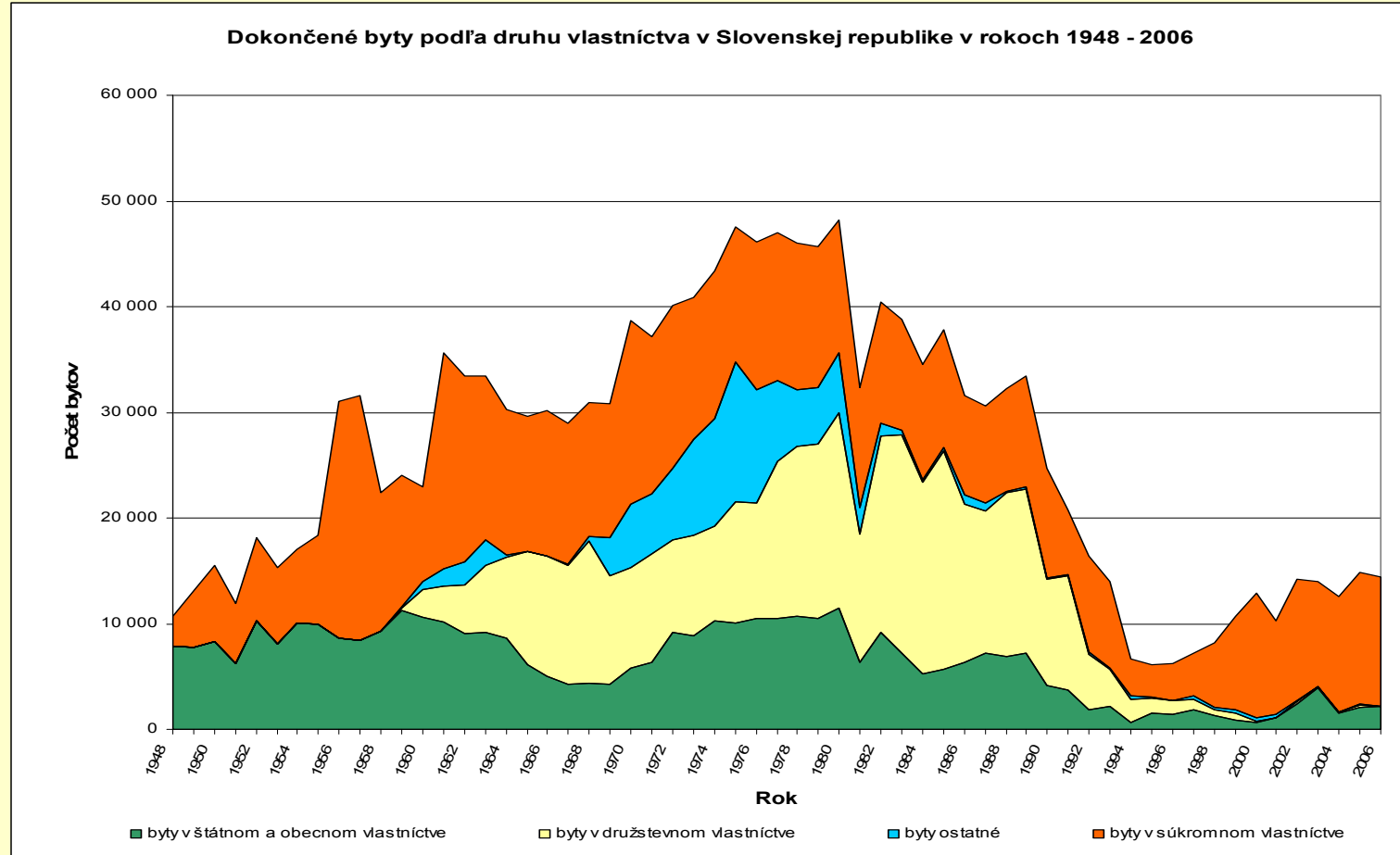
Transition process - new definition of housing policy

- November 1989 – velvet revolution – 1992 (division of ČSFR)
- 1 January 1993 (independent Slovak Republic)
- November 1995 (First State Housing Policy Document till 2000)
- **1998-99 Country profile**
- 2000, 2005, 2010 - updates of State Housing Policy

Substantial changes in transition

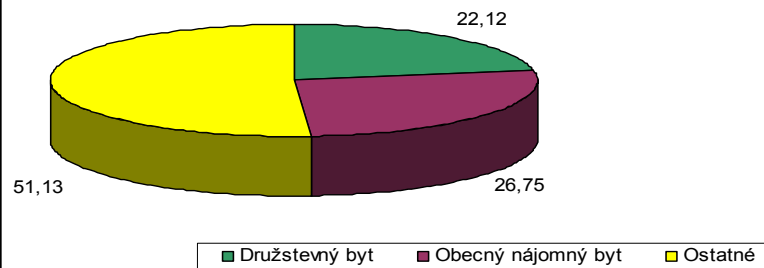
- Total reduction of housing financing schemes
- Restitution law (1991)
- Privatisation of cooperatives (1992)
- Privatisation of state and municipal rental housing (1993)

Housing construction according to tenure 1948 - 2008

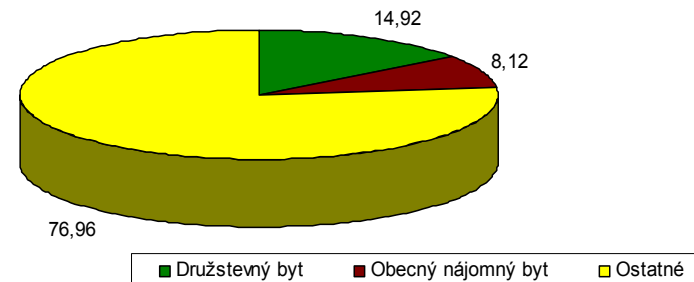


Process of Privatisation

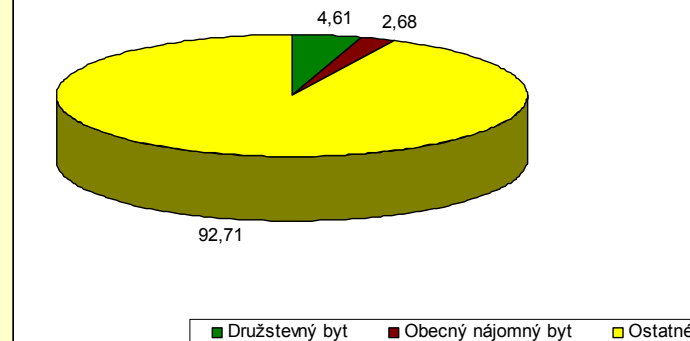
Graf č. 1: Podiel bytov v SR podľa právneho dôvodu užívania bytu v roku 1991 (v percentách)



Graf č. 2: Podiel bytov v SR podľa právneho dôvodu užívania bytu v roku 2001 (v percentách)



Graf č. 3: Podiel bytov v SR podľa právneho dôvodu užívania bytu v roku 2007 (v percentách)



State Housing Policy

- Conditions for housing development – searching for a new model
- Global basis for housing policy – UN documents, experience of EU countries, **Country profile**
- Discussion on the role of State in housing sector in transition

Country Profile - Priorities

1. 4.1: Set up a permanent housing committee within the National Council. (2002)
2. 1.1: Consider housing as a priority within national policies and strategies.
3. 5.3: Introduce a national system of housing allowances.
5.4: Introduce rents that cover costs.
4. 3.11: Introduce a law on condominium housing.
3.13: Review tenant protection in the Civil Code.
3.14: Liberalize the Rent Act.
7. 2.4: Develop municipal housing programmes.
8. 1.11: Provide State financial assistance to municipal investment in land and infrastructure.
1.10: Introduce stable, predictable income for municipalities. (2004)

Responsibilities of State:

- Consider the housing development as one of the priorities in state strategies
- Establish a **system of economic instruments** in the field of subsidy, loan and tax policy
- Establish **a legal framework** stimulating the housing development
- Allocate annually a relevant amount of funds to housing in **the state budget**, etc.

Priorities of State Housing Policy

- New construction of public (municipal) rental housing
- Modernisation of existing housing stock

Challenges of existing housing stock

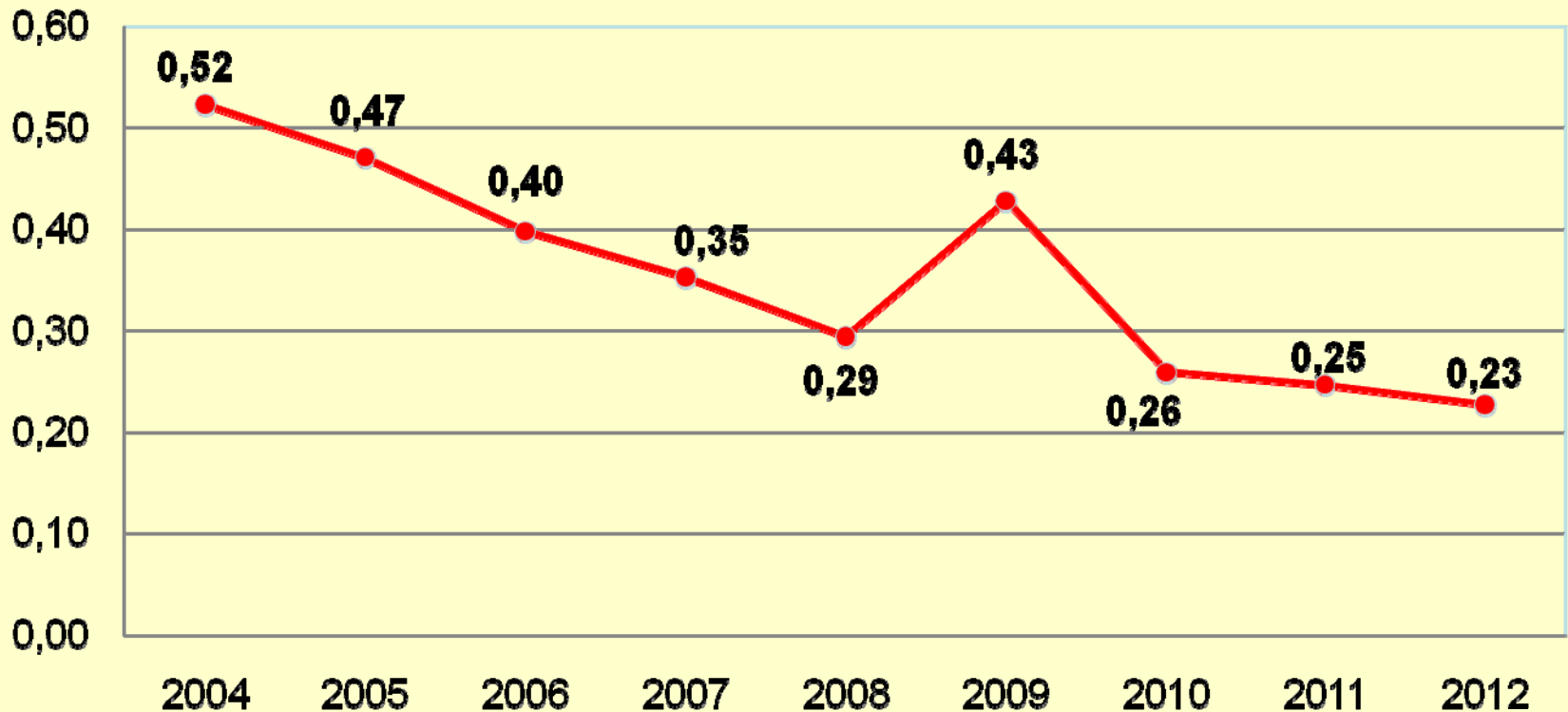


New instruments supporting housing development

- Economic
 - Building saving (1992)
 - Mortgage banking (1994)
 - State housing development fund (1996)
 - Programme of housing development (subsidies, 1999)
- Legislative
 - Rent setting and rent liberalisation (from 1999)
 - Reduced tenant protection (2002)
 - Housing allowance law (2002)

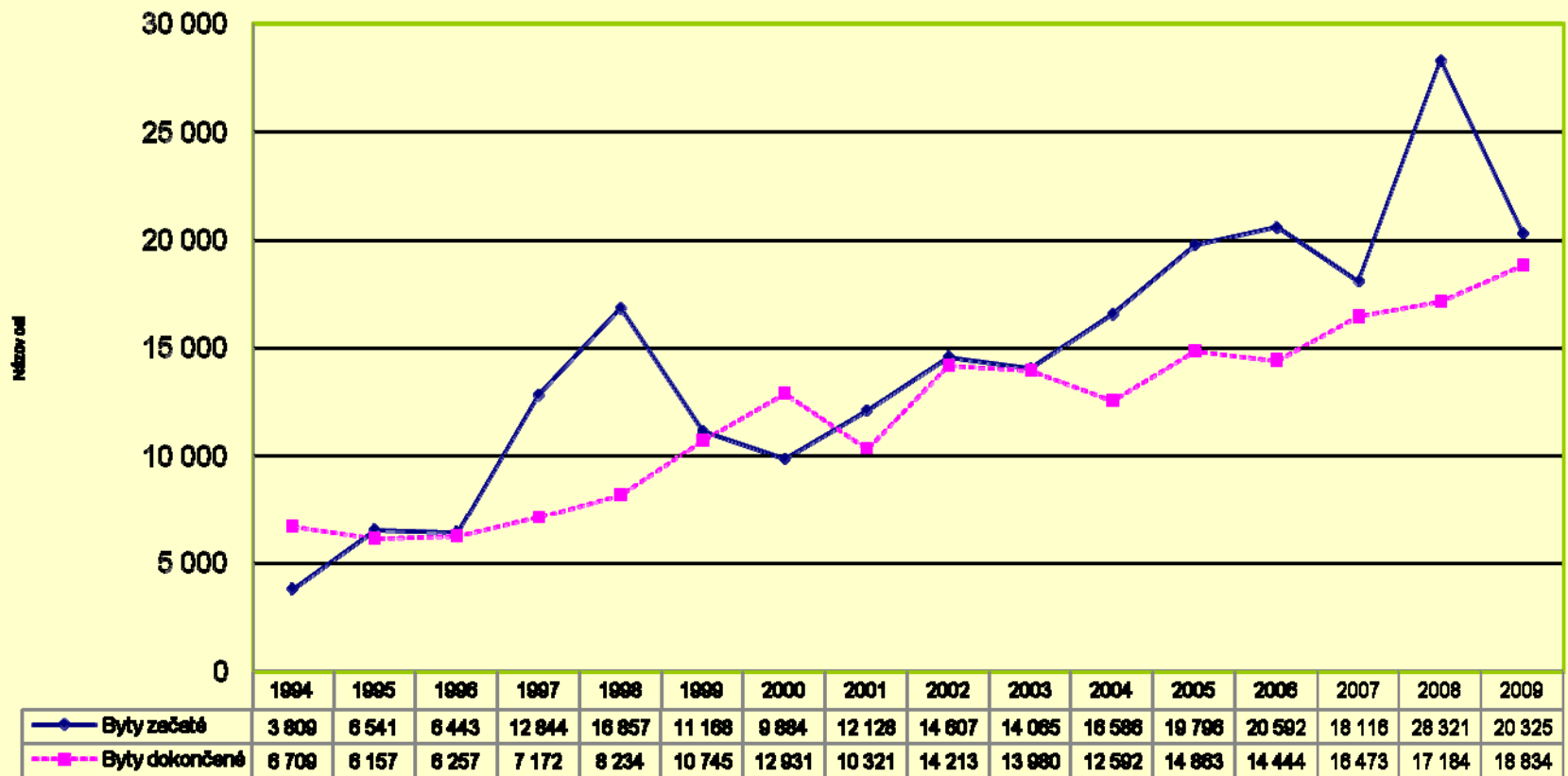
State budget for housing

Share of spending on housing from state budgeted on total GDP



New housing construction

Vývoj počtu začatých a dokončených bytů za roky 1994 až 2009



Progressive affordable housing

Poprad



1st place in the category: residential buildings with economical design of flats

Progressive affordable housing

Nové Mesto nad Váhom



2nd place in the category: residential buildings with economical design of flats

Progressive affordable housing

Krivany



Category: housing forms of different standard

The Governmental programme of thermal insulation

Martin



Thank you for your attention

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