



TILL 1989

- > there was no private ownership or housing market
- > state had control flats were allocated according to waiting list
- the most flats were in state ownership, with low rents it was possible to inherit them
- some flats were cooperative ownership, where the condition was joining the cooperative group
- there were also corporate stabilization flats that state companies built for their employees
- > getting an apartment was a matter of happiness and connections



After 1990

- > "large privatization" of housing stock (from state to municipalities) and "small privatization" (from municipalities to citizens)
- the transfer flats and non-residential premises into personal ownership majority inhabitants of Slovakia became owner
- > there was no central register it is unknown who, how much, where and under what circumstances become an owner apartments allocated outside the law
- > the vast of majority of the housing stock is in private hands the first basis of the market
- > 1-2% of public hausing thanks the restitution law return of property to the origin owner before communist era
- > the local government also sold out this part of the housing stock
- > new flats did not build, market should solve the needs



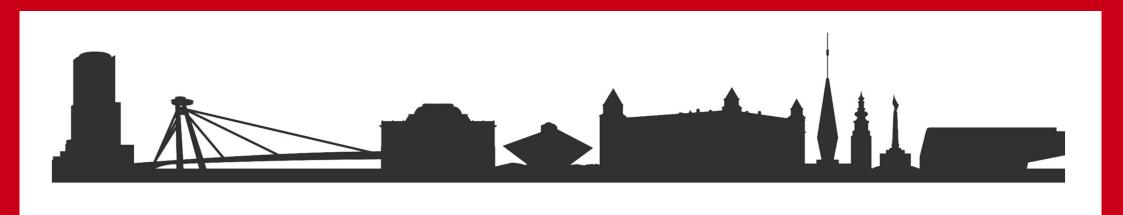




Laws have been passed on in 2010 - on state subsidy for housing development and social housing in 2011 - on state subsidy for housing development for replacement residents living in restitutional real estate 2013 – was established State Housing Development Fun

2013 – was established State Housing Development Fund 2015 - decree on the amount of the state subsidy for public apartment and the amount of eligible costs for the acquisition of a public apartment

So the state can say that it SUPPORTS labor mobility by using the existing housing stock without excessivent pressure on housing construction



DOES IT WORK?

BRATISLAVA has built 154 public flats during 1990 –

2018

2018 Election

AFFORDABLE HAUSING – 2018-2022



TWO YEAR OUTCOMES - System measures 2018 - 2020

- 2018 -Creation of a working group public housing,
- Setting the objectives
 - A -systemic measures that have the potential to standardize procedures
 - B individual operational steps in relation to specific objects, local spots and partners
- 2021 Changes in organizational structure -new section for public housing

Strategic docum ents

- Search study of the location of public housing in the territory of the Capital
- Selection of suitable urban localities -basis for the Urban Study for its changes
- Selection of suitable urban locations for own construction creation the Metropolitan Institut for designing the competition process
- 2020 the strategic docum ent Concept of the Urban Housing Policy



Concrete operational outcomes 2018 - 2020

- Mapping the possibility of obtaining public apartments (4 ways reconstruction, own building construction, cooperation with private developers, other partners)
- Verification of new procedures in terms of legal processes and legislation
- Verification of available real estate in city ownership
- Participation in several state and parliam entary working groups
- Beginning of drawing state funds -reconstruction of the existing housing stock
- The first acquisition of flats into the property of the city
- Preparing and organizing and at least 6 competition



Time line for the 2022

Drojekt		Počet	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
Projekt	b	oytov	20	20							2021											2	2022					
1 Rekonštrukcie NB		22																										
2 Mierová - odkúpeni	e	4	4	110 500	1	05 000																						
3 Zámocké schody 1		7				50 000														500 000								
4 Velehradská		6		40 000																600 000								
5 Záhorská bystrica SC	OU	62				1	140 000															1	1 100 00	0				
6 Pri Habanskom mlyr	ne	42				1	120 000															1	1 500 00	0				
7 Kozia		5							100 000)															950 000			
8 Parková		24						155 000	0						100 000												2	000 000
9 Muchovo námestie		103			3	42 000							3	00 000										200 000			7	151 000
10 Terchovská		82			2	97 000									341 000										300 000		9	455 700
11 Šusteková	200	0-300																										
	_																					Odova	zdané b	yty 10/20	22	148		

Projektová dok	
Stavebné povolenie	
VO PD	

VO REA	
Realizácia	
Odovzdanie bytov	



The concept of urban housing policy 2020-2030

■Analysis of the current state, identification of problems

Proposed priorities

- Territorial assumptions of housing development
- Building a managing the municipal housing stock
- Administration, maintenance and renewal of the city housing stock
- Cooperation with the private sector
- Affordable housing for socially disadvantaged groups





