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# Condominiums Management in the Czech Republic

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## Privatization in 90s

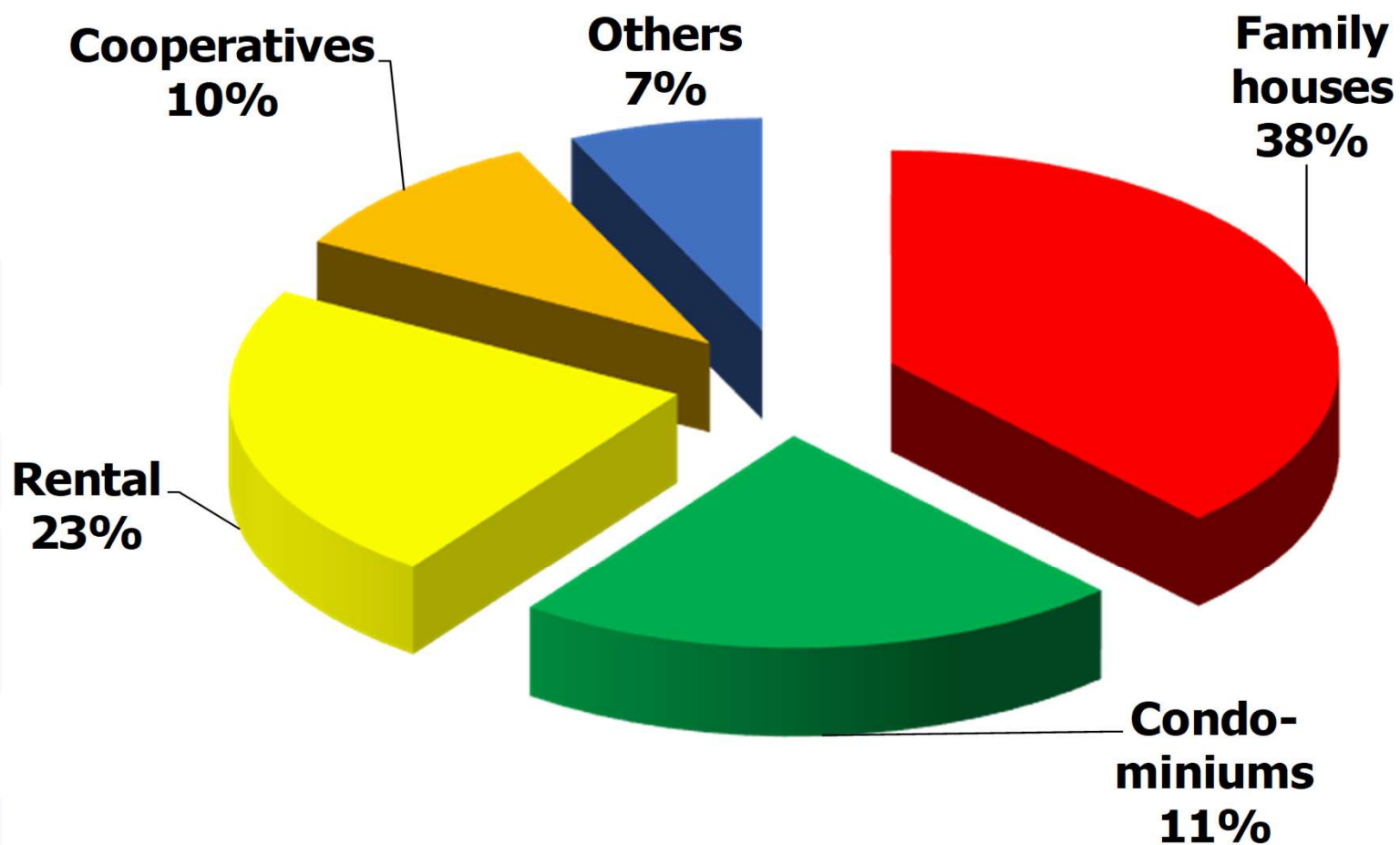
- Restitutions first; all remaining residential buildings  
➔ municipal ownership;
- Historical as well as large-panel prefabricated buildings
- New legal type of ownership – “units“ in multi-story residential buildings (apartments, shops ...)
- 1994 – new Act on Condominiums; since 2013 - Civil Code





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# Housing tenure structure now

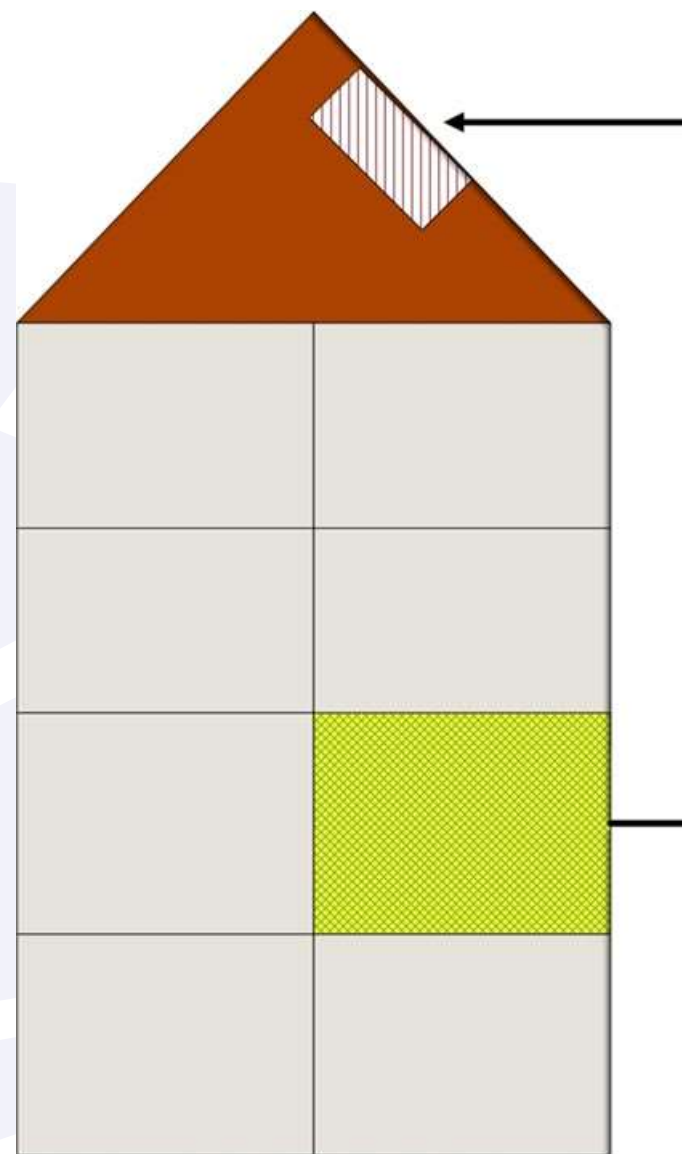




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## Owner occupation

- **Physically** defined unit PLUS
- **Ideal share** of **all** common parts of the building =
  - roof;
  - staircase;
  - basement;
  - facade;
  - windows;
  - balconies;
  - etc.
- **Unit plus share of common parts = inseparable immovable thing.**

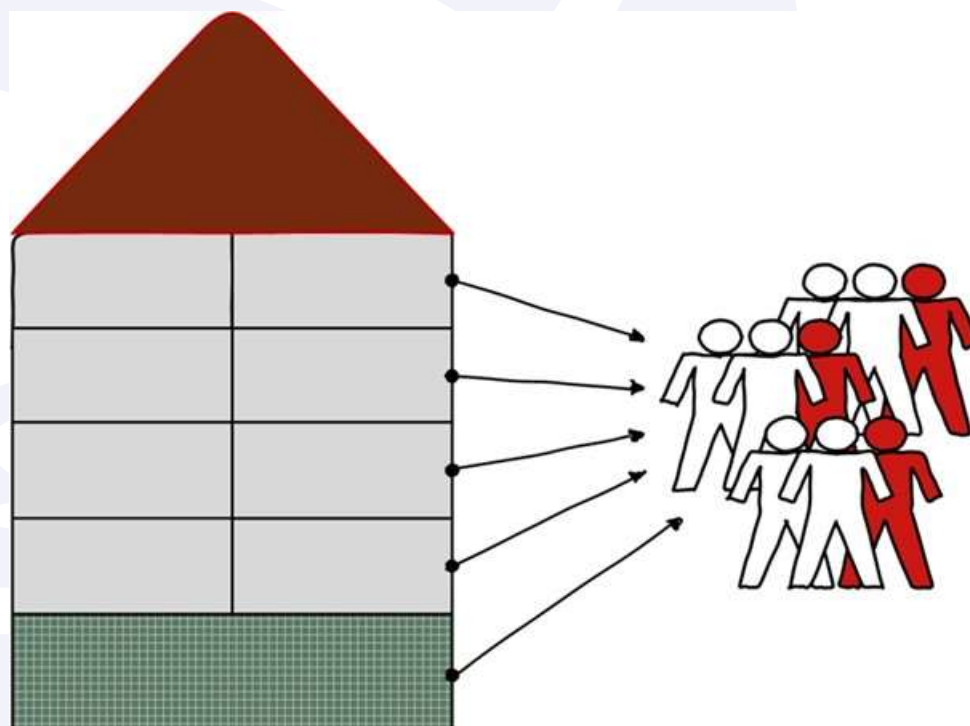




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# Owner occupation

- Association of (all) unit-owners
- Special legal entity
- All associations registered in the public register
- Only for building management; no entrepreneurship
- All owners - rights according sizes of units (percentage)
- Regular meetings; voting





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## Shared responsibility

- Common spaces maintenance – Repair Fund
- Repairs of all common parts – facade, balconies, roof, lift ...
- Water, gas, electricity supply
- Insurance of the building
- House cleaning, lightening of corridors
- Waste collection





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# Prefabricated panel houses


- Built in 60s-80s
- One third of all dwellings ...





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# New housing construction

- Most multi-story residential buildings – owner occupation
- BUT – part of them are rented  rental apartments







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# State support for refurbishment

- Ministry; also some municipalities
- Available also for unit-owners – communicated through Associations of owners
- Technical improvement and modernization

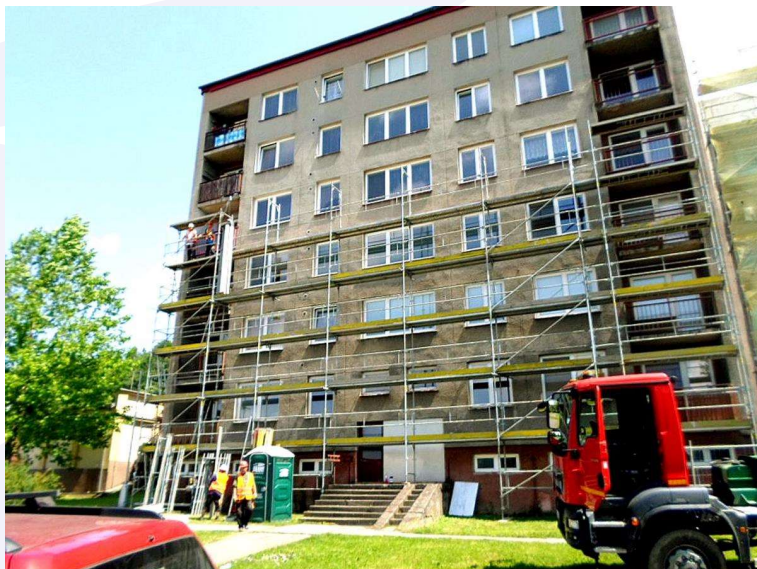




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# Energy efficiency improvement

- Thermal insulation, roofs, new windows, heating systems upgrade, renewables - solar, photovoltaic ...
- Overall energy savings in the building – min. 40%
- State subsidy – 30-40% of total investment

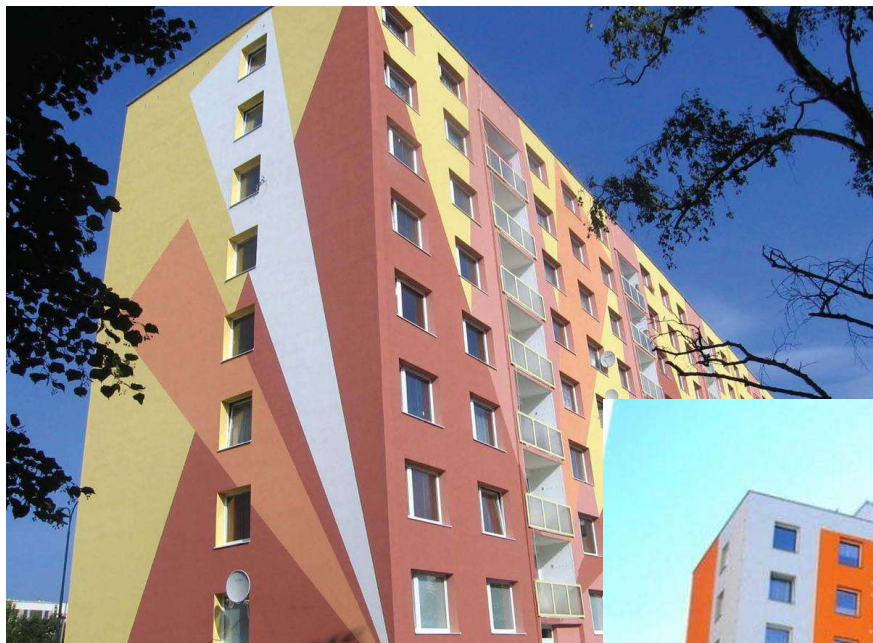




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# Energy efficiency improvement

- Colours ... design (?)





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# Not only buildings

- Entrances, parks ...





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# Not only buildings

- Public spaces





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# Not only buildings

- Play grounds ...





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# New dwellings on roofs





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# New dwellings ...







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# Consultation Days

- Ministry organizes regularly in its premises
- Free of charge
- Sharing of information, exchange of views, consultations, legal news, guidelines, brochures
- Q & A





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## Attractive parts of cities ...

- Most of large-panel prefabricated districts are repaired
- Buildings are refurbished
- Mixed group of citizens





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**Thanks for your attention.**

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