



Ministry of Environment of Slovak Republic

NATIONAL REPORT

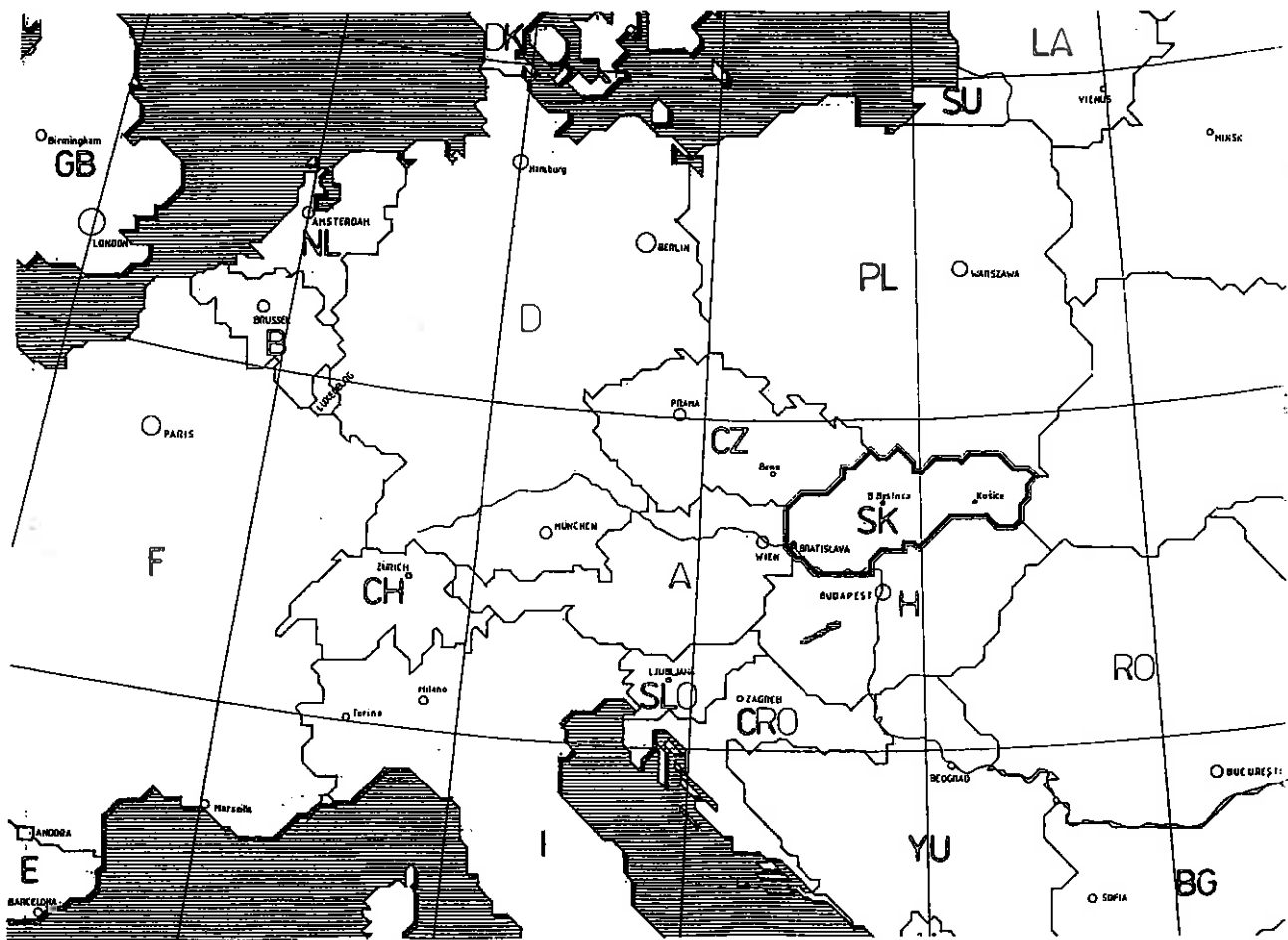
**on Human Settlement
and Housing Development
in the Slovak Republic
(HABITAT II)**

Edited by

**Ministry of Environment of Slovak Republic,
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PREFACE

Within the framework of breakup of the multinational federations in the Central and East Europe, the Slovak Republic came into being on January 1, 1993, by the division of ČSFR into two independent states. It covers an overall acreage of 49,036 km², and has 5.3 million inhabitants. It has common frontiers with the following states: Austria, Czech Republic, Poland, Ukraine, and Hungary. The capital of Slovakia is its biggest city, Bratislava, with approximately 451,000 inhabitants. Other big cities are Košice (240,000), Prešov (92,000), Nitra (87,000), Žilina (86,000) and Banská Bystrica (85,000). The Slovak Republic is divided into 38 districts. Until the year 1990, the districts were joined into three regions (West Slovakia, Middle Slovakia, and East Slovakia). Nevertheless, the division was abolished, due to the necessity of simplifying the state administration. Recently the Slovak Republic has been involved in the preparatory process of the new spatial and administrative division. Development of the regional level of the governmental administration and shift of competences in public administration towards decentralization are envisaged.

The substantial social, political, and economic changes, which are taking place in our country, recall the principal question of the extent and the form of their impact on the areas of settlement, infrastructure, and country. An important reason for the interest shown in the settlement and housing development is their close relationship to the issues of environmental quality and protection. A specific reason for the inevitability of a new view on the settlement in Slovakia is afforded by the current principal changes in the political map of Europe. Due to them, the territory of the Slovak Republic was released from its role as frontier of "the Iron Curtain", and returned back to its natural and geographical position in the centre of Europe, as a part of its civilization and culture. This principal change has important consequences for the whole settlement of Slovakia, and its sustainable development.

Part A: INTRODUCTION

1. PREPARATORY PROCESS

The preparation of the global UN Conference on settlement and shelter - HABITAT II is understood as a part of the process, designed to help us in guiding the further development of human settlement, housing and the country as a whole based on the principles of sustainable development.

Under the auspices of the Ministry of Environment of the Slovak Republic, preparation of the National Report and our participation in the conference HABITAT II in Istanbul were organized and the National Preparatory Committee established alongside other recommended activities of the UN Preparatory Committee for HABITAT II. The coordination of the whole task was organized by the Slovak Environmental Agency. The National Preparatory Committee of the Slovak Republic began its activity in May, 1995, on the basis of their statute, organization order and precisely defined goals and tasks. Ministries, central authorities, decisive academical and university institutes, the magistrates of two cities, the capital Bratislava (451,000 inhabitants) and Banská Bystrica (85,000 inhabitants) and NGOs are all represented in it.

With the aim of increasing the speed of the preparatory process and the formulation of the National Report it was necessary to adapt the way of collaboration to recent conditions and reduce time consuming discussion forums.

In September, 1995, housing and urban indicators for the regional report on housing were elaborated, sponsored by the UNCHS Information Center for the Central and East Europe in Budapest, in connection with the proposal of forming a special forum of the countries in transition, in the framework of the UN Conference HABITAT II in Istanbul.

The National Preparatory Committee several times discussed issues of priorities in solving problems in the development of settlement and housing, as well as the question of function and position of the National Action Plan in the system of the tools of state control.

Similarly to other states of Central and East Europe, our country has so many urgent problems today, that stating their importance, and, consequently, prioritizing their solutions, is extremely complex. Furthermore, the goals stated by the National Action Plan for 2000, as well as the expected results must be realistic; they must correspond to our potential, and the relatively short period (5 years) for their realization.

2. THE PARTICIPANTS OF THE PREPARATORY PROCESS

A list of Ministries, central institutions, local government representatives and NGOs involved in the activities of the National Preparatory Committee:

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- Ministry of Environment of the Slovak Republic;
- Ministry of Construction and Public Works of the Slovak Republic;
- Ministry of Labour, Social Affairs, and Family of the Slovak Republic;
- Ministry of Economy of the Slovak Republic;
- Ministry of Finance of the Slovak Republic;
- Ministry of the Interior of the Slovak Republic;
- Ministry of Agriculture of the Slovak Republic,
- Agency for Strategic Social, Scientific and Technological Development,
- Slovak Environmental Agency Banská Bystrica, regional branch in Bratislava, division URBION;
- Statistical Office of the Slovak Republic;
- Slovak Union of Housing Cooperatives
- Magistrate of the capital of the Slovak Republic, Bratislava; - Magistrate of Banská Bystrica;
- Slovak Technical University
- Association of Urban Planners of the Slovak Republic
- Foundation for Ecology and Life

Part B: EVALUATION AND PRIORITIES

3. GENERAL CONTEXT

From the nationwide point of view, the main determinants of the territorial development and development of settlement are the system changes seen in the political and economic spheres after the year 1989 and the arising of the independent republic, when the strategic conditions of spatial and functional organization of the territory were changed.

The changed conditions manifest themselves primarily in the requirement of the creation of separate individual territorial parts of the state, with the aim of establishing a competitive environment in them, not only from an internal, but primarily all from an international point of view.

Of greatest importance are development trends in relation to the new function of Bratislava, as the capital of the independent state, and its region, its new brief in terms of the new geopolitical position, whose other pole is the region of the second biggest city of the Slovak Republic, Košice. The importance of the central Slovak towns - conurban structure of Banská Bystrica-Zvolen and Žilina as well as other towns, mainly with status of the new regional centres, has increased. Slovakia is in a contact with the European Union on one hand, and the East-European countries on the other hand.

Disparities between the different regions of the Slovak Republic have an impact on the originally designed potential development axes (spaces). It is important to improve disparities in structure, allocation, non-complexity or extremes in industrial potential, in labour resources and employment, social-economic levels and technical infrastructure. The macroeconomic results in the years 1994 and 1995 have already signalled positive changes.

New starting conditions for Slovakia in the complex issue of settlement development were drafted in the Conception of Spatial Development of Slovakia (1994) and in the

first results of the Strategy of the Spatial Development and Organization of SR (1995).

Recently, the new territorial and administrative establishment of the territory of the Slovak Republic has been undergoing the phase of preparation, also creating the basis for the establishment of authorities of regional government, and formulation of relations to self-government. The creation of new concepts of agglomeration relations with the impact on the development of settlement on the regional level and formulation of social-economical trends is a subject of

spatial plans of regional areas, which are currently being prepared. The Government of the Slovak Republic pays special attention to regions with high unemployment rates.

The basic framework of the relation of the socio-economic development and evolution of settlements on the local level is determined first of all by the following:

- the level and the character of the socio-economical development and evolution in the whole country;
- legislative frameworks, defining the tasks and competences of municipalities;
- specific conditions and potential of individual municipalities, their size, and their function in the structure of the settlement.

The basic framework for guidance of the social and economical development of towns and communities should be strategy and programmes of socio-economic development, formulated on the basis of state regional policy.

Physical planning on the local level from the point of view of the relations of higher levels to lower ones is being realized under the following conditions:

- in the environment, where the process of elaboration and approval runs of strategy documents and branch policies on the national level for the regional level is in the preparation phase;
- in the environment, where a part of competencies, concerning social development (schools, social care, culture) as well as technical infrastructure (electricity, gas and most water supplies and sewerage) are under state control;
- in the environment, where the system of the share of communities and towns in the tax revenues of the state budget has not been stabilized;
- in the environment, where, besides of the overall lack of finance resources, there are only limited possibilities for a long-term credit system;
- in the environment, where costs of current operation are only just covered by the budget revenues of communities and towns;
- in the environment, where interconnection of public finance and private capital for the development of public investments is rare.

After the period of dynamic development connected with intensive housing construction and the increase of inhabitants in most towns, and influenced by the current problems (which arose not only within the framework of the new socio-economic situation, but

are a kind of a legacy from the former system), the opinion of representatives of municipal policy regarding dynamics and development has changed.

The principal shift can be observed in the orientation on qualitative factors of development in the future period on all levels (renewal of building structure, humanization of high rise neighborhoods, economical approach to the utilization of the territory).

There is one important problem remaining: the question of housing development, which is overshadowed by the problems connected with housing privatization. Privatization alone, however does not solve the problem of housing new families, and of families living together with parents. This can seriously influence the development of settlements in the next years, as well as the quality of social environment and behaviour of inhabitants (divorces, birth rates etc.).

4. EVALUATION OF THE PREVIOUS AND RECENT PERIOD AND TRENDS IN SETTLEMENT AND HOUSING DEVELOPMENT

4.1. Conditions of Settlement Development

After 1945 there was only one city in the Slovakia with over 100,000 inhabitants, and the new regional towns did not exceed 30,000 till 1960. Today, major Slovak cities have exceeded the boundary of 400,000 (Bratislava), of 200,000 (Košice), four of them exceed 80,000, one of them 70,000 and four of them 50,000. This had a great impact on the country.

Some of the major towns did not exceed their original country framework, others overflowed to a new country area (Bratislava, Banská Bystrica, etc.). Some towns beside rivers became towns on rivers (Bratislava, Nitra). Settlements of a rural type spread over their boundaries, too, and often merged to whole settled strips (e.g. between Nitra and Topoľčany).

The environment of towns has been heavily influenced by mass residential buildings, often cumbersome and unsuitable for the small scale of our former towns. The increasing of the number of floors and the increase in density of new neighbourhoods is an inevitable process, but it has not always meant an enrichment of values and of town skylines.

The big volume of the new residential areas increased the share of even and geometrical structures in the layout of towns. Small height and frontal segmentation of buildings and blocks with little

supplementary relief of facades and color figuration, contribute to the overall monotony. The lack of closing sections and possibilities of binding sections caused solutions from free (separated) buildings, and negated the traditional space of streets and squares in this way.

Under the influence of socialization, agricultural buildings were incorporated into villages - first of all into yards, which slowly faded "behind the barns" of settlements, then stretched horizontally to campuses, and then became higher, so that, besides their new content, they also became more visible in the country on account of their new forms, (containers, water-towers, chimneys, administrative premises).

Villages became more similar to towns, occasionally in a positive sense, elsewhere in a negative one. New residential buildings of a high standard and excellent execution arose, but some of them in such places, where there will be no jobs for the new generation, and others far from such places. New cultural-social dominants arose besides new production dominants. In the framework of rural settlement there were no homogenization tendencies. On the contrary, differences in the living conditions only increased, that means that differences between individual villages were strengthened by the process of urbanization.

The facilities for industrial production were only seldom and in special cases situated outside of settlements. They emerged only in some parts of the country. It is important to note, that in the geographical conditions of Slovakia the industry in many branches is already at the limit of sustainability. The evaluation of a country from the point of view of its territorial and technical potential generally differs from that of the quantity or potential of a given element (e.g., area, or water). If considering the conditions of the Slovakia from the latter point of view, some facilities of chemical production cannot be located in our country, e.g., oil refineries, exploitation, or energy- engineering buildings on the basis of coal above some number of MW.

In spite of the fact that the extent of the industry built was large, production-territorial complexes, the structure of the new industrial works did not contribute to the cooperation, and placed great demands on transport in the phase of finalization.

Utilization of hydroenergetical potential enriched on the one hand the country content (water reservoirs undoubtedly become positive country elements after some time), but in the cases of one-sided technical and economic solutions on the other hand they create many questions in relation to the country. The systems of diversion channels divide valleys, increase the water level, have an impact on the systems of

ground water levels but by their large-scale hi-tech conceptions advance the ecological conceptions. The country problems with the heat electric power plants, their effluence and dumps are well known. The construction of nuclear power plants brings new problems, too. The problems with the country do not end with individual facilities, there are also many kilometers of distribution networks there. Underground networks are not economical, and are not technically perfectly resolved, the surface networks endanger the country by its "wiring", or are scarring forest massifs by vistas.

The consequences of exploitation of old and new localities, or by new valuation of original wastes, have begun to emerge again. New stone quarries, sand-pits, and gravel-pits were opened unreasonably, without taking into account the values of the country.

Suburban zones, as well as recreation areas, are handicapped by a plague of gardener colonies and recreation bungalows. Seen from a distance they recall tumors, and from close up they are a conglomerate of various shapes, materials, and colours.

However, a remarkable part of the new construction has had a positive impact on the country. Most water reservoirs enriched the image of the country, and often the reservoirs multiplied the overall value of the country (Liptovská Mara, Slňava, Štrava, etc.). Historic memorials serve as efficient dominants (Strečno, Slavín, etc.). Some new realizations in the recreation areas (Vysoké Tatry, Demänovská dolina, Tále, etc.) are valuable for the country. TV transmitters usually supplement the picture of the country as well.

Similarly, some sections of highways, their bridges, and viaducts should be evaluated positively, as well as some adjustments of land, drainage, timbered slopes and windbreaks.

The process of re-shaping of the country and of creating its new values and character (each socio-economic formation has left its mark on the settlements and the country) will not stop even in the future. Of course, it will have to govern more efficiently by the basic principle of the humanization of the nature, and the naturalization of man.

Success in qualitative areas has been achieved in the planning of the investment process. From the point of view of development it is possible to evaluate positively the volume of the housing construction and improvement in the technical equipment of the housing stock. The development of technical infrastructure and utilities had also made a positive impact on the standard of settlement and housing. (water pipelines, sewerage, gas, etc.)

Nevertheless, the dominant influence of branch planning of the investment process has not diminished, having a remarkable influence on time-spatial association and coordination of investments in regions, in towns, in villages, in suburbs, etc. The branch principle inhibited the achievement of volume, territorial, and time savings.

There were attempts to solve the system units, such as towns, zones, neighbourhoods by branch tools. A lack of system approach in the planning of investments caused a delay of complexity, and a high proportion of unfinished buildings.

Torsos arose frequently, and neighbourhoods were built (as islands of flats separated from towns, without higher facilities, not towns as organic wholes). Architecture and town-design were "planned and produced" according to the criteria of good production for short-term consumption goods. The urban-design principle was not respected in the plans, the balance principle dominated, without links to accompanying and concluding investments.

In the organizational sphere, the authorities of physical planning were built in centers, districts, and important cities. Methodology impact deepened, interpretation of legislation has been unified, the basic documents have been supplemented by regulations, decrees, guides. Further documents for management have been elaborated, on the level of studies, plans, projects. There was a flexible response to the important requirements of the society (saving of land, energy, costs, etc.).

Nevertheless, the effect of the organizational conditions was weakened by the uneven position of the participants in the investments process - the centralized and monopoly position of the building production, and the weak influence of investors, their scattering in many branches.

Partial success has been achieved in the area of the materials and technologies of construction. First experiments with application of new technologies took place, which created possibilities of building in suburbs of towns and in their central areas. Parallel to that several realizations of so-called multifunctional buildings took place, and vertical alignment of functions within their framework.

The analysis of the positive and the negative phenomena of urban design, physical planning in the area of investment process and its influence on the process of settlement disclosed a whole series of contradictions, above all, the contradiction between the conceptional and cultural mission of environment, and its branch, economic, and technical realization.

In the real conditions of settlements, there is a noticeable need for spatial and time coordination of

investments, while in the case of higher concentration of branches, either the investment or the time component failed. The balance principle of planning was in contradiction with the physical one.

More contradictions culminated in the last period before 1990. First of all the need for protection of agricultural land and material-technical possibilities of the building production, as well as the need to build in the central territories with the given technology of building industry. "Small" lots for building were in contradiction with the "big" tools and capacities of the building production. Heavy contradictions were on the level of tasks of town design and physical planning, and their position, rights and tools, as well as its organizational structure. The contradictions between the need of development of production forces and strict protection of agricultural land culminated.

Architecture and urban planning were not regarded enough as an important tool of culture, policy, and propaganda. Urban design was not fully applied as an important tool of environment.

The investment process, urban planning and environment protection were neither understood, planned, nor realized on the basis of a system approach. They were planned in branches, the environment was understood in the area of protection only, spatial and physical components of planning were not utilized, only the economic aspect was permanently stressed, while the urban and biological aspects are no less important.

Within the framework of the urban settlements the type scale was more and more reduced, and typical "panel neighbourhoods" arose, with all their negative features - weak complexity, unified buildings and heights, often of poor urban value, although at the beginning of the 80s a major change took place in requirements of qualitative changes in the creation of built-up environment, public participation in solving the housing problem and in consideration of ecological aspects as important bases for reaching qualitative changes.

Allready in this period problems of housing were analysed in collaboration with the Prognostic Institute of the Slovak Academy of Science and the opinion was expressed, that solving quantitative housing requirements without qualitative build-up environment resulted in the escape of inhabitants of panel neighbourhoods to the country and the creation of so-called secondary urbanization, with a negative impact and the near devastation of the natural environment.

In the mid-80s on different levels several research programmes were elaborated dealing with perceptions of the environment as a basic springboard for its

consequent humanization (URBION, Faculty of Architecture, RATIO and others). These research studies were elaborated on the basis of international collaboration in a multidisciplinary context, stressing social, sociological, psychological, ecological and cultural aspects.

The lack of finance, as well as simplistic ideas of the building industry concerning the "production" of housing, and such forms of planning methods, which simplified, and unilaterally stressed some indicators as decisive ones - were the causes of such input conditions.

Furthermore, there were often reorganizations of the investment process, divisions of rights and obligations, shortages of planning methods, preference of branch interests over global social ones, limits of officers, as well as of levels of legislature. The physical and urban planning itself underwent at least 10 remarkable reorganizations, they went through 7 branches, including those, which should have been subordinated to the physical planning as its subsystems.

It is worth mentioning that the urbanization process had its functioning research basis (URBION Bratislava, VÚVA Praha and Brno, Institutes of the Academy of Science, ŠPTU Bratislava, Faculty of Architecture etc.). All these institutions were linked in research activities with significant institutions of developed countries and with different working groups in the framework of the UN and also contributed significant input to these countries. An important success was the commendation of "Guidelines and regulations of the physical planning" at the international conference in Sofia in 1985. In the "Guidelines.." basic standards for functional development including housing were established. It is important to say, that after the year 1989 the whole research platform disappeared and until now no conditions have been created for research in the sphere of physical planning and housing for continuing the work of the previous period. Ecological aspects were given priority, mainly in terms of preservation, but conditions for valuable complex urban and housing research were neglected.

4.1.1. Trends in Development of Settlement and Spatial Distribution of Housing before 1990

As in any country with a planned economy the urbanization process in the Czechoslovak Socialist Republic was controlled to such an extent, that in general in all categories of growing settlements uncontrolled growth was impossible.

This process was regulated in the sense of the national urbanization conceptions, which distinguished urbanization territories of Slovakia. In the spirit of this conception, housing construction with basic public amenities was mainly regulated by means of financial tools, in this way also the dynamics of towns and villages growth and settlement structure (size and importance of settlements) were regulated. The results of this process can be characterized as follows:

The settlements of local significance (SLS) witnessed on average stabilization, or moderate growth, in a dominant way strengthened only growth of the settlements of district significance (SDS). While SDS were nearly all towns in the SR, that meant centralization of urbanization to the urban settlements.

In the impact field of bigger settlement centres the function of SLS was in many cases weakened or even negated. The above mentioned impact of bigger centres (SDS) also influenced population development in the settlements included in urbanization territories.

Settlements of district significance were almost uniformly distributed in the territory and their gravity districts covered the whole territory of Slovakia. However, their economic development was not uniform.

Trends of settlement development were influenced by the process of industrial and agricultural production concentration, which was accompanied by related neighbourhood construction with the aim of stabilizing labour force. In non-centralized settlements situated outside the urbanized territories

of the SDS state-subsidized housing construction was not possible, the only exception being for certain professions, which were locally tied (agriculture and forestry production, power production etc.).

The conception of the regional development and identification of spatial structures, development axes (main and secondary) was formulated on the national level and elaborated to the regional level, but without any impact on the sectorial policies, investment resources links and institutional and directive structure of the districts.

Housing development predominantly influenced the type of urbanization. In the whole block of the former socialist countries only low sub-urbanization of agglomeration territories appeared, as a result of the controlled localization of housing construction in the fringe neighbourhoods of the core towns, explicable up to a certain point by the smaller size of the core towns. In this way by localization of the housing construction a certain model of settlement development was selected.

Characteristics of housing fund show even today a significant difference between urban and rural types. As a contribution to the development of the spatially more homogenous structures of settlement, a higher density of inhabitants in rural communities and the younger housing fund can be seen.

According to the data from the census in 1991, there were 2821 municipalities in Slovakia, with 5 274.3 thousand inhabitants living in them.

The structure of the municipalities according to size groups, and the number of inhabitants living in the size groups were as follows:

size group	number of communities	share of the communities in the group in %	residents	share of residents in %
- 1 999	2 462	87,3	1 620,9	30,7
2 000 - 4 999	237	8,4	695,9	13,2
5 000 - 9 999	50	1,8	346,2	6,6
10 000 - 49 999	61	2,1	1 293,9	24,5
50 000 - 99 999	9	0,3	640,0	12,1
100 000 and more	2	0,1	677,4	12,9

A characteristic feature of the settlement structure of the Slovakia is the preponderance of settlements with less than 5,000 inhabitants. These settlements constitute as much as 95.7% of all settlements, 91.2% of them having less than 2000 inhabitants. In the communities of the size group to 5,000 inhabitants

there are 43.9% of all inhabitants. In the next 72 settlements with more than 10,000 inhabitants there is almost one half of all inhabitants of Slovakia.

Development of distribution of inhabitants of towns and villages

		number of inhabitants			
		1970 ^x	1980 ^x	1991 ^x	1994
SR		4 537,3	4 991,2	5 274,3	5 356,2
from it:					
- urban settlements	abs.	1 878,5	2 594,2	2 997,4	3 054,4
	%	41,4	52,0	56,8	57,0
- rural settlements	abs.	2 658,8	2 397,0	2 277,0	2 301,8
	%	58,6	48,0	43,2	43,0

Note: All settlements with town statutes are considered urban settlements.

	Average annual increase (decrease) SR	
	1970-1991	1991-1994
SR	33,5	20,5
from it:		
- urban settlements	50,8	14,3
- rural settlements	-17,3	6,2

x - according to the territorial structure in the years 1970, 1980, and 1991

Structure of urban settlements according to size

	number of inhabitants		
	1970 ^x	1991 ^x	1994
- 10 000	584,5	386,1	390,4
10 001 - 50 000	835,6	1 293,9	1 324,9
50 001 - 100 000	-	640,0	648,4
100 001 and more	450,4	677,4	690,7
total	1 878,5	2 997,4	3 054,4

x - according to the territorial structure in the years 1970 and 1991

In the rate of urbanization, expressed by the share of inhabitants living in towns, the Slovak Republic belongs to countries with a middle level of urbanization. The rate is a result of the process of controlled urbanization (1970-1990), which preferred concentration of inhabitants, housing construction, commercial activities, and technical and social infrastructure to the selected network of urban settlements, as well as of the extensive administrative changes, which took place in connection with the administrative assignment of country settlements to urban settlements.

Besides the structure of communities, the created system of central settlements of various importance, i.e., the centers with various structures of services, is a part of the characteristics of the settlement system.

The process of development and creation of centers in Slovakia was characteristic by its realization as late as in the second half of the 20th century. This means a remarkable shift compared with most developed countries in Europe, as well as the fact, that the process took place in a shortened period, in the environment of centrally directed planning. The above facts have their adequate (often problematic) reflection in the quality of formation of the internal

structure of the central settlements, and in the impact on the quality of the environment of those settlements.

When evaluating settlement and housing development from the point of view of the experience gained in the completion of the Action plan of the HABITAT I Conference in Vancouver 1976 it is possible to conclude that its basic aims were reflected in the process of planned control of housing development, however in practice it was possible to fulfil them only partially.

4.1.2. Trends in Development of Settlement and Spatial Distribution of Housing after 1990

Trends in the increase in the number of settlements are observed after 1990, through the process of the disintegration of villages, which were administratively assigned in the previous period. Due to this process, cca 30 settlements of the smallest size groups arose in 1991-1994.

Urban development of the last period is essentially determined by the overall unfavourable social and economic situation, and by the absence of resources

with the manifestation of remarkable limiting or even suspension of housing construction in towns and absence of a housing market. In the process of the restructuralization of the economy a global decrease in jobs appeared, with the creation of the category of unemployed persons, with the absence of a labour market enabling mobility of labour forces, lasting lack of finance for ecological facilities and for application of the above trends of approach to the utilization of natural resources (wastefree' technology, alternative sources of energy, etc.).

The process of urbanization is characterized by the following development trends:

- a slowing down in the increase of the number of inhabitants, as a result of a reduction of natural increase
- existing disproportions in the biological structure of inhabitants and in the intensity of growth of individual regions ;
- a remarkable slowing down of the dynamics of increase of inhabitants in urban settlements, where the weight of the growth factors change in favor of the growth from the natural increases (given that before, the centre of gravity of the increase was from migration);
- housing stock built during a period of a steep increase in the number of inhabitants (till the 80s), located often in contradiction to the sources and needs of labour forces and jobs. The migration shifts will be determined by the localization of the existing housing stock;
- a renewal of the interest for living in settlements in the neighborhood of towns, with possible entrance of problems of increased dynamics of movement to the centers of town agglomerations, primarily in the neighborhoods of big settlements, or an increase in the number of inhabitants in rural settlements;
- continuing interest for housing in centers with a successful restructuralization of their economic base;
- differentiation of urban settlements according to the increasing/ stagnating/ decreasing number of inhabitants;
- spatial and technical limits of concrete territories and spaces ;
- trends concerning the new values of inhabitants, who preferred the quality of the environment, identity of the environment, social and cultural backgrounds, and the safety factor of life in settlements.

One of the decisive indicators of quality of the urbanization process and development of settlement is finding an optimal rate within the framework of concentration of inhabitants and economic activities in the territory, and, on the other hand, dispersion

trends, with a preservation of the conditions of sustainable development. The importance of the problem in the Slovak Republic is stressed by the specific conditions of localization of the structure of industry, labour forces, and structure of the settlement network.

In the document "National Spatial Development Conception of Slovakia" individual settlements were evaluated, first of all from the point of view of performing their functions, as service tertiary centers, rather than as professional centers. A synthetical indicator of the size of centers was used too. In the light of the above evaluation, the following towns in the Slovak Republic can be characterized as centers of supra-regional importance : Bratislava, Košice, Trnava, Nitra, Žilina, Banská Bystrica, and Prešov.

Climate, the visual appearance of the country, and environmental qualities in general were forced to play a secondary role. Today, they have gradually become decisive factors in the choice of living, and therefore the expansion of settlements is a matter of interest for mainly the productive part of inhabitants. In different countries the process is in different stages of development, but it will unambiguously influence the future of European towns.

Mastering the trends of concentration, or dispersion of inhabitants and the process of sub-urbanization is of the highest importance. Really, in the previous decade the development of major European towns has been a subject of multilateral research. Results of these studies are markedly identical in the emphasis on the process of sub-urbanization around major cities - the inhabitants abandon centers of agglomerations and move to suburbs, and later to the area of further, originally rural settlements. In those cases, where the process was not affected, even a decrease in the number of inhabitants takes place throughout the whole agglomeration, followed by the division and dispersion of the original communities. Those strata of inhabitants with higher living standards seek housing a great distance from city centers, and production and trade organizations follow them, reducing in this way their problems with their development areas, or with the care for living and transport to workplace. In this way the decentralization trends extend from inhabitants to jobs. Less mobile and less qualified inhabitants remain in the centers. In housing construction the trend is reflected in the increase in the proportion of private builders, less uniformity of houses, and an increased comfort of housing. The programme of revitalization of centres may bring a change in the migration flow within agglomerations. In short we can say, that a period will come, when the quality of the environment will determine perspectives of economic development in regions.

Nevertheless, the dispersion trends of housing and workplaces have their limits. Besides an adequate environment, residents and enterprises require good connections with the transport network, with higher public facilities, etc. Most of these requirements can be met only in an area of urban settlement. The results of recent research confirm, the economic development of Europe is not possible without big cities. Living too big a distance from a town endangers the cultural and educational needs of people today, while living in overcrowded cities cannot meet the other requirements. Taking into account today the extensive dispersion of housing and work in a large space around city agglomerations, higher mobility of the inhabitants must be considered. The intensity of all kinds of communications arises several times. Interaction with the original center will continue on a wider scale, although over longer distances.

The development of the relationship between housing and settlement has its specific form in the conditions of Slovakia, corresponding to the lower urbanization. Individual types of settlements can be evaluated as follows:

- the largest cities, Bratislava and Košice, overcame the first phases of a rapid increase in population, and are in their middle phase, with less remarkable increases of inhabitants. Thus the need for housing construction due to migration is lower, but the requirements increase continuously, due to the unsatisfied needs of the current inhabitants. After reaching a kind of threshold, the size of such cities has become stable.
- from the point of view of housing development, special attention in Slovakia deserves the set of natural centers of adjacent regions. Today they are not developed enough. In order to meet their needs in terms of space, they must reach ca 100,000 inhabitants. An open problem in the new conditions is , that as the reduction in real incomes of wide groups of inhabitants takes place, migration then becomes unattractive.
- housing in smaller towns and in rural areas should be developed, too. The degradation of the cultural, social, and economic characteristics of this type of settlement leads to an acceleration of movement to larger towns.

Nevertheless, when evaluating the directions of development up to 2000, the period after 1992 is important, too. As a result of the transition process, housing construction practically ceased. If taking into account the growth period, its revival can be expected in 1998. The supply of new housing, resulting from the legislative processes of privatization of the apartment fund, will enter during this period, with uncertain results. The situation can be improved by the projected increase in the price of labour, and

accessibility of individual transport. This will enable reconstruction and utilization of the existing reserves of the rural housing fund.

On the other hand, according to the accepted housing policy, the fragmentation of the construction industry, design institutions and research, as well as an excessive increase in costs of construction will have a negative impact on housing development. It is important to keep in mind the requirements of the strong population years of the seventies and eighties. The situation can probably be stabilised as late as around 2010.

4.1.3. The Urbanization Process and the Tools for Spatial Development Management

As well as the legislation of the whole previous regime, the legislative adjustment of physical planning up to 1989 was based on a central-directive economic conception. In it, the activity and initiative of individual subject was essentially predetermined and radically limited. Therefore, it was based on the conception preferring the legislator's goal, based on the opinion of experts, rather than the internal order based on the participation of a wider community.

The procedures in the area of physical planning and settlement development have been legislatively based on Law No. 50/1976 Coll. - The Building Code, and the approved System of central settlement. Nevertheless, the general goals, which were more or less well formulated from the point of view of methodology and contents in this law, were not met due to formal approaches and rigidity.

As well as other areas, physical planning did not avoid the methods applied generally in the management of social and economic processes.

Localizing functions, specific features and different conditions of individual areas were not respected sufficiently. Excessive centralization of finance resources played its role too.

In spite of the fact that law No. 50/1976 Coll. on the physical planning took into account the parallel force of the law on the national economic planning, and the law on the physical planning, practice showed that it was only a theory, which was not applied, and the supportive activities of both kinds of planning did not take place.

National economic planning did not include the spatial aspect of physical planning, and therefore, logically, no synergic effects took place. On the other hand, physical planning did not take into account the relation to financial resources in real time.

The understanding of the territorial planning was restricted only to an act of the investment process. The already valid Law No. 50/1976 Coll. recommended utilization of physical planning for the non-investment process, too, but this opportunity was not sufficiently utilized in practice.

In the spirit of interpretation of the above mentioned law, the phases of preparation of master plans were essentially emphasized. The proposal was formally discussed with the relevant bodies such as local administration, utility managers and the public. The result was negative as neither the participants of the discussion, nor the bearers of commercial activities, were able to formulate their future perspective needs. Another negative factor was the limited scope of subjects, entitled to participate in the creation of conceptions.

The following are the most serious negative features of this system of creation of urban conceptions, which had their impact on the achievement results in the area of controlled urbanization:

- complicated procedure of creation of conception;
- lack of links and bounds of the demonstrated (ideal) conceptions with the real economic conditions, i.e., practical realization of fragments only of what had been originally perfectly matured;
- the orientation of the planning system to ensure regional proportionality of the complex of national economy (in the sense of conscious harmonization of branch goals with the conditions of social, economic, and ecological development of regions) was only proclamative, while the dominant practical approach was based on branches, and was achieved by partial localization of individual units in a directive manner.

In relation to the change in political conditions, territorial establishments and development in Central Europe, the internal conditions having their impact on the spatial development of Slovakia also changed fundamentally. In such an environment of quick and extensive change in international relations, consequences also followed for physical planning and spatial development, from the point of view of the understanding of space and environment.

First of all they manifest themselves in an understanding of the land and the environment as economic categories with a clear political context, with relevant consequences on the decision-making process and the possible ways of its utilization.

The problem of seeking the essence of coordination of the spatial development and its forms has continued since 1989 up until today at the legislative level, and the level of indication of its strategic-economic partner (institution).

The question of a solution to this problem was achieved by various means in the last five years, from the establishment (and consequent liquidation) of central authorities at various levels to changes in the legislation (amendment of the law No. 50/1976).

The basic change in the approach to the problem of the creation of new tools of management for urbanization is the fact, that, unlike the previous practice, exact definition and detailed quantification of ideal targets is not the final product of the documentation, but the center of gravity has been shifted to analysis, specification of problems, and the consequent definition of sequences of the complex process of steps (system and process procedures).

Besides the system of centers, there was another Government tool for guiding the territorial development of Slovakia at a national level: the Project of Urbanization of the Slovak Republic (PUSSR) of 1976, and its amendments. In it, the principles of the system of centers were laid down. The Project defined priorities of development of settlement on a national level. The original conception of 1976 meant a support of development of the most concentrated areas, where investment goals should have been realized. Nevertheless, the last amendments already considered dispersion as a model of development for Slovakia.

In the following amendments, namely at the end of the eighties, the opinions concerning the urbanization of Slovakia were reevaluated. The reasons for the change of approach were based on the following items:

- from the position of accepting territorial-technical limits on national and regional levels;
- from feedback on the creation of settlement complexes and their threshold situations.

The macro-solutions on the level of national urbanization provided input for solutions of concrete documents of physical planning on regional structures and settlement units. On the local level, the spatial development of settlements was guided through the documents of physical planning - master plans of communities, which were ensured by state authorities of physical planning on regional and district levels.

The basic legislative code for physical planning and building regulations up to 1990 was the Law on physical planning and building regulations No. 50/1976 Coll. (The Building Code) and its executive decrees. In the amendment of the Building Code and its executive decrees in 1990, 1992 and 1995 the following parts were changed:

- the general technical requirements on building;
- the supportive documents of physical planning and the master plans;

- the more detailed regulation of the building procedure and building regulations

Regulations were deleted, which lost their foundation in the new social conditions. Not only ownership rights, democratic principles of physical planning and their orientation to the regulation function of the conditions of a market economy, but also environmental protection were strengthened. Furthermore, the amendment defined the limits of the functional and spatial arrangement of territories.

Further development will require acceptance of a new law on physical planning, which has recently been prepared.

Due to the intentions of the above amendment and preparation of the new Building Code, more documents of a strategic nature were detailed in 1990-1995: the National Spatial Development Conception of Slovakia and the Strategy of Spatial Development and Arrangement of Slovakia.

The basic premise of the prepared National Spatial Development Conception of Slovakia is the idea of shifting the physical planning to the position of integrated planning, in the sense of the European conception flows.

The Guidelines for National Spatial Development Conception of Slovakia (KURS) elaborated in 1994, based on the principles discussed and approved by the Government of the Slovak Republic, is the basic tool of the physical planning for guiding a coordination of activities, whose realization and operation influence the protection and creation of the settlement environment of the Slovak Republic.

The National Spatial Development Conception of Slovakia represents the elaboration of postulates of the Constitution of the Slovak Republic in the wording of that part of the Building Code, which is directed towards physical planning.

In the spirit of the requirements of sustainable development, in accordance with the needs of practice, it represents a permanently updated document. The execution of policy of spatial development on the macro-level is based on it.

The following tools of territorial planning are ensured by it:

- evaluation of an area and of the settlement structure of Slovakia on the level of national macro-conception, from the point of view of the existing conditions ensuring long-term and profitable development;
- it formulates and recommends new opportunities for development of the territory and of the settlement system of the Slovak Republic, in the spirit of the principle of equivalent distribution of

growth factors, accepting environmental protection and creation.

The task of the National Spatial Development Conception of Slovakia should be seen mainly in the possibility of the creation of a consistently formulated standpoint for the creation of the settlement environment, in the context of and in coordination with the branch policies on the macro-level. The National Spatial Development Conception of Slovakia is also a coordination document for preparation of physical plans of the individual regions of the whole Slovakia territory.

The positive features reached after 1990 can be summarized as follows:

- the level of urban solutions increased, the importance of their influence in society and in the economy strengthened.
- conceptions of re-building of settlements have been applied, the process of regulated growth of towns improved, its important goals have been fixed from the points of view of organization and legislation.
- in the area of urban prognoses, the spatial scale of their acting has been enlarged, and their time horizon is being shifted.
- management, science, research, design and realization continue in their diffusion and penetration.
- restoration of central and historical localities of settlements begins;
- spatial solutions abandon functionalistic principles and the functions become integrated.
- the importance of ecology planning arises, as well as its share in physical planning.
- education and erudition in the area of urban and physical planning have good conditions.
- organization (new Ministry, institutions of environment and their position and competencies);
- understanding of territorial planning as territorial development;
- new requirements for the contents of documents of physical planning and preparation of their amendments;
- preparation of the new law on physical planning.

Input conditions for physical planning changed recently, too:

- limitation of the investment process;
- the need for restructuralization of production;
- privatization and restitution;
- protection of private property;
- remarkable decentralization of the decision-making process.

Nevertheless, the most remarkable changes in the system of values took place in connection with

physical planning and urban planning with ecology. Currently it is full organizational application of this logical bound and its practical positive results are still awaited.

4.2. Evaluation of Housing and Settlement Development

The demographic development of the SR has till now been characterized by relatively high population increase, by decrease of average household size and the significant mobility of inhabitants. These conditions

significantly influenced housing fund development. Compared with the relatively big housing construction intensity, mainly in the 70s, the quantitative housing problem remains still dominant. Housing construction distribution did not respect demographic development, leading to an almost alarming widening of the gap in the last decade. The development of population growth, housing construction and their mutual relations in the Czech and Slovak Republics have been as follows, according to Census since 1971:

Period	Czech Republic		Slovak Republic		
	1971-1980	1981-1990	1971-1980	1981-1990	1991-1994
Number of finished units in thousands	797	556	442	337	58
Finished units per 100 additional inhabitants	165	927	104	120	91
Inhabitant growth in thousands	484	60	425	281	64

Source: Statistical Yearbook SR, 1995

	1993	1994	1995
Finished units in SR:	14 024	6 709	6 157
Of those in individual construction:	8 205	3 597	-

After the 1980 indicator "finished units per increase in inhabitants" has been growing. In the situation of housing construction decline it was merely a result of lower population growth. In the housing construction in the Czech Republic (CR) multifamily housing construction played a bigger role than in the Slovak Republic. As a result in 1991 in CR single family houses created only 41.3% of the total housing fund, while in SR it was 50.2%.

An insufficiency in housing construction distribution appeared in the frame of the districts in the SR, too: in some districts a bigger volume of housing construction was planned. However their starting situation was relatively positive: in others, with worse starting conditions, construction was under-valued. (Primarily in the districts: Dolný Kubín, Bardejov, Poprad, Prešov and Stará Ľubovňa). Low relative housing units increase in Bratislava and Košice was to a certain extent level compensated for in the districts in their metropolitan areas, mainly in the case of Košice.

Significant housing standard improvement was reached by the relatively high number of finished housing units in the districts of Komárno, Levice and Nové Zámky with a parallel decrease in inhabitants in these districts. High housing units increase occurred also in districts Lučenec and Rimavská Sobota along with a stagnation of population. A very positive situation was reached above all in southern districts

of the SR with high representation of family housing construction. Besides them, positive results were gained in districts, where a decisive role was played by controlled settlement concentration with consequent high concentration of the multi-family housing construction to rather narrow system of the most important Slovak towns.

The towns were and always will be centres of dynamic and effective development of the whole economy, culture and ability of rapid adaptation to new tendencies in social development. In their frame the pressure for innovative changes develops and grows, particularly in those which belong in hierarchy and scale to the higher categories. Until now, to the settlements with district significance not only many inhabitants on the level of the total volume of natural increase of population in the SR moved, but also a high number of inhabitants from non-central communities, influencing in a significant way spatial housing distribution and leading to an insufficient use of existing housing fund.

In the last period of significant population concentration to the towns, primarily 18 gravity economic-settlement centres of the Slovak Republic were developed: Bratislava, Košice, Nitra, Prešov, Banská Bystrica, Žilina, Trnava, Martin, Trenčín, Prievidza, Poprad, Nové Zámky, Zvolen, Michalovce, Humenné, Topoľčany, Liptovský Mikuláš and Lučenec. In the period 1980-1991 77% of the total

population increase was concentrated in these towns. In the same period 40% of the housing was constructed in these towns as well. In spite of that concentration of primarily multi-family mass construction, in almost all of these centres there was an insufficient addition in housing fund, reflecting the overall low and, in the last period rapidly declining intensity of housing construction.

Concentration of the basic settlement elements and also housing in bigger centres meets with ever stronger barriers. The opportunities to satisfy new land occupancy is limited. Further housing development will have to be geared towards differentiated rural settlement usage in the surroundings of bigger towns and urban agglomerations. It is clear that not all rural settlements can be seen in general, without taking their localization into consideration. Although decreasing trends or stagnation in the rural population have been documented through migration in the last few years, at the same time there are only a few settlements which do not belong to the higher settlement type. In reality the reconstruction of the settlement network to the new type takes place in a relatively unrestrained way. It is characterized by the fact that the lower settlement unit becomes a building element of the higher whole, which is created by well connected amenity centres. Further development of these "lighter" (non-compact) structures will create conditions for higher indirect urbanization and in a synchronic way will counterbalance the life style of the whole territory. These trends in settlement development will be decisive for spatial housing conception, which will have to take into consideration more effective rural housing fund use. Almost the whole rural housing fund is created by single family houses. Rural settlement as a whole has an emigrant and stagnating character.

In the 1980s, housing fund use and housing standards were analysed by the method of concentric zones, which created urbanizing spaces and broader gravity circuits of the district towns. Primarily these towns took part in the supplier-type of housing construction from the past period. In their hinterland the most important housing reserves were considered. Urbanizing space represents the direct concentric hinterland of a town, while broader gravity circuits also include its fringe zones. In this period neither the mutual influence of nearby located centres, nor the impact of their inclusion in the spatial settlement structures were considered. Special attention paid to the emigration communes was the result of the aim to recover housing fund reserves. Floor area standard, ratio of housing units to household number, number of persons per room and the age structure of housing fund were analysed and also the distribution of flats temporarily used for recreation purposes.

The following conclusion could be mentioned:

- in urbanizing and gravity spaces a min. 90% of settlement was created by communes with population decline, which is evidence of attraction to the central town
- housing fund was young. In the municipalities situated in urbanizing spaces, flats constructed after 1945 represented a min. 60% of the total housing fund
- housing density, expressed by number of inhabitants per room and by number of housing units per 100 census households, was higher in emigrant than in immigrant municipalities, including the centre of the town. Nevertheless the pace of housing density decline was more rapid in emigration municipalities
- average housing unit floor area was significantly larger in emigration municipalities
- temporarily used housing units represented a insignificant part of the housing stock only, more significant only in rare attractive recreation spaces
- if in direct hinterland of the centre agricultural production was developed, typical agricultural settlement of the suburban type was created with declining population numbers and insufficiently used housing fund, particularly if housing was available in the centre of town.

At the end we can conclude, that although the housing fund was not exploited, it provided spatially more comfortable housing than that in towns, which was surprisingly true particularly in the near hinterlands of towns.

The quantitative problem of housing is in relation to the size composition of the housing fund. Recent allocation of size categories of the housing units in multi-family housing construction was not fully appropriate for household size structure.

In the whole territory of the Slovak Republic uniform 2-3 room flats prevailed. In the spaces with a higher individual housing construction ratio, traditionally with a higher standard the situation was better. In all districts of Slovakia a lack of four (or more) room flats is visible. In 1980 (the last reliable data on housing fund quality) these flats accounted for 17% of the total housing stock, although in these flats 38% of households should have lived. These households live in spatially insufficient 2-3 room flats with no reserve for temporary co-habitation during new young family creation.

In Slovakia, where in the 1980s 30% of young families were without their own housing unit, housing size is an important problem. A lack of housing for larger families is mainly in the northern districts of Central and East Slovakia, where the highest average household size exists. The long period

of inflexible size structure of housing units had its impact also on the lower group of one-member households. In all regions the lack of housing for this group appears. In both public and cooperative housing construction this group had the lowest prospect of getting a flat.

A special problem in housing development is represented by Bratislava. In the last few decades it has absorbed a very high increase in the number of inhabitants (through migration in particular). These increases relatively outstrip those of other towns in ČSFR of over 100 thousand inhabitants. In the housing sphere many problems have appeared, which could only be solved by relatively extensive volumes of new housing construction, which was not always

suitably localized and was lacking a complete, basic, public and technical infrastructure.

In Bratislava there exists primarily a need for urban development in the form of intensification and restructuralization of the building-technical fund according to the vast extensively used land in intravilan. Nevertheless, these area reserves are smaller than the areas needed in the prognosis for adequate housing development. Bratislava, for example does not reach in housing the standard of Prague, or other Czech towns of over 100 thousand inhabitants. Similarly, Bratislava suffers most from a rapid decline and virtual standstill of housing construction compared with other regions of Slovakia. This development is as follows:

	Region			
	Bratislava	West Slovakia	Central Slovakia	East Slovakia
Unit starts:				
1989	3 829	10 510	10 287	11 051
1990	3 039	12 684	11 222	10 938
1991	266	1 567	1 479	2 623
1st half of 1992	61	1 055	660	873
Finished units:				
1989	3 203	9 661	10 812	9 761
1990	1 601	8 553	7 341	7 210
1991	1 480	6 555	7 000	5 781
1992	250	5 763	5 058	5 301
1993	2 558	3 926	3 419	4 121
1994	1 217	1 963	1 949	1 580

Recently migration to Bratislava has been decreasing while housing accessibility and job opportunities are significantly restricted. Besides that there is a numerous group of households, which are not able to get a flat even after a long waiting period on the waiting-list for cooperative and public construction. It is necessary to solve conceptual, legislative and financial conditions for housing development. If not, Bratislava will have to face, as a capital of Slovakia, an unacceptable decline of housing standard, which is in contradiction with its function.

A new attitude to the overcoming of the spatial limits in the development of Bratislava should be based on the idea, that the development might continue in the sub-urbanization way in connection with the existing settlement structure, as a city of national and international importance. In the settlement of Slovakia this type of the town is not typical, it will be necessary to deal with broader connections in the metropolitan region, including qualified locality selection, where it is optimal to develop housing function and support investment activities.

In Slovakia data on inhabited housing units and on the overall housing stock situation are significantly

different from region to region. This is the consequence of neglected maintenance of the housing stock and also of problems in the evidence and housing management, particularly in towns. Many housing units are empty in the rural areas, because of the high rate of migration to towns. Abroad this situation has a different shape. Effective exploitation of the housing stock is not limited by unsuitable technical conditions, a certain ratio of empty dwellings exists as a reserve for the differentiated preferences of inhabitants. In our country it is assumed that according to the last Census data approx. 5-10% of housing stock has not been properly used in the context of a general lack of housing. In Germany, for example, in the context of a saturated housing market, only 2% of housing units were empty in 1987. These dwellings were well maintained and served as a reserve on the free housing market. It is known that the empty dwellings are left mainly in high-rise residential buildings.

5. CONTEMPORARY CONDITIONS AND DEVELOPMENT UNTIL 2000

5.1. Urbanization and Environment

The influence of settlement on the environment and the country

The development of the settlement structure creates the basic urbanization axes of the Slovak Republic. Their projection in the territory is identical with the destabilizing factors acting on the environmental situation.

On the basis of overall research into the state of settlements and the violation of their urban structure and architecture, 297 settlements (mostly towns) of 2,853 in 1994 can be ranged in the IIIrd degree of the greatest violation, 110 of them are in the IIIrd category due to the violation of their scale in the relation to the country.

Negative factors and their impact on the environment

- Chemical risk factors

The Inventory of Chemical Substances and Preparations has been prepared in response to the SR Government Decree No.669/1992. In the SR Government Decree No.487/93 this Inventory was acknowledged. The following development is subject to the "Guidelines for systematic management in the area of environmental protection from dangerous attributes of chemical substances in SR".

- Physical risk factors

From among the physical factors, radiation from natural resources, the radon risk, noise, and ionizing radiations are monitored in the Slovak Republic.

- Waste

Today there are 7,202 dumps in evidence in the territory of the Slovak Republic, only 335 of them being officially approved. Hazardous waste is stored on 128 dumps.

34 mil. tons of waste were produced in the Slovak Republic in 1992, from them 9 mil. tons special, 1.6 mil. tons communal, and 3.3 mil. tons of hazardous waste.

Many of the polluted areas belong to areas of the Soviet army located in the Slovak Republic. (Soil and ground water are polluted by oil substances).

Up to 2005 the main method of waste disposal will be dumps, but the gradual extension of separate collections of secondary raw materials is expected. Safe disposal of nuclear waste from nuclear power stations is an open issue to be solved.

- Atmosphere

The development of emissions in the territory of the Slovak Republic has been monitored through a database of the register of emissions and of sources since 1985, and is detailed by the Slovak Hydrometeorological Institute.

156 cadastral areas were included in the group of loaded areas with a high concentration of pollutants in their atmosphere with an area of 2,798 skm, representing 3.7% of the total area of the Slovak Republic. The proportion of residents living in these handicapped areas is approx 24%.

Development trends of the basic pollutants:

- SO₂ emissions have decreased continuously since 1990
- emissions of solid particles have decreased too
- NO_x emissions stagnate - they depend on the combustion regime

The Slovak Republic is situated in the middle of Europe, in an area with the highest regional air pollution on the European continent. Cross-frontier transfer of harmful substances is more than 60%. The value of critical load of sulphur in the territory of the Slovak Republic is 1-2 g/m²/year (10 - 20 kg of sulphur per hectare per year). The share of metals in flying dust moves around 1%.

- Ground and surface water

In the Slovak Republic, average precipitation deficiency against the long-term mean normal precipitation level (760 mm) has increased since 1988. The long-term average annual discharge of rivers Q reached only 50-80% of long-term Q_a.

Parallel with the decrease in the amount of natural sources, increased demands of inhabitants are recorded, on the utilized amounts of water from ground and/or from surface sources. The exploitation of existing capacities of sources of ground water is so high in some areas of the Slovak Republic, that during prolonged reduction of capacities of sources, the water supply for inhabitants must be regulated. Specific consumption of drinking water in 1991 (408 l/day/inhabitant) decreased to 342.8l/day/inhabitant.

- Soils

There is 0.46 ha of agricultural land per person in the Slovak Republic. From this, 0.28 ha is arable soil.

The percentage of highly productive soil makes 9.2% of the total acreage, the share of very productive and

production soil makes 39.6% of the total acreage, and approx 2% of the soil is not suitable for agriculture.

2.680 km² of agricultural land is damaged as a result of the impact of emission, i.e., 10% of the total agricultural land resources.

Forests make up 40% of the territory of the Slovak Republic. From these, 72.2% are commercial forests, 13.6% are protected forests, and 14.2% are special forests. The forest land resources are in a worse condition as a result of negative changes in the global climate.

- Flora and fauna

A mass recession of sensible species of plants took place as a result of air pollution - the species of fen and meadow communities. The red list of endangered plants of Slovakia contains 939 taxons.

The main reason for the endangering of fauna of the Slovak Republic is the degradation of the country with a subsequent reduction of biotops.

- Renewable and non-renewable resources

Non-renewable resources (mineral raw materials) - the areas with intensive exploitation are marked by changes of dynamics of relief. Utilization of the renewable and secondary resources of energy is minimal.

Protection of the environment and its instruments

- Legislation

A series of legal steps of legislative protection acts to eliminate the negative impacts and consequences of human activities to the environment. These are:

- nature protection;
- land resources protection;
- water resources protection;
- forest resources protection;
- restoration resources protection, including cultural heritage

Stating of limits and sustainable load of land can be divided into the following groups:

- natural, based on properties of natural elements of the country and their ecological importance;
- anthropogenous, based on the social-economical activities, which limit, exclude, or localize other activities

When stating the capacity of a territory and stating limits of its utilization, legislative tools are used primarily, connected with the protection and utilization of the territory.

A system of underlying documents and documentation of physical planning is used when

formulating the sustainable load and the limits of its utilization, in the following form:

- formulation of order and stating goals;
- analysis of problem topics and summary analysis;
- partial syntheses;
- formulation of the Spatial System of Ecological Stability USES;
- formulation of the requirements of urbanization of the environment and its environmental problems;
- formulation of regulations and limitations

- Spatial Systems of Environmental Stability

As a document of environment and country protection, the Spatial System of Environmental Stability, represents such a global space structure of mutually interconnected geoecosystems, their components and elements, which creates conditions for the preservation of the diversity of conditions and forms of life in the region and the production potential of the country. The frame of the spatial system of environmental stability is formed by ecologically important segments of the country, namely: biocenters, biocorridors, interaction elements, which are in compliance with the European network EECONET.

- Complex monitoring and information systems in the territory of the Slovak Republic

Statistical information on the state and development of the environment in Slovakia are evaluated by the Statistical Office of the Slovak Republic on levels:

- the national level (to be used by legislative and governmental authorities, and for international comparison);
- regional (to be used by institutions with regional competence).

Due to the fact that there has been no complex system established enabling the evaluation of the environment as a whole, a design for the conception of environmental monitoring has arisen.

The following areas are subjects to be monitored: air, water, soil, biotop, forests, geological factors, radiation and other physical fields, waste, settlement, utilization of territory, heterogenous substances, load of inhabitants by environmental factors.

The monitoring plan embraces global, regional and local levels. Its output serves the following purposes:

- for top, central, state, legislative and political institutions of the Slovak Republic;
- for authorities of state administration and local self-government;
- for specialized institutions;
- for the public.

- *Environmental situation assessment*

For the evaluation of different negative impacts on human beings and the whole ecosystem the process of risk assessment is used. The complex system of evaluation consists of:

- evaluation of health risk,
- evaluation of environmental risk.

- *International cooperation in the sphere of settlement and the environment in the Slovak Republic*

The settlement and environment of the Slovak Republic is becoming gradually a part of the global environmental strategy, and an element of the framework of ecological stability of the whole planet. Therefore, the Slovak Republic participates in international cooperation as follows:

- membership of the UN Commission for sustainable development;
- participation in the activities of UNEP, UNDP, UNCHS, UNIDO
- collaboration in UN - EEC
- participation within the framework of the activities of CE and Commission of EU (SR - associated member);
- membership of FAO UN;
- participation in UNESCO activities (Programme MAB), ICOMOS, ICCROM; membership of ISOCaRP, UIA, ENHR, IFFLA;
- collaboration within the framework of EKOVAŠT - SLOVAKIA (European Council for Villages and Small Towns);
- through the Agreement on the Protection of World Natural and Cultural Heritage and the Hague Agreement on Monuments Preservation
- through the Agreement on Long-distance Trans-border Air Pollution
- through the Agreement on Help in the Case of Nuclear Crash and Radiological Risk
- through the Agreement on Ozone Layer Protection
- through the Agreement on Trans-border Environmental Impact Assessment
- through the Agreement on Biological Diversity
- through the Convention on Cooperation for the Protection and Sustainable Use of the Danube River
- through the Convention on the Protection and Use of Trans-boundary Water Courses and International Lakes
- by acceding the Basel Agreement on waste management;
- membership in IUCN - Programme on Sustainable Life
- through the Vienna Agreement on Public Responsibility for Nuclear Damage

After its entry to the Council of Europe, the Slovak Republic has conditions created for official cooperation, with the following central topics:

- accession of the Slovak Republic to the Bern Convention on European Free-land and Posts Protection;
- creation of Naturop - the National Centre of Nature Protection;
- Environmental Action Program EAP (Lucerne), accepted at the global European conference of Ministers of the Environment.

International environmental programmes, projects, and action in our region are being performed within the framework of structural EU programmes (PHARE, INTERREG II, TEMPUS and others).

- *Institutions with competence in environmental management*

State administration in the sphere of the creation and protection of the environment:

- Ministry of the Environment of the SR
- Environment Offices in all districts and sub-districts of the SR;
- Slovak Environment Inspection;
- towns and villages themselves

To ensure the successful implementation of their plans, the Ministry of the Environment has established a system of budgetary and contributory organizations aimed at caring for the environment. An expert institution focused on urban planning and physical planning is the Slovak Environmental Agency (SAŽP).

38 district and 121 sub-district (circuit) Environmental Offices have been established in the territory of the Slovak Republic, which solve environmental problems on a regional level. The participation of communities to ensure care for the environment is anchored in the Law of the Slovak National Council No. 369/1990 Coll. on the communal establishment (par. 4). The aim of the Law should be the development and aesthetization of communities, meeting the needs in the area of environmental creation and protection.

The system of self-government of the communities, which is not developed enough from the point of view of competency, and the meagre participation of communities in solutions to the environmental problems, besides the habitual way of life and the low level of environmental consciousness of inhabitants do not contribute to the improvement of the environmental situation.

- *Non-governmental organizations of the SR (NGO)*

Approximately 50 non-governmental environmental organizations are registered in the Slovak Republic. Out of them, the biggest are the Slovak Association of Nature and Country Protectors (SZOPK), the Community for Sustainable Development (STUŽ), the Foundation Green Alternative. Important from the settlement point of view are the Slovak Association of Architects (SAS) and the Association of Urban and Physical Planners of the SR.

The importance and influence of non-governmental organizations should increase in the future, as a result of the democratization of society and the free association of citizens, besides the need for the inhabitants participation in the creation of their environment. Therefore, the position of the citizen movements should be strengthened, as well as the rules of participation for the public in environment creation and protection.

- *Environmental education*

Environmental education is becoming an integral part of the whole school education system and of the environmental policy in the Slovak Republic at elementary, secondary, university and postgraduate levels of education.

- *The Economy and Environmental Care*

A United Central Fund has been established by the Law of the Slovak National Council No. 128/1991 Coll. through the State Environmental Fund with the aim of collecting finance and its efficient spending on the environment. Besides the State Environmental Fund, which is administered by the Ministry of the Environment, there are other funds: the State Forest Upgrade Fund of the Slovak Republic, the State Water-Resources Management Fund, the State Agricultural Land-Resources Protection and Upgrade Fund, and the State Fund of Road Economy (the solving of environmental problems occurs there only secondarily).

The "Principle of Generator" applies to the creation of the resources for the financing of environmental needs. Today, it is the subject of analyses and the search for efficient legislative tools, amendments of laws, and modifications of current laws.

5.2. Contemporary Conditions and Trends in Settlement

Demography

According to data from the census in 1991, 5274 thousands inhabitants were living in the territory of the Slovak Republic, with resident status in the

Slovak Republic. In the period 1980-1991, the total number of inhabitants in the Slovak Republic increased by 283.0 thousand, i.e., 5.7%, and the total increase of the inhabitants of the Slovak Republic has been realized from the natural increase. The demographic development slowed down noticeably, while in the period 1970-1980, the total number of inhabitants in the Slovak Republic increased by 453.9 thousand, i.e., 10.0%.

For the demographic development in the nineties, the process of the ageing of the population, a decrease in the pre-productive population and an increase in the post-productive population is characteristic.

The trend for the low population increase in the Slovak Republic continued after 1991, too. In long-term development the slowing down of the dynamics of the growth of inhabitants in the Slovak Republic means a reduction of average annual gain from 45.4 thousand in 1970-1980 to 28.3 thousand in 1980-1991 and to 21.1 thousand in 1991-1994.

- *The development of natality*

Reduction of the birth rate, which has continued since 1976, has a continuing trend in the Slovak Republic. The birthrate was reduced from 19.1% to 15.1% in 1980-1990, in the following years the birth rate decreased permanently with higher dynamics, to the value of 12.4% in 1994.

The decrease is connected not only with the reduction of the number of women of the highest fertility age, but is a reaction to the changed economic conditions and a decrease in the living standards of the population. The above facts reflect the change in behavior of inhabitants, too, concerning the rate of marriage, which shows a decreasing trend, in spite of the growth of frequency and the proportion of persons of the relevant age.

- *Development of mortality*

At the end of the eighties, the total mortality of inhabitants was 10.2%. Since 1991, the mortality in the Slovak Republic has seen a decreasing trend. Nevertheless, namely in the case of men in the middle age bands (35-55 years) it is relatively high compared with the European average. Since 1993, Slovakia reached the interval under 10 % (9.6 in 1994).

The development of infant and new-born mortality can be evaluated positively - here, the Slovak Republic begins to approach the European average. During 1991 - 1993, infant mortality decreased from 13.2% in 1991 to 10.6% in 1993 (deceased within one year).

- Average life expectancy

The indicator of the level of living standards of the population - mean life expectancy - has not changed for the last 30 years. Actually, at the end of the eighties, it decreased (for the both sexes). With its value of 66.75 years (men) in 1991, it was the lowest since 1971. The average life expectancy of women is increasing slowly in its long-term trend, and is 8 years higher than that of men.

- Trends in demographic development

According to the official "Projection of Population in the Slovak Republic up to 2015", which was compiled by the Statistical Office of the Slovak Republic in 1993, the following drifts and trends of development are expected: a continuation of the long-term trend of an increase in the number of inhabitants, but with a remarkable reduction in the overall dynamics of growth from 5 274.3 thousand in 1991 to 5 714.2 thousand in 2015, i.e., an increase of 439.9 thousand inhabitants, and an 8.3% increase from the number of inhabitants in 1991.

The decisive factor, which should have an influence on the total demographic development, will be the natural development of inhabitants, where a decrease from 0.44% in 2000 to 0.20% in 2010, and 0.08% in 2015 is expected.

In the development of the age structure of inhabitants of the Slovak Republic during the prognosis period, the trend of gradual ageing will continue. Remarkable changes expected in the age composition of the inhabitants will manifest themselves as follows:

- in the total decrease of inhabitants in the age of 0-14 years by 166.8 thousands in 1991-2015, and in the reduction of their share in the whole prognoses period.
- in the noticeable increase in the number of inhabitants in the productive age during 1991-2000 by 319.0 thousands inhabitants, in medium increase during 2001-2005, and in decrease by 49.3 thousands after 2005;
- in the increase in the number of inhabitants in the post-productive age during the whole prognoses period, but only in medium increase till 2000, with a noticeable increase in the number of inhabitants in this group expected later. For the prognoses period 1991-2015, the total projected increase in the post-productive age is 280.2 thousand inhabitants, of which only 33.4 thousand before 2000, and 246.8 thousand during the next 15 years.

The presumed demographic development in relation to the settlement and distribution of inhabitants in a perspective indicates the following changes of trends in the development of settlement:

- reduction of demographic sources for growth of urban settlements, either from own sources, or from additional settlement from rural sources, i.e., an assumption of change in the present trend towards the concentration of inhabitants in the urban settlements, resp. agglomerations.
- in rural settlement, owing to the continuing trend of negative development by natural exchange, the available potential of inhabitants for the growth of towns is reduced, and the age structure of the

inhabitants of the rural settlements reduces the assumptions of their economic development.

- as a result of changed social and economic conditions in recent years the birth rate has decreased noticeably. Real natality development differs from prognoses. It will be necessary to prepare a new demographic projection, which will include trends in population development in recent years and reflect the new administrative and spatial division of the republic.

Social conditions

- Education and its availability

In 1991 52.5% of the total population of the Slovak Republic graduated from secondary - high schools, 7.8% graduated from universities.

Till today, a wide network of school facilities has been built in the following levels:

- elementary schools: according to the School Code, there is obligatory attendance of schools in the Slovak Republic, since the 6th year of age of a child to its 15th year. In this way, 100% literacy of inhabitants is guaranteed.
- secondary - high schools and apprentice schools: 327.4 thousand students, i.e. 85.9% of population of the relevant age (14-17 years), attended high schools and apprentice schools in 1994.
- universities: represent the highest level of the education institutions and centres of scientific research in the areas of the arts and academic sciences, medicine, natural and economic sciences, etc. As of 31 October, 1994, 66.9 thousand students were attending universities in daily study, i.e. 12.8 students/1000 inhabitants. Costs connected with education at all kinds of state schools are covered by the state.

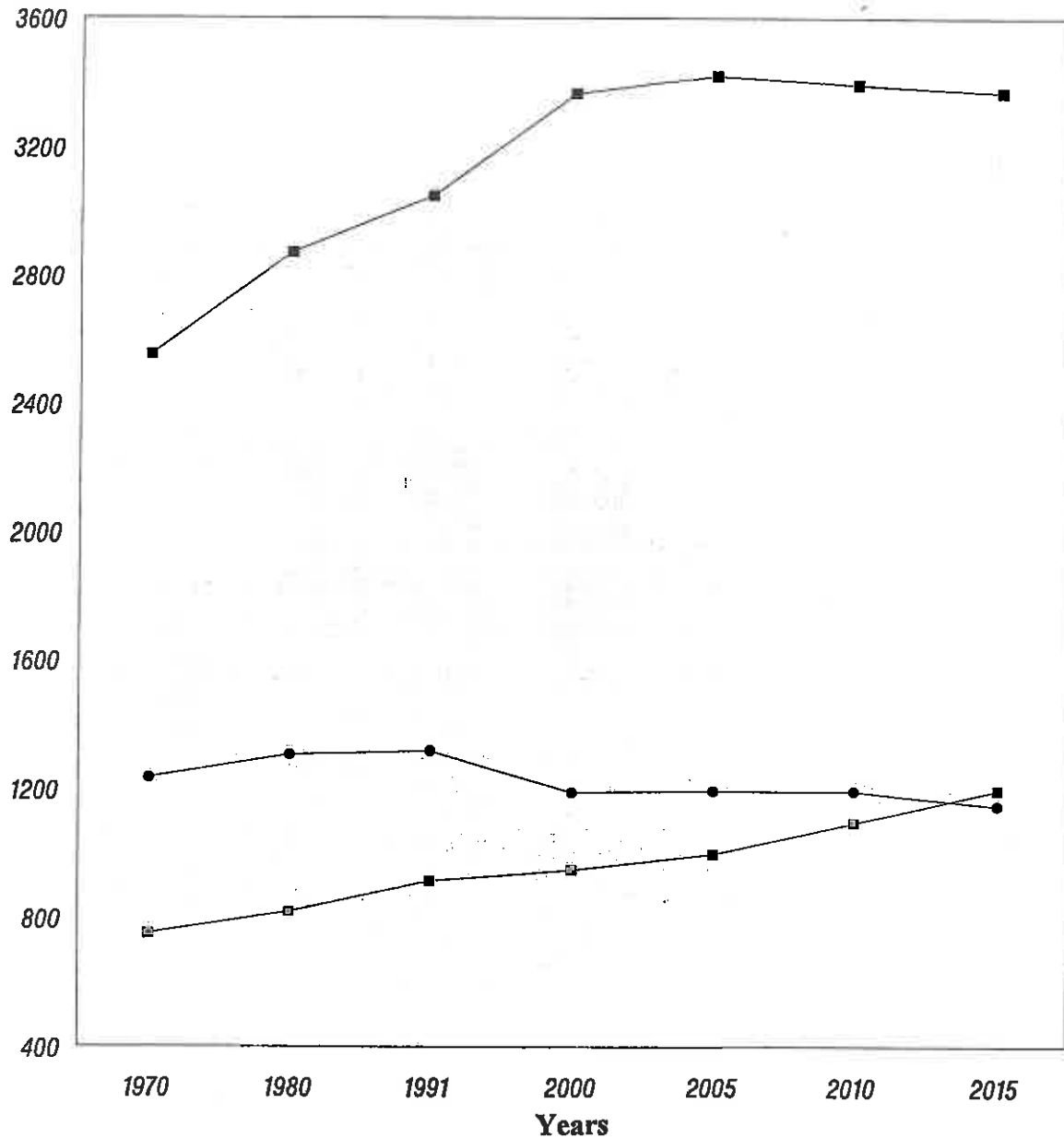
After 1990, the legislation allowed the possibility of establishing private and church basic and high schools, as well as other specialized schools, where the education is paid for by parents.

The following are the authorities with supervision and administration of the school system and research:

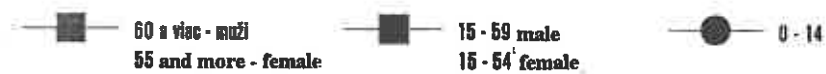
Structure of population according age 1970 - 2015

Source: years 1970 - 1991 according the population census
years 2000 - 2015 Development projection of inhabitants of Slovak Republic to the year 2015,
Statistical Office of Slovak Republic, 1993

In thousand of persons



Age



- Ministry of Schools, as the central executive authority;
- School Administrations, as regional administrative authorities;
- directors of schools, deans of universities, and school administration on the level of elementary and secondary schools and universities.

The educational level of inhabitants has indirectly accelerated the development of settlement. The differences in the educational level in the regional dimension cause differences in quality of labour force, and in this way they determine the possibilities of allocation of economic activities.

Health care

55% of inhabitants of the Slovak Republic live in an affected environment, 1% of them in strongly or extremely affected environments.

The previous deterioration of environment is reflected in perinatal and infant mortality, in the increasing number of inborn defects, risk gravidities, increase in labour disability and handicapped persons, and in the increase in socio-pathological phenomena. Oncological and cardiovascular diseases have seen an increase. Allergies manifest themselves in children living in exposed industrial areas, along with diseases of upper air passages, as well as diseases of the digestive system. Diseases of nervous system and sense organs manifest themselves mostly in Bratislava, as well as diseases of skin and subcutaneous tissue.

In the area of primary health care, health care for inhabitants of the Slovak Republic is ensured in state and non-state health-service facilities. Secondary health care is linked to with them, in health centres, hospitals, and specialized health-service facilities.

The following indicators were reached in the Slovak Republic in 1994: 11.0 beds/1000 inhabitants in all health-service facilities, 7.1 in hospitals, 290 inhabitants/physician.

The process of privatization of medical practice started in 1994. Today it offers opportunities for private general practices for first-contact physicians. Through the system of funding health insurance, and on the basis of health insurance current legislation ensures the provision of general and specialized health services.

Development of living standards

The transition of the centrally planned economy to a social-market one, is connected with changes in the living standards of inhabitants, households, and families.

The market economy has brought changes in the hierarchy of values, changes in statutes of individual professions, social groups, as well as changes in traditional habits.

The main change in the trend in the attitude of state to the living standard is the shift from stating maximal normative limits for schools, culture, health service, housing, nourishment, and for other areas, to stating their minimal levels, i.e., to stating of life minimum.

The transition period has been accompanied by noticeable price and wage movements, with a noticeable impact on the social situation of inhabitants, first of all by the reduction in the level of their real income, and consequently by the decrease in their overall living standards.

Index of real income in private entrepreneurs group was as follows (in %):

1989	1990	1991	1992	1993	1994	1995
100	94,4	69,6	75,5	72,9	75,0	78,3

The social structure of society has reached the level, where social differentiation takes place.

The difference in the living standards of households has begun to become evident between households in towns and households in rural settlements. The differences in the living standards of the households are influenced mainly by expenditure on the basic living needs, which are noticeably higher in towns.

From the point of view of the living standard the most endangered groups of the adult population today are the unemployed, young families with small children, incomplete families, pensioners, and citizens with the lowest income.

In 1994 9.1% of all inhabitants were dependent on social subsidy, while approx 20% of all households with children were under social dependence.

In the Slovak Republic the minimum wage of citizens (so that a state of material emergency arises below it) which is socially accepted, is stated by law. The Law on the living minimum wage itself does not provide for entitlement to any benefits.

Recently a new conception has been prepared by Ministry of Labour, Social Affairs and Family, stating three levels of minimum: social, living, existence.

The adverse development of the living standard of inhabitants and the reduction of their real income has caused a noticeable limitation of housing accessibility for them. The economic situation of inhabitants, together with the absence of the housing market limit the possibilities of mobility of labour forces. Today, this is reflected in a remarkable attenuation of the

inter-regional and inter-settlement migration of inhabitants.

Among others, the substantial part of the system of social assurance for families with children is realized within the framework of the social assurance system. This is created by direct and indirect social support.

Direct social support of families with children consists of the following set of benefits:

- state social benefits (parent allowance, provision allowance, child benefits, and premium to the children benefits);
- benefits of social assurance (allowances of pension insurance and health insurance);
- social care benefits (granted depending on the social dependency, or social care allowances);
- other benefits (e.g. scholarships).

The group of benefits of indirect financial support of state were created by various subventions from the state budget, which are granted to families indirectly. This group of benefits is being liquidated gradually, and the finance burden is shifted onto parents with dependent children.

Employment

- Job development

During 1989-1994 the total amount of jobs reduced noticeably: There are 376.0 thousand jobs less than in 1989. The most significant reduction of jobs was in the areas of construction, industry, agriculture, forestry, and trade. Concurrently, in the number of employees in finance, insurance industry, public administration, defence, and production of electric energy, gas, and water.

- Development of labour forces

Judging by the rate of economic activity, the Slovak Republic belonged to countries with an average to higher share of commercially active inhabitants at the end of the eighties and at the beginning of the nineties. A decreasing trend in the development of the total economic activity of inhabitants was observed in 1989-1994, from 48.32% in 1989 to 47.15% in 1994.

On the other hand in 1989 - 1994 the total number of inhabitants grew by 0.26% annually, while the number of inhabitants in their productive age grew by 1.11%. In the next period till 2000, a significant increase in inhabitants in their productive age is envisaged (an increase of 170.6 thousand in 1995-2000). This means a significant increase of labour forces, and demand on new jobs.

- Unemployment

As a new economic category, unemployment emerged in the Slovak Republic as early as 1990 in its mild form, but during 1991 reached the level of 302.0

thousand through its dynamic growth. The number of unemployed at the end of 1994 was 371.5 thousand. The highest unemployment rate occurs among persons with basic education and unfinished basic education.

A complicated situation has arisen in those regions, where the production base is created by those branches, which have problems with accommodation to world competition, primarily in engineering, metallurgy, and mining, the electric-technical branch, and rural regions with a high share of agricultural production.

In 1994 the average unemployment rate in the Slovak Republic was 14.4%, but in individual regions it oscillated between 4.5 and 26%, being higher than 20 per cent almost in one third of districts of the Slovakia.

One of the assumptions of the reverse in the economy and the basic part of the development strategy of the Slovak Republic till 2000 is the realization of industrial policy approved by the Government of the Slovak Republic in September, 1995. The industrial policy is oriented to the process of transition, revitalization, and restructuralization with the aim of ensuring conditions for the long-term competitiveness of industry and of the achievement of full employment in the Slovak Republic. In the latter, it is a question of increasing employment directly in industrial branches, and indirectly of developing employment in the tertiary sector.

In the context of the above evaluation, and in relation to the settlement development, the following factors must be considered:

- the growth of commercially active inhabitants and the solving of unemployment by:
 - creating jobs in centers and regions of unemployment, and their further development, resulting in acting on the migration of inhabitants and labour forces;
 - accepting existing economic activities and their further development,
 - decentralization of economic activities and job opportunities
- restructuralization of productive branches and activities to the benefit of new technologies and non-production branches of the tertiary sector; transport infrastructure and its development, the conception principles of the participation of individual kinds of passenger transport (mass, private).

Priorities in the area of regional development

- elaboration of the Act on regional development
- in connection with the elaboration of the new territorial administrative division to solve

principal material, institutional and organizational issues of the regional bodies

- to create conditions and prerequisites for construction, renewal and reconstruction of regional infrastructure, what will together with the support of the housing construction help to stabilize and activate economy of regions
- to support development cores and retarded regions by opening of the regional development agencies and institutions supporting development of regions, towns and villages in the interest of economic revitalization
- implementation of regional development programmes and possibility of their support by the government and central administration
- on the level of municipalities, towns and regions ensure mutual collaboration of regional development and physical planning
- to create preconditions for growing labour force mobility between regions.

Policies and programmes of individual sectors should be elaborated to the level compatible with the regional level of physical planning sphere.

Policy and implementation of development programmes

- Environmental policy

The legislative framework of the environmental orientation of society and of the state environmental policy was created by the Programme Declaration of the Government of the Slovak Republic, and Update of the Tasks of the Program Declaration of the Government of the Slovak Republic after the creation of the independent Slovak Republic, approved by the Decision of the National Council of the Slovak Republic of 26 April, 1993, No.202. The Proposal of State Environmental Policy Strategy, Principles, and Priorities was approved by the National Council SR on November 18, 1993 in Decree No.339.

The state environmental policy is oriented to the following areas:

- reduction of the negative impact of the factors of polluted and deteriorated environment on the age and health of inhabitants;
- prevention of further arising of undesirable irreversible changes in ecosystems;
- prevention of increasing of environmental indebtedness, and ensuring of its reduction;
- increasing of the share of pollutants and those, which damage the environment, on the improvement of its state, and of the participation of entrepreneurs;
- creation of conditions for transforming the economy from a structure with high demands on

energy and raw materials, to a structure with more rational utilization of energy and raw materials;

- wider application of energy from untraditional sources, and sparing utilization of natural resources;
- increasing of environmental awareness of inhabitants; - deepening of international cooperation,
- completing of the system of legal and economic instruments, consequential and consistent observance of legal regulations

- Principles of industrial policy

The aim of the industrial policy is to introduce the transition, revitalization, and restructuralization in such a way, that it results in an efficient economic increase, competitive production with high productivity of labour, and an efficient structure of employment.

In the metallurgy industry, development depends on the import of iron ores. This branch represents an important part of the payment and balance of trade of the state. Consequently, energy demand must be reduced. It is important to revitalize machinery industry on the basis of progressive technologies and cooperation with international partners, seeking a qualified and cheap labour force.

The process of restructuralization in the construction industry is based on the transfer of progressive technologies. The decisive factor of the development is the implementation of programmes of development of transport, infrastructure, housing, renewal of housing fund, construction for water-management and ecology.

The processing industry is influenced by big production units, which were oriented to production for Eastern markets and their sales have been reduced by 40%.

The goals of the currency, financial and industrial policy should be harmonized in such a way, that the goals of growth stabilize. But the sources of the state budget for the revitalization and restructuralization represent only a minimal value, and are only a supplementary source, representing the interest of the state in supporting structural changes of industry. Among the proposed institutional elements there is the Fund of Development of Slovakia, Fund of Structural Changes, as well as the Slovak Credit Institute.

A complex Model of Development of Slovakia from the point of view of the 21st Century should be elaborated on the basis of the industrial policy of the Slovak Republic, which would represent an integrated "National Convergence Programme for the Entrance of Slovakia to the European Union".

- Transport policy

The geographical position of the Slovak Republic creates the need to connect the transport infrastructure to the European network to such an extent and of such quality, to enable the ensuring of transport cooperation on a comparable international level.

Development goals in the area of the transport infrastructure are as follows:

- The development of road communications should be oriented to the finishing of construction of the highway network, according to the Project of development and construction of highways to the year 2005, adopted by the Government (1996) and modernization of highways of European importance.
- The development of road transport should be oriented to progressive forwarding-transport systems (combined transport), creation of logistic centers, and compatibility with the European information and communication systems.
- The development of public passenger transport will be supported in the form of indirect instruments with the aim of supporting mass transport and diminishing the adverse influence of individual transport.
- The development in aviation should be oriented primarily to economic independence of operation, control of hygiene standards, and the renewal of aviation technology.
- The development of water transport should be supported by investments in its infrastructure on the Danube, Váh to Žilina
- The development of railway transport should be oriented to economic-operation activities, and modernization of the technical base: increasing of speed parameters, lines, electrification, nodes, stations, unified system of data transmission.
- The strategy of development of combined transport (road-water, road-railway, water-railway) is based on the goals of the Project of Ecologization of Transport of Goods and Efficient Utilization of Railway Wagons and Vessels.

- Water management policy

Water fund

In 1991 the overall take-off of water in the Slovak Republic reached 1 734.5 mil. m³. (The take-off of ground waters was 679 mil. m³/year, the take-off of surface waters was 1056.32 mil. m³), in 1993 take-off reached 1 584.6 mil. m³ (ground water -639 mil.m³/year, surface water - 945.5 mil.m³/year). The reduction was caused by the reduction in take-offs in agriculture and industry.

The perspective orientation of the regulation of outfall relations should follow a complex approach of the revitalization of conditions of outfall relations of the river basins, with the application of preference of natural components to the end of slowing down the outfall, increasing the accumulation capacity of the territory, and reduction in flood outfall.

Water supply

The share of inhabitants with water supply from public water-supplies has tended towards constant increase. The public water-supply is built in 1 600 communities from 2 831 (56%). By 2005, the structure expects to reach 85% of inhabitants supplied by public water-supplies.

Level of connecting of households in % (share on the global number of inhabitants) to water-supply:

	1989	1990	1991	1992	1993	1994
%	74,3	75,8	76,3	77,0	77,8	78,4

The conception of water management policy expects a reduction in specific consumption in households to 167 l/inhabitant/day (comparing with 379 l/inhabitant/day in 1993).

A solution to the disproportion should be ensured by the construction of water reservoirs and water systems of regional character, connected to superior systems.

Sewerage and waste water treatment

Development of sewerage lags behind the development of water-supplies. Only 283 communities have built public sewerage. This situation causes as much as 70% pollution of water flows.

Inhabitants living in houses connected to public sewerage (in thousands persons):

Year	1989	1990	1991	1992	1993	1994	2000
	2634	2689	2700	2697	2740	2794	
%	49,9	50,8	51,2	50,9	51,3	52,3	57

By 2005 the conception assumes an increase in the share of inhabitants connected to sewerage to 57%. (comparing with 51.5% in 1993).

The percentage of treated waste water of the total amount of waste water, flowing to public sewerage in %

1989	1990	1991	1992	1993	1994
85,4	87,0	90,9	90,4	83,2	88,5

Length of sewerage network without attachments in km:

1989	1990	1991	1992	1993	1994
5004	5122	5200	5200	5326	5454

- Policy of power-industry

The aim of the power-industry policy is to supply all users with fuel and energy while maintaining minimal production costs with the least possible ecological impact. Therefore, the following conditions should be met:

- local production should be combined with import and reduction of less economic sources;
- structural changes in the economy;
- utilization of secondary and renewable sources of energy;
- combined production of energy and heat.

The power-industry policy assumes a form of non-nuclear ensuring of energy, i.e., operation of the existing nuclear facilities with operation of big fossil-fuel power plants after their ecologization, completion of hydro power plants, and building of steam-gas facilities.

- Policy of development of communications and post

Transformation to a two-level territory segmentation of the telephone network, and a digital transport telephone network. This will mean a significant improvement in telecommunication services. The building of optical-fibre cables with neighboring states is also projected.

The organizational structure of posts will be solved in connection with the new territorial segmentation of Slovakia.

- Agricultural policy

The Conception and Principles of Agricultural Policy (1993) suggests a more realistic utilization of agricultural land resources, where a mixture of the form and intensity of utilization of agricultural land is considered, under the condition of harmonization of intensity and environmental points of view of agricultural production. It is primarily a question of permanent change of crops.

The preservation of the production force of lands requires the application of subsidy policy, and depends on the global economic situation of the national economy.

- Forest-management policy

The serious problem of contemporary forestry in the Slovakia is the extensive damaging of forests as a result of global changes in the balance of sunshine, changes in air chemistry, and, subsequently, soil, changes of local character in hydric and trophic

regimes of soil, and commercial activities in the forests.

Forest areas represent 40.6% of the total area of the SR. From the point of view of ownership, there are 11.7% private forests, 56.2% forests of owners societies, 6.1% church forests, 25.7% municipal forests and 0.3% other.

The strategic goal of forestry development is the preservation, protection and upgrading of forests.

Steps and principles of forestry policy serve the end of ensuring this goal, contained in the Conception and Principles of Agricultural Policy.

- Recreation and tourism development policy

Tourism has become one of the most dynamic sectors of the world economy. In this regard the government

of the SR approved in 1995 "Scheme of tourism development in the SR" and established an agency to support the propagation and marketing of tourism in the SR.

An improvement in the overall standard of infrastructure mainly of those communities and regions, which have priority in tourism development is very important. It is necessary to improve the quality of services.

- Housing policy

Conception of the state housing policy to the year 2000 (1995) formulates the position of the citizens, municipalities and state in housing supply. In transition economic conditions a significant decrease in housing construction was recorded, which could not by that time be stopped. It is necessary to increase the overall housing standard and create such legislative, technical and economic conditions, that housing is affordable and each household can have housing appropriate to its income. (For more details see chapters 2.1 and 3.3).

Conditions for further development

The whole issue of the settlement development of the Slovak Republic is influenced by position and local potentials or barriers.

The position of Slovakia in the geopolitical centre of Europe is created by the intersection of north-south associations of states (Poland, Slovakia, Hungary, former Yugoslavia), creating a kind of "cordon sanitaire" between the so-called East and West, and by division of east-west division, which relates to the Alpine-Carpathian massifs. This horizontal-vertical orientation of various "flows" is stressed by diagonal connections (Rotterdam - Istanbul, and Moscow - Iberia Peninsula, which cross the space of the "Devínska brána" (Bratislava). The east-west

orientation is noticeable in this part of Europe, and is exemplified through the North Sea, Poland (Warsaw - Minsk - Moscow) or (in our case) through Slovakia or Hungary.

The north-south orientation is much more complicated, while in all its dimensions it crosses the relatively impassable barriers of the Alps, or in our case the Carpathians.

It seems, that the possibility of transit should be analyzed, and possibly realized in the orientation Žilina - Bratislava, and in the East Slovakia in the orientation state frontier (Prešov - Košice - Miškolc), so that the complicated conditions of Vysoké Tatry, Nízke Tatry, and Slovenské Rudohorie are avoided.

The issue of the north-south connections in the Central Europe includes also the transit of North states to the recreation environment in the South of Europe, whose important branch can run through Slovakia, to the topic of pulsating movements - centripetal, in winter to Alps and Carpathians, and centrifugal, in summer, to seas in the North and in the South Europe.

The positional potential or barriers of individual countries gain an increasing importance in relation to development potential, having a much stronger influence on development than local potential. Slovakia has excellent conditions in this cooperation.

From the local factors, which can have an influence on the prognosis of the settlement, natural factors should first be mentioned. From them, morphology factors are the most important in our case, as they have a substantial influence on the size of settlements, and creation of agglomerated systems of settlement of all kinds, and their size and localization. The main morphological formations also predestine the basic communication network, creating a star network with a circuit through the valley of the Váh between the High and the Low Tatras, Prešov, and Košice, through South Slovakia, with a radial connection to abroad. This also have an influence on the creation of bigger settlement systems, (e.g. strip and radial structures).

Morphological conditions, amongst others, create the basic differences in living conditions of inhabitants (e.g., there are regions, where houses must be heated 7-8 months a year), where the agricultural production is substantially different (Orava - Southern Slovakia), where the costs connected with the operation of transport are also different.

The water-management economic conditions of Slovakia are complicated. Slovakia is an upland outfall area. Therefore, the water regime and water management are very important. The construction of

big reservoirs is expensive and ecologically unacceptable

Sources of ground waters in South Slovakia are very important, if they can be protected successfully from pollution from oil pipelines or local waste of the settlement or of the production. The wealth of ground sources also awaits complex evaluation, primarily in relation to the ground sources of drinking and thermal waters, and minerals. Huge opportunities are offered by soil and forest massifs.

Any production activity should be in harmony with the dynamic system of natural processes. Distribution of the agricultural soil and commercially utilized forest fund is very important from the point of view of future conceptions of settlement, and they have a remarkable influence on the future function layout, selection, and functions of centers, and overall utilization of the territory. The soil and the forests are not only important in terms of production or conservation. They can contribute substantially to the life of the settlements and to the new optimal image of the country, and consequently to the whole settlement.

Industrial production is of decisive importance in its relation to settlement. Slovakia is in a general situation today, when restructuring must be performed, as well as the completion of the secondary sector, and then the development of the activities of the tertiary sector.

In the case of Slovakia, of special importance is the issue of housing. It is based on the big potential of flats already built in towns, where there is an urban problem of incorporation of the new structures into the organism of the town, i.e. their humanizing, but also in villages, where there is a big problem of their utilization. Its localization in relation to labour conditions is not very proportional. In this respect, the possibility of its utilization should be analyzed, for creating urban agglomerated systems, for the new orientation of labour occasions above the housing fund (i.e., the exact reverse of the process till now), and its utilization for recreational needs of urban inhabitants.

From the point of view of the above position and local potential, of special importance in the conditions of the Slovak Republic is transport, its individual kinds, space orientations and crossings. The variety of types and crossings of important kinds of transport on the national level for the future would appear to be as follows:

Bratislava	- motorway, high-speed railway, water, air, power-engineering + crossroad
Košice	- motorway, railway, railway wide-gauge, air

Žilina	- motorway, railway, water + crossroad
Prešov	- motorway, railway
Banská Bystrica	- air

The potential for the basic perspective function segmentation also follows from among the above subsystem or section documents, which could be characterized as a segmentation of spaces for the application of a general and complex development of settlement - the valley of Váh, and the line through Poprad - Prešov and Košice, with relevant branches to valleys, "ribs", and territories with specific prevailing functions for agriculture (e.g., Juhoslovenská rovina and Východoslovenská nížina), or functions of forest management and recreation - the area of Vysoké Tatry, Nízke Tatry, and Slovenské Rudohorie.

5.3. Contemporary Housing Conditions

For the analysis of recent conditions and trends in housing an indicator system was used. It was composed with the aim to provide a comparable basis for housing situation evaluation on the international level.

The indicators are divided into two parts, the first representing key indicators (Indicators Programme - Monitoring the City and Shelter Sector), the second is devoted to the detailed indicators, adjusted to the transition process, which are recommended as an outline for the housing indicator-based sections of the National Reports in the countries of East and Central Europe.

Key indicators:

- Indicator D4: Woman headed households
- Indicator D5: Average household size
- Indicator D6: Household formation rate
- Indicator D7: Income distribution
- Indicator D9: Tenure type
- Indicator H1: House price to income ratio
- Indicator H2: House rent to income ratio
- Indicator H3: Floor area per person
- Indicator H4: Permanent structures
- Indicator H5: Housing in compliance
- Indicator H6: Land development multiplier
- Indicator H7: Infrastructure expenditure
- Indicator H8: Mortgage to credit ratio
- Indicator H9: Housing production
- Indicator H10: Housing investment

Detailed and adjusted indicators

The indicators are divided into the following groups:

- A/ The changing governance of housing
- B/ Housing and macroeconomic stabilization

- C/ Main sectors of the housing stock, privatization, restitution
- D/ Affordability of housing
- E/ Housing production: developers, building industry, land market
- F/ Restructuring of the finance system in housing
- G/ Government subsidies and taxation
- H/ Social safety net issues
- I/ Housing management

Key indicators give the basic parameters of the housing sector from the viewpoint of aspects surveyed all over the world. First group (indicators D4 - D9) characterizes basic demographic and sociologic aspects. To their fulfilment and to their conclusions more attention should be paid also in our country.

In the second group of the key indicators are already signalized some of system deficiencies in the attitude to housing sector during the transition period. This relies particularly to the indicators H6 - H9. The coefficient of land development by means of technical infrastructure, or possibility of land use for housing purpose are not clearly determined. Infrastructure expenditure in cross-section view (management, maintenance and investment) is not being surveyed. Infrastructure managers do not have an overview on this indicator, structuralized as mentioned above per one inhabitant. That is the reason for impossibility to optimize decisions on possible potential in this sphere.

On the other hand the character of housing stock and compliance with building regulations are on the European standard.

The value of the key indicator H8 was not applicable, while mortgage credit is not introduced yet and the banking sector does not keep records of specific volume of housing purpose credits.

The indicator of housing production and housing investment only confirmed the fact, that in this sphere significant decline of activities took place when compared with 1990 (decline of the increment of housing units per 1000 inhabitants from 9.7 in 1990 to 1.25 in 1994).

The activities on data collecting for detailed indicators directly showed those spheres, where institutional, structural or methodical deficiencies occur, which slow down efficient conception of the housing policy.

The analysis of recent conditions according to the data of individual indicator groups:

A/ The changing governance of housing

Housing represented before the beginning of transition period one part of the centrally planned

economy. The central planning system controlled resources, decided on the price levels, interfered in ownership rights and created of the housing unit consume goods of the social character.

Transition from the centrally planned to market economy is a gradual process having important influence on the behaviour changes of different actors in housing.

Housing was not the sphere to have priority in the political discussions. The system of complex housing construction, development, realization and financing, valid before 1990 was canceled. On the basis of the Principles of reform of the housing policy in the Slovak Republic (1991) the State had to stimulate development of the housing market using its tools, to the end of housing affordability for all social groups. Important role is given in this sense to the municipalities. Nevertheless, the successful system has not been implemented to ensure in new conditions the transfer of responsibilities and construction realization to the new participants in sufficient extent.

Housing construction after 1991 has decreasing tendency, mainly in connection with significant reduction of the state support, growing disparity between real income of inhabitants and expenditures of housing and related services.

From the viewpoint of legislation, the most important laws were those, which have in a new way defined rights and responsibilities of the municipalities, restitution title and possibility to privatize former state-owned, nowadays municipal rental housing stock to the sitting tenant. Existing tenant protection, obligation of municipality to sell housing units for unrealistic low price, on the other hand, together with

unsuitable loan policy and insufficient credit resources act as a brake of the progress in this sphere.

B/ Housing and macroeconomic stabilization

Transformation from centrally planned to the market economy was accompanied in the first years in recession in the economy development. Since 1994 favorable macroeconomic results have been achieved. Relatively high increase of GDP with significant decrease of inflation was reached, the balance of payments generated a surplus and the country's foreign exchange reserves increased.

Development of GDP recorded favourable turn, after a 4.1% drop in 1993 (decrease by 25.7% compared with 1989) increased by 4.9% in 1994. GDP development have been influenced by several factors. Among the most decisive were the growth of market services, better results of agriculture and general decrease in material requirements. The main factor of the dynamics of the GDP development on the demand side was the demand for Slovak products on the foreign markets. In internal economy, however, significant revival of investment and consumer demand was still missing. Internal demand was revitalized in 1995 by the GDP growth by 7.4%.

After the unemployment rate growth by 4 points to 14.4% in 1993, it reached 14.8% at the end of 1994. At The end it declined on 13.1%. Positive development of foreign demand was seen in the balance of payments. High negative balance in 1993 (-27.3 billion Sk) was substituted in 1994 by a surplus in total of 2.6 billion Sk.

Development of selected macro-economic indicators:

Indicator	1990	1991	1992	1993	1994	1995
GDP in % (constant prices)	-2,5	-14,6	-6,5	-3,7	4,9	7,4
Inflation rate % (average)	10,4	62,3	10,0	23,2	13,4	9,9
Unemployment rate in % (at the end of period)	1,6	11,8	10,4	14,4	14,8	13,1

The decline tendency of the building industry development correspondent with remaining recession in the economy. A multiplying effect of the building industry reflected in the 3rd quarter of 1994, when according to the state support decline was slowed down. The decline in 1994 was 1.4% (compared with 36.2% in 1993 in constant prices). The overcoming of the stagnation phase was seen only in 1995. Revival of investment activities of economic subject was reflected in the building production growth compared with 1994 by 4.2%. Building production revival has not been reflected in the housing sector yet. Housing sector is one of those, which are in the deepest

recession. In last three years state budget expenditures have been reduced to minimum. Systematic improvement from this point of view should be represented by the established Housing development fund.

The share of building industry on GDP remain the same in 1995 as it was in 1994, representing 4.6%.

C/ Main sectors of the housing stock, privatization, restitution

Privatization and restitution of public housing stock represent two of the most actual problems in the

transition process. Changes in the housing stock structure proceeded relatively slowly, according to the time-consuming process. Housing stock structure in 1991 was: 50.2% in family houses, 22.1% in cooperative housing, 21.2% in rental housing in the municipal ownership and 6.5% state-owned housing. During the period 1990-1994 2.25% of municipal housing units were "privatized" - sold to the tenants and, 0.25% were restituted. Ownership transfer was realized approx. in 10% of the cooperative housing stock.

Privatization represents another source of problems. It enables tenants to get their flat for underestimated price, but on the other hand does not solve desirable housing fund structure in conceptual way (an average price for housing unit represents approx. 5% of costs needed for construction of a similar new housing unit). Under valid legislative regulation tenants become the owners of their flats without considering their social and income situation. Revenues for municipalities, which can be obtained in given conditions from privatization are not sufficient for new housing construction, what could supply social housing need. Quality of privatized housing stock is often low, buildings are handicapped by disorders caused by neglected maintenance and tenants do not have experience with organization of self-government and democratic negotiation process on the conditions of common maintenance and repair. In this situation housing saving scheme is helpful, which facilitates cummulation of the resources needed for repairs during the period of time.

An open problem, which is in urgent need of resolving, is the issue of housing ownership in multifamily houses.

D/ Affordability of housing

The issue of affordability is one of the key issues in the search for the optimal housing policy solution. Recent macroeconomic indicators of the economy development depict the differentiation in income level and more significant inflation index in housing compared with the real income of the inhabitants. In this way the group of population, which is not able to solve their households housing needs with own resources.

Compared with EU countries the indicators of housing expenditures ratio to income are not disadvantageous. In the rental and cooperative sector housing expenditure represents in average 20% of the household income. In the owner-occupied housing units the purchase price is equal to 5.6 yearly household income in national level and, 6.8 in Bratislava (as in 1994). It does not mean, however positive development in this field. A comparison of the indicators in such a way does not take into

consideration different structure of consumption basket of the average household. The nutrition expenditure represent in it for some groups 45-49%, in average 39%, while in the stable EU countries this value is about 12%.

In spite of increasing living expenditure and decreasing real income there is not dramatic increase in tenants in arrears, neither in rent, nor in services linked with housing.

E/ Housing production: developers, building industry, land market

By conceptual document preparation a lack of information on housing stock state is felt. Data on housing starts, completion and construction are missing, either according to the form of the ownership, or according to the construction type. Unavailable are data on the infrastructure expenditures and development of credits for housing purposes.

From the point of view of building production significant shift towards the small and middle private companies.

In the sphere of the entrepreneurial activities, a combination of insufficient credit resources, disadvantageous conditions of repayment and that of valid legislation meaning tenant protection, is manifested. Certain role is played by rent regulation, too, which does not allow for return of invested resources, maintenance and inevitable repairs. Another problem in this connection is unclear situation in land sphere, a slow process of ownership and title transactions registration and undecisiveness of the municipalities in the development programmes implementation. That is often caused by their scarce budget possibilities and long-term restitution procedures.

In the transition period self-help construction of individual family houses was restricted, too, which used to be the prevailing form of construction, primarily in the rural settlement. That was caused by a rapid increase in the building material prices (almost three times) and decrease of the real average income combined with inaccessibility of the beneficial loans.

The land market has no support in the state land policy. According to the financial situation in the state and municipality income it is not possible to consider bigger investment to the infrastructure.

F/ Restructuring of the finance system in housing

Financing of housing represented one of the basic forms of the state intervention in the system of development and realization of the complex housing construction (CHC). The State solved the social

policy by means of subsidies for construction of the state housing, technical and public amenities, by cost-free procurement of land, by allowances and advantageous credits, by subsidizing of rent, energy, heat, water and other housing services costs. The rent regulation has kept expenditure level from the 1964.

By the Government Decision in 1991 the CHC system was canceled and enabled only to complete functional parts of the CHC started before December 31, 1990. The Government decided in 1991 to issue beneficial loans for new housing construction with interest rate lower at least by 5 point, compared with commercial interest rate and 30 year maturity. The capital losses of financial institutions should have been reimbursed from the state budget.

In the budget draft for 1992 there were resources proposed, financed from the state obligations to complete the CHC construction. In 1992 also the loans (26% of construction costs) and state lump sum (57%) for cooperative construction were issued. Approximately 17% was created by the membership fee. Those credits were issued as beneficial long-term (up to 40 years) fixed-rate loans at 1% interest rate. The loans for cooperative members for membership fees were issued at 2.7% with 10 year maturity.

For the individual housing construction fixed-rate loans for 40 years with 2.7% interest rate were issued.

At the beginning of 1993 were issued loans underwritten by the National Bank of Slovakia with a 7.5% interest rate (on-budget) subsidy. The housing cooperatives payed 1% and 8% was payed to the Investment and Development Bank (the total volume of outstanding loans for cooperative housing construction were transferred from the Czecho-Slovak Commerce Bank).

The State budget for 1993 allocated 1 billion Sk in the state obligations to complete CHC. Only on the basis of the approved Principles of the housing policy reform in the Slovak Republic this system was canceled. In the conception the aim was set up to ensure within the social policy, that the citizen should not fall down under the living minimum because of housing expenditure impact.

Strongly missing are mortgage credits. As a new product to the financial market building saving scheme has been introduced with a state yearly premium, covered from the state budget. After the saving period building saving bank issues advantageous credit up to 50% of the target saving sum.

In spite of the fact that building saving represents a traditional instrument for housing development, in recent income situation it is not real to believe that the savings together with the state premium and

credit will be sufficient for financing of purchase or construction of the housing unit.

Unbalanced household income and expenditure side might represent a risk for credit and interest payments.

G/ Government subsidies and taxation

In connection with the state budget restrictions in transition period also resources for different subsidy instruments are limited. As the subsidy system represents one of the most effective means of State to influence housing issues, its absence results in unfunctionality of the system. Of the two main subsidy forms (growth of the housing system efficiency and growth of the fair accessibility to housing) only reimbursement of the capital losses for the outstanding long-term credits with beneficial interest rates, issued by the financial institutions has been used in limited extent, along with the object subsidies for completion of already started complex housing construction, state premium to housing saving scheme, subsidy for the additional insulation and subsidy to heat producers for housing purpose.

State subsidy policy, which represented a heavy burden of the state budget until 1990 is being transformed to the more clear and address subsidy system. On the other hand, by rent regulation, for example, a resources loss is caused, while the low and realistic rent is payed also by those tenants, who could afford to pay market rent. That is also the case of deformed perception of the demand and supply situation on the housing market.

It is possible, that in some cases privatization of the municipal housing stock will result in situation, in which the new owner will not be able to cover all inevitable housing expenditures. Thus it is important to prepare suitable tools also for those cases.

Recently in the Slovak Republic there has not been provided any specialized housing allowance. It is, however considered in the preparation of the state social allowance. The Ministry of Labour, Social Affairs and Family of the Slovak Republic is preparing housing allowance provision for those households, where the income does not reach the set up limit for nutrition and the other personal needs, including coverage of inevitable household expenditures.

One of the programmes, which is supported by the state budget is the programme of additional insulation of residential buildings. In 1992 150 million Sk, in 1993 100 million Sk, in 1994 71 million Sk and in 1995 100 million Sk were allocated for that programme. Nevertheless, it is insufficient to cover all requirements. There are not any tax instrument, too.

On the local level, self-government, taking into consideration overall economic situation does not tax residential buildings very high.

H/ Social safety net issues

In housing problems solving for some population groups (handicapped, homeless, tenants in arrears) the sector of labour, social affairs and family cooperates with other sectors and institutions.

Recently it is impossible to figure number of households, which are given housing subsidy, while social allowance are given as a cumulated amount of money, needed for nutrition, basic personal needs and of inevitable expenses for household. The precise amount is set up according to the Act on living minimum.

In future that will change, as within the prepared system of transformation of the social safety net the Ministry of Labour, Social Affairs and Family designs new state subsidy, so called housing allowance. Through this allowance the State will participate on housing expenditures for low-income families.

Housing market is not prepared to react on the arising situation. For homeless, concentrating in bigger towns are municipalities trying to find shelter with the help of different charitable, or municipal shelters. More serious problem appears in the group of young families, where income situation does not allow for entering free housing market, where, by the way, supply is also insufficient.

An open problem is still the characteristic of social housing. Besides technical categorization of flats into four categories according to the amenities standard, there is not any definition of the sub-standard housing.

I/ Housing management

Together with the changes of ownership forms and fragmentation of originally big number of housing units managed by housing management companies several changes occur in this sphere. Different forms of legal entities appear, overtaking the management role. According to the fact that regulated rent does not cover operation and maintenance costs, in this area there are no visible differences in effectiveness of individual forms of the maintenance companies.

In some cases the operating companies of heating management can be seen as profitable. Unclear transactions, relatively low operating discipline and also unclear conditions are the cause of the remaining problems in this sphere (tenants dissatisfaction, inflexibility in defects removal, impossibility to ensure bigger repairs, etc.).

Similar situation in housing stock management is in the cooperative sector, too. In connection with privatization to tenants new forms of mixed ownership in multifamily houses arise, for them there are no clear rules prepared yet and thus they represent potential type of a problematic ownership.

6. AGENDA 21 AND GLOBAL STRATEGY FOR SHELTER TO THE YEAR 2000

6.1. Agenda 21

The implementation of respective programme areas, identified in the Agenda 21 - a document accepted at the UN Conference on Environment in Rio de Janeiro in 1992 - is based on the specific conditions of our country and economy during the period of transition to the market economy. Slovakia has had significant problems in its period of transition, connected with certain political and social tensions. In spite of this fact, we consider the Agenda 21 a document, expressing the worldwide consensus and political obligation accepted on the highest level, to cooperate in the areas of development and environment. Programme areas, which are presented in the Agenda 21 in the form of actions, activity goals, and tools for implementation, are not unknown to the Slovak Republic. Our country had been dealing with the related problems long before the UN Conference in 1992.

The Slovak Republic recently had almost 80% of all legal regulations in the sphere of the environment in compliance with those of European Union countries.

Selection of examples of solution and procedures:

The programme area: Ensuring adequate housing for all - solution of the social aspects.

The social function of the housing policy consists in the aspect of the living standards of inhabitants, namely in the relation to the low income groups. Within the framework of the solution of social aspects of the housing policy, the Ministry of Labour, Social Affairs, and Family of the Slovak Republic follows in practise the following principle: in the payment of costs for adequate housing by a citizen, the citizen should not fall under the level of the socially accepted life minimum, unless it be his fault.

Within the framework of the new system of social insurance prepared, the Ministry of Labour, Social Affairs, and Family of the Slovak Republic is preparing a new state allowance, the so-called housing allowance. In this way the state will

contribute to covering of a part of housing costs for low-income households.

Furthermore, the Ministry of Labour, Social Affairs and Family is cooperating with other branches and institutions in solving housing problems for some categories of citizens, such as handicapped and displaced persons, those, who do not pay, etc., in accordance with the conception of the state housing policy accepted in 1995.

The programme area: Support for creation of complex ecological infrastructure

In the conception of the water-management policy of the Slovak Republic, approved by the National Council of the Slovak Republic perspective goals were set in terms of management of the drinking water supply from public water supplies, sewage and waste water treatment, the creation of financial resources as well as proposals for steps and further procedures in the areas of privatization, transition of water-supply and sewerage enterprises, in the legislation and in the area of economic instruments.

The programme area: Integration of environment and development to the decision making on the political, planning, and management levels. Ensuring of an efficient legislative and regulative framework, utilization of economic tools.

In this area there are 14 generally binding legal regulations, governing the integration of the environment into different spheres of practical life.

The economic tools of the environment creation and protection are understood as a part of a complex of tools of economic management. Their selection and utilization is based on the goals of the state environmental policy. Indeed, economic tools are often used in the connection with the regulation measures, resp., diffusion standards expressed in biological, chemical, and physical values.

Some of such tools are:

- fees for air pollution;
- retributions in water resources management;
- fees for deposition of waste;
- levies for exemption of agricultural land from agricultural land resources;
- levies for exemption of forest land from the forest land resources;
- payments for exploitation space and exploited minerals.

The conception of the Ministry of Environment in this area is based on the need for the imposition of environmental parameters on existing taxes in such a way, that economic tools become a permanent part of the state economic policy.

For implementation of economic instruments of environmental creation and protection, the following taxes exercise considerable influence: value added tax, consumption tax, income tax, real-estate tax, road tax, fuel tax. The economic tools of environment creation and protection are based on fees.

The programme area: Atmosphere protection

In this area there are 6 generally binding legal regulations, affecting influence of air protection and other aspects.

The programme area: Protection, management, and development of mineral resources

In this area there are 11 generally binding laws, governmental decrees and notices, dealing with the protection, management and development of mineral and raw material resources.

The programme area: Integrated approach to planning and management of spaces on the Earth surface (land and areas)

In the sense of the Laws No. 330/1991 Coll. (on the land adjustments) and No. 180/1995 Coll. (on some measures for arrangement of ownership and title to land), land arrangements are solved in the Slovak Republic, taking into account the requirements and conditions of environment protection, creation of a spatial system of ecological stability, the function of agricultural country, and operation aspects of modern agriculture and forest management. With the aim of their realization, the Conception of Arrangement of Land Ownership in the SR has been approved by the Government of the Slovak Republic.

The first phase of this process, defining ownership rights and titles to land, has been recently organized under the auspices of the Ministry of Agriculture of the SR.

The programme area: Fight against deforestation and for sustainable development of mountain areas

The principles of the state forestry policy have been approved by the Government of the Slovak Republic in 1993. In the same year the Conception of Forestry Development was approved.

The above principles have been transformed into eight new, resp. amended legislative regulations.

Furthermore, the principles of the state forestry policy have been elaborated in the form of partial or closing reports of scientific-technical projects and research tasks, dealing mainly with issues of monitoring, rehabilitation of forests and ecological and economic quantification of productive and non-productive functions of forests.

The Programme area: Development and strengthening of the integrated development programmes oriented to counteracting poverty

In Slovakia there is a socially accepted minimum wage level for citizens stated by law. A state of material emergency begins under it. This is legislatively defined in Law No. 463/1991 Coll. on the living minimum, in the wording of the later regulations. The Law defines in more detail the conditions of judgment of the material emergency of a citizen, in relation to the Constitution of the Slovak Republic, which guarantees to anybody, who is in material emergency, such support as is necessary for ensuring the basic living conditions.

The programme area: Support of sustainable development of agriculture and rural settlements, preserving of land and its renewal

The integrated agricultural and nutrition policy of the Slovak Republic with orientation to the support of the sustainable development in the agriculture and in the rural areas, was formulated in the "Conception and Principles of Agriculture Policy in the Slovak Republic", approved by Parliament and by the Government of the Slovak Republic in 1993.

The roughly approved basic strategy goals and tasks of the agricultural policy, together with system measures (legislative, economic and commercial tools instruments and institutional measures) are being elaborated in detail and will be updated in the subsequent conception and executive projects and documents.

The most concrete executive document from the point of view of offering the sustainable development of agriculture and rural areas is the "Decree of the Ministry of Agriculture of the Slovak Republic on the Granting of Subsidies from the State Budget", as well as finance funds, established within the framework of the institutional steps for concrete forms of support.

The reduction in agricultural land in the last years has virtually stopped. This can be attributed to the more stringent application of the Law of the Slovak National Council on the agricultural land resources protection of 1992, and to the reduction in construction activities.

From the point of view of improving environment and agricultural land resources protection, the goals are outlined in the strategy of the state environmental policy, which is based on the Conception and Principles of the State Agricultural Policy approved by the National Council of the Slovak Republic.

The following institutional measures can be mentioned:

- establishment of the Rural Development Agency,
- establishment of a network of agricultural guidance supported by state.

The programme area: Improving of agricultural production and farming systems

Ministry of Agriculture elaborated restructuralization of agricultural production in regions / districts of Slovakia, keeping in mind ecological conditions, environmental requirements and the economic situation.

The programme area: Preservation and sustainable utilization of the genetic potential of animals for sustainable agriculture.

Within the framework of the preservation of the genetic fund of commercial animals, the Ministry of Agriculture of the Slovak Republic offers optional subsidies for individual kinds of farm animals.

The programme area: Improvement of accessibility of food and improvement of human health

The question is solved in tasks according to the principle from the Program Declaration of the Government, concerning the ensuring of accessibility of food in the sense of recommended nutritional levels, through steps oriented to an annual reduction of expenditure on food by 1%.

A National Health Support Programme has been approved by the Government, whereby the Ministry of Agriculture of the Slovak Republic is participating in the project of remedying nutrition with selected target tasks.

Jointly with the nutrition remedy program, the research institutions of the branch solve the utilization of the potential of biotechnologies in the agriculture and in the food industry.

The programme area: Sustainable nourishment (fertilization) of plants to increase food production

Ministry of Agriculture of the SR supports research and the utilization of new substances in the sense of sustainable fertilization of plants for an increase in food production.

The Programme area: Protection of water resources, quality and amount of waters and water ecosystems

In this area there are 4 generally binding legal regulations, primarily the Water Act.

In the category of research studies (scientific-technical projects), the Ministry of Agriculture of the

Slovak Republic in cooperation with the Ministry of Environment ensures the solution of tasks dealing with drinking water quality improvement, and ecological measures in the case of water pollution.

All major water-management constructions are assessed before their realization, in accordance with the Act on Environmental Impact Assessment.

The programme area: Environmentally convenient manipulation of waste and prevention of illegal international transport of hazardous waste

In this area there are 8 generally binding legal regulations, dealing with these issues in relation to settlement.

The programme area: Children, youth, and sustainable development

From the point of view of the Ministry of Labour, Social Affairs, and Family of the Slovak Republic, the currently valid legal regulation in the area of social insurance creates and offers guarantees for children, and opportunities for development in all areas. The international obligations of the Slovak Republic are incorporated in the legal regulations affecting social insurance, above all the Children Rights Agreement.

Newly formulated legal regulations will ensure all necessary legislative conditions for the healthy development of children in compliance with international documents.

The programme area: Educational support, professional preparation, and increase in public awareness of sustainable development

It is assumed that a complex education system will arise in the case of the field of labour, social affairs, and family, which will offer professional preparation for social staff of governmental and non-governmental sectors.

6.2. Global Strategy for Shelter to the Year 2000

This development document was adopted by the UN General Assembly in the year 1988 and ratified by the Government of the Czechoslovak Federal Republic. It represents a draft of creation of housing policy in all relevant areas. Due to the serious political, economic and state-legislative changes, which took place in Slovakia after 1989, the conception recommendations of the Global Strategy were not elaborated and fully used in the formulation of housing policy. Comparing the recommendations in the Global Strategy and the current situation in this area in Slovakia, objective priorities can be stated, either from the point of view

of the target situation, or of the institutional and structural ensuring of solutions in the area of housing.

7. EXAMPLES OF SUCCESSFUL IMPLEMENTATION REALIZATION

EXAMPLE A

a) Name:

Central municipal zone in Dolný Kubín

b) Key organizations and entities:

The City's National Committee (before 1990), Municipal office Dolný Kubín (since

1990 until the present), Stavoprojekt Ľilina, design firm, The Mayor of the city, Ing. Ivan Budiak, the chief designer of the master plan and its sections, Ing. arch. Anton Kratochvíl.

c) The schedule of realization:

1960: New territorial organization of the Orava region, Dolný Kubín becomes a seat of the district administration.

1969-72: intention, basic urbanistic and architectonic conception of development until the year 2000 and a master plan of the settlement, zoning plan of the central city zone Dolný Kubín

1972-79: New administrative centre of the city

1980: Updating of the master plan for Dolný Kubín

1987: Updating of the zoning plan of the central city zone

1983-94: Shopping and service centre in the old town (square and Park of M. Kukučín)

1994: Pedestrian connection of both cited centres through the residence zone and colonnade bridge over the river Orava.

d) Situation before realization:

The city of Dolný Kubín is located in northwestern Slovakia with a sea level altitude of 468 m. The city spreads in the environment of the Orava Highlands and its territory is divided by the river Orava into two equal parts.

The name Kubín was first mentioned in a document dated 1825. Subsequently Dolný Kubín was again mentioned and in more detail in a document of 1381. The commune obtained city status in the 17th century. It preserved the character of a rural settlement until the middle of the 20th century and no



Colonnade bridge - pedestrian connection of both parts of the central city zone over the river Orava



Cultural and administrative centre dominated by the District Office and the municipal house of culture

extensive building activity was carried out here before 1945.

A important period of the existence of Dolný Kubín started after 1960. It was caused by the implementation of new territorial organization, when by joining three districts of the Orava region only one was created with its seat in Dolný Kubín. After many years of its historical development the city again became the seat of the whole Orava region. This fact has been reflected by a rapid growth of population. After 1970 it grew by almost 100% (from 3899 to 7680).

The population growth also implied problems. Questions of jobs and flats needed an urgent solution. Greatest attention was paid to the construction of flats. Population growth also brought about higher expectations related to public utilities, services, cultural and sport facilities.

The city as an expanding settlement overstepped its limits and exceeded the threshold of urbanization. The historical nucleus - the original settlement became a fragment of the total area of agglomeration. Even though it preserved a uniform urbanistic and building system, the attempts to change it to a body with multiple functions and to introduce facilities alien to its urbanistic structure, are evident. The historical nucleus as a centre of large settlement in relation to its size and accessibility is not adequate any more to city needs and the aforementioned demands of the inhabitants. The logical conclusion was that the existing central zone would have to be transformed and expanded. The solution of the problem offered an opportunity to include the natural assets (the river, park) of the locality into a new organic whole and thus endow it with new value.

e) Situation after realization:

The gravitation centre of the settlement and the central city zone were transformed westward from the historical nucleus while the conditions of ensuring their relative size, equal value and accessibility for pedestrians to all developmental parts of the settlement, were observed. The established compositional east-west axis has connected the residential zones, the historical nucleus, the new square, the park of M. Kukučín and the administrative centre up to the suburban recreational zone. The zone of operation, limited to pedestrians, within the nuclei of activities provide the basic space for all real and supposed functions of a central character. It is the bearer of the inner structure of the city. New spaces provided opportunities to locate shops, administration, housing, catering, culture and sports in this area. They moreover fulfil the demands of expected growth of enterprising activities. Facilities contradicting its urbanistic structure have

gradually been eliminated from the historical core. The pedestrian zone is dominated by a parterre, containing the principal transition directions. It ensures an optical contact of exterior with the main interior links to the contiguous park and surrounding landscape. Diverse movements in the adjusted space create conditions for possible everyday relaxation-recreation and communication-social stay. The architectonic solitariness of the utility objects creates an environment of human scale.

f) Strategy:

The master plan of the settlement Dolný Kubín and the zoning plan of its central city zone established in the 70s the basic urbanistic and architectonic conception. Today, after more than 20 years it can be said that it was highly realistic and topical and its developmental forecast has been fulfilled.

The conception of the master plan has distinctly emphasized the single zoning plans of the residential zones, central city zones and the generalities of the technical infrastructure.

The process of urbanization is connected with the dynamics of city development and it required and still requires the special attention of the city authorities. Above all it has necessitated a mutual trust in a purposeful conception and creative realization of one's "own" city. A city responding to all material and spiritual stimuli. The mission of the city of Dolný Kubín in the settlement structure of the region is not accidental, it rests upon the historical assets of its territorial position and a rich cultural and historical tradition. The aim of the composition of the settlement was a consequent application of the axis of historical nucleus and its links to a compositionally operational east-west axis in a new city centre - M. Kukučín Square. This factor influenced the scale, gradation and accent on the single supposed activities of the zone.

In spite of the results achieved, the urbanistic concept is not considered a single, finished work. It grows in complete phases as a result of the developmental process of preserving cultural value and continuity in integration into the new environment in urbanized spaces.

The natural gravitation point of expressive landscape composition has remained a core issue. The city has come to the river and this contributed with its pedestrian pass and connection of both banks also to its individuality (Colonnade Bridge).

Dolný Kubín as compared to other Slovak cities has from the urbanistic point of view an exclusive unity of the individual functional zones and their geographic-natural framework resulting in the clear structure of a living organism.

The development of the original settlement in relation to the contemporary picture of the city was realized in several distinct phases directly connected with the development of economic activities. After the dumping of the collective housing construction by the end of the 80s the city authorities paid attention to the completion of the buildings of public utilities, the technical infrastructure, as well as activities aimed at improving the living environment of the citizens and emphasizing the nature of Dolný Kubín as the centre of Orava region.

The sustainable development of this settlement began as a matter of fact some 20 years previously, by tasks formulated by the master plan and such orientation of priorities, that will positively delimit the process of promotion. It is the present task, involving the common effort of all partners, to ensure the uninterrupted development of urbanistic continuity in the unity of the old, historically proven values and new ones.

g) Criteria of choice:

The presented example of successful realization of the settlement development was chosen for its positive impact on the improvement of the environment with a particular impact on population in various areas as for instance:

- improvement of environmental quality
- creation of conditions for the creation of new jobs, especially in the tertiary sphere,
- improved transport solution and communications
- revitalization of the inner city nucleus

The realization of the quoted example was based on the partnership of several participants depending on the time limits of individual phases. The following representatives participated in the planning, preparation and realization of the quoted example:

- state administration
- city representation
- local administration
- private sector

The successful example of the development of the city of Dolný Kubín and the so far obtained favourable results are in accord with the principle of sustainable development. In the course of its realization the decision-making process also affected managerial practice, partner relations among those involved and activated the internal resources of the city's income and their usage.

EXAMPLE B

a) Title:

Proposal for sanitization of the Žiar Basin landscape

b) Key entities and organizations:

- Ministry of Environment of the SR
- The SNP works, Žiar nad Hronom
- ECOTRUST Banská Štiavnica, Ing. Peter Múdry, CSc.

c) Schedule of realization:

1992: Ecological project of the sanitization of the Žiar Basin

1994: Aluminium production using new technology - 1st block

1996: Reconstruction of the aluminium production - 2nd block

The solution of environmental protection of the Žiar Basin was called for by the catastrophic situation brought about by environmental pollution caused by the obsolete aluminium production technology in the SNP works, Žiar nad Hronom.

d) Previous situation:

The negative effects of the SNP works became manifest since the beginning of the aluminium production in 1954 and affected the residential, working and natural environment, as well as the single natural components of the environment, namely air, water, soil, vegetation and especially the population's health.

The territory immediately affected by the emissions includes the belt in a radius of 10-15 km from its source, negatively affecting the health of 30 thousand inhabitants and 10 thousand workers of the industrial zone of the city Žiar nad Hronom.

The SNP works directly disrupt agricultural production by the fluorine exhalations on area of 9 340 ha, out of which there is 4 300 ha of arable land placed in the Žiar Basin.

The impact of air pollution on the quality of agricultural soil is observed only in one index - soil response. The long-term effect of exhalates is the concentration of the pollutants in soil, where they are out of control, or as contained within the products of the plant and animal production, or food.

Flour, arsenic and sulph-oxides cause continuous change in the structure of arable land and its quality. It requires higher inputs with the aim of maintaining the soil fertility, but the yields are not cost-effective compared to the agricultural firms located in unaffected regions. A similarly poor situation is that

of the forestry, where the dying of timber species such as fir, oak and spruce is observed.

The Žiar Basin has been classified in the sense of the Resolution No 112/93 on the inclusion of the regions requiring special air protection into a list of the affected regions.

e) Situation after realization:

Proposal of sanitization of the landscape in the Žiar Basin contains measures aimed at 19 areas. A priority measure is that concerning a change of technology used in the production of aluminium, as a paramount

condition of the improvement of environmental quality.

The onset of the aluminium production using new technology in closed electrolyzers (Norwegian technology) occurred in 1994 with the first block of 80 furnaces. The second block (about 100 furnaces will start operation in 1996.

It is expected that after the reconstruction of aluminium production the exhalates will remain below the values allowed by the standard.

For better comparison we present the table:

Pollutant (t/year)	Old electrolysis in 1990	New electrolysis
dust Al ₂ O ₃	766,0	243,0
coal dust	715,0	28,3
fluorides	847,0	65,9
tars	789,0	2,2
SO ₂	716,0	974,0
total	3 833,0	1 313,4

Meanwhile the new electrolysis can produce 105 000t/year compared to the old one producing 70 000 metric tons.

f) Strategy:

Environmental improvement will be achieved by application of new resort policy and strategy and at the consequence of the change of managing systems and decision-making process.

EXAMPLE C:

a) Title:

Humanization of the centre of Banská Bystrica city

Name of the settlement: Banská Bystrica

Locality: centre of the city - town monument reserve

Event: establishment of the pedestrian zone in the central city zone - the SNP square.

b) Key entities, organizations

The following are the working groups participating in planning, preparation and realization:

- The group of the chief architect of the city of Banská Bystrica, J. Kráľo no 7, 974 00 Banská Bystrica

* Ing. arch Ján Kupec, the chief architect of the city of Banská Bystrica,

* Ing. arch. Juraj Kalus, Ing. arch. Marián Šovčík, CSc. - urban planners and architects - authors of the urbanistic architectonic and artistic conception of the study of pedestrian zone on SNP square in Banská Bystrica.

- Investments group of city of Banská Bystrica, ČSA no 26, 974 00 Banská Bystrica,

* Ondrej Snopko - director, preparation and realization of the pedestrian zone on SNP square, finances, coordination of the construction, technical supervision, choice of suppliers.

- MIS - a private company, Srnková no 27, 975 90 Banská Bystrica,

* Milan Smádo - the owner, the chief supplier of the surface finishing of the construction.

- PROGRES - HLŠ ltd. Srnková 27, 975 90 Banská Bastrica,

* Ján Hanuška - co-owner of the company, chief supplier of the lighting,

- OBČIANSKE STAVBY a.s. Stavebná 1, Banská Bystrica, construction company supplying the construction of the underground public WC.

- DOPRASTAV a.s. Zvolen, Hronska no 3211-1 Zvolen supplier of the green asphalt transport lane for the City bus. Colour asphalt pigment imported from KREMS CHEMIE, Austria.

- ART NOVUS, Partizánska cesta no 71, Banská Bystrica, artistic restoration work shops charged with moving the Mariánka Pillar monument to the original place at the square.

c) Schedule of realization

The basic conception of the pedestrian zone in Banská Bystrica was established by the Master Plan of the central city zone elaborated by the group of the principal architect of the city of Banská Bystrica in 1976, approved in 1977 (author Ing. Ján Kupec).

1993 was a year of realizing the reconstruction of the first street in Banská Bystrica categorized as a "pedestrian zone".

The master plan of the central city zone assessed the extent of the pedestrian zone, the core of which is SNP square, the principal axes are the Dolná and Horná streets and lateral branches ending in the SNP square.

The principal pedestrian axis in the proposal continues from the Vajanský square, ending in a new administrative and shopping centre at the E. Štúr in Radvaň.

Until 1993 two preconditions necessary for the forthcoming problem free functioning of the pedestrian zone were realized. The service communication at Fortnička was built (service to block 3 of the Dolná st). Public transport was diverted to the embankment communications and transport in the centre was gradually limited, the project preparation of further service communication of the inner blocks was accomplished along with the reconstruction of the primary high tension distribution with the tension level of 6 kV to 22 kV.

In 1993, the group of the chief architect of the Banská Bystrica city elaborated the studies of architectonic-artistic completion of the streets Horná, Strieborná, Dolná, the SNP square and Štefan Moyzes square. The studies served as source material for a responsible elaboration of the "Principles of the creation of pedestrian spaces in the central city zone of Banská Bystrica" with a complex assessment of the conditions for the architectonic-artistic completion of the pedestrian space of the reconstruction and construction of the technical infrastructure. The studies and "Principles.." were discussed at the premises of the Association of the Slovak Architects in Banská Bystrica, the Building Commission of the municipal office, at the Slovak Institute for Monument Preservation, and were approved by the municipal representation. The conception of the completion of the individual spaces was based on their specific position in the hierarchy and their function within the central city zone system.

In 1993 the first part of the pedestrian zone was realized - Dolná street in a total length of 400 m. By joining the finances from all administrators of the engineering networks a complete reconstruction of the street was made - engineering network + surface

finish + planting of greenery. The experience of the realization of this street was a basis for the successful realization of the complete reconstruction of the central city space - SNP square to the pedestrian zone.

The architectonic-artistic proposal was elaborated by the office of the chief architect of the Banská Bystrica city in March 1993. Preparations for the realization were started in October 1993 by coordinating plans with all administrators of the engineering networks at

the premises of the Investment office of the city of Banská Bystrica.

The works at the project were started in January 1994 and finished in March 1994. The individual projects of engineering networks were the responsibility of the individual administrators, but their coordination proceeded in the form of regular meetings at the premises of the Investment office. The work proceeded smoothly culminating in the submission of the project for the building permit.

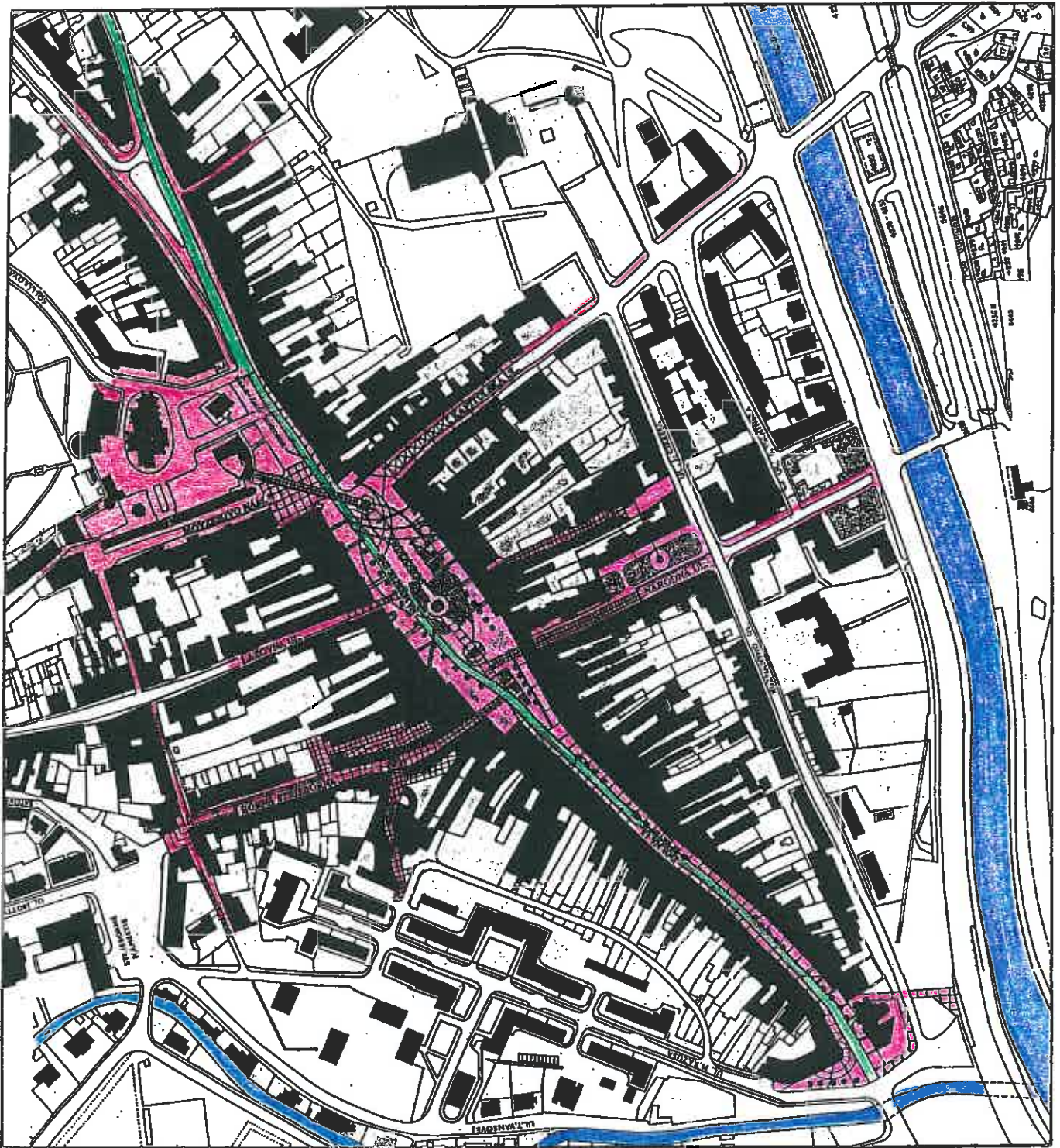
The reconstruction of the SNP square in Banská Bystrica itself was realized between April and August 1994 and the accomplished work was submitted to the inhabitants on Aug. 28 on the occasion of the celebration of the 50th anniversary of the Slovak National Resurrection against German Nazi troops.

d) The state of the locality before reconstruction:

SNP square in Banská Bystrica was fully asphalted with traces of past digging and repair on the surface. Out of the original avenue of round-crown maples, few were left and those were poorly maintained. The square was accessible to transport from all sides and consequently it changed into a terminal of public transport buses. The area greenery was concentrated around the fountain, and fenced so as to hinder access to the fountain. The public WCs under the square were in a desolate state and out of operation. All engineering networks corresponding to their age were susceptible to frequent crashes and their capacity was too small for the increased demands of the new operations located in the area of the squares, backyard tracts of the buildings. The final consequence was that the square did not comply with the function of an attractive and functional central city space.

e) State of the locality after the reconstruction:

The intention of the reconstruction was to attain a polyfunctional space pleasant to visitors, with various activities brought out into the open-air on the street, with the possibility of organizing cultural events and markets there. The reconstruction made it all possible. The square has again come alive - both during the day and the night. It has become a meeting point for young people, for pleasant conversation in catering facilities placed directly on the street, with space for multiple cultural productions that have been presented here in the short space of time of its existence, witnessing an extraordinary level of participation by the population. Asphalt was replaced by pavement, 48 trees were planted, a new public WC with highstandard equipment was constructed, the fountain was repaired and with new lighting made accessible to the public. The greenery was remade into blocks, the stone curbs skirting the low greenery invite the visitor to sit down there on hot summer days, the new lighting of the square is the



0 50 100 150 200 250 300m

Pedestrian Zone Banská Bystrica



combination of pillar lamps and pavement lamps, the lighting of significant features of the space, the lighting of the greenery. From an environmental point of view, a substantial role is played here by the exclusion of transport from the whole space of the square and a total reconstruction of all engineering networks. From the historical point of view the moving of the Mariánka Pillar to its original place in the upper part of the square was significant (It was removed from the square in 1964).

f) Strategy of procedure, indices:

Only the then effective legislative steps were used at the reconstruction of SNP square in Banská Bystrica. In the course of the work a new element represented by the credit applied for by the Investment office of the city of Banská Bystrica appeared. The work was financed by this credit which was provided by the Komunálna banka, Banská Bystrica.

Area indices:

total area of adjustments	12 141 m ²
area of the pavement	10 313 m ²
colour (green) asphalt	1 471 m ²
area of low greenery	337 m ²
high greenery, new trees	48 plants

A special feature of the work was the combination of financial means from all administrators of engineering networks for the final surface finishing of the square. Each administrator contributed finances equalling the cost of finishing the surface to the width of an ideal dyke necessary for the reconstruction of the engineering network.

8. PRIORITIES OF DEVELOPMENT

The priorities formulated in the following section concerning the development of settlement were identified on the basis of an evaluation of the contemporary trends in demographic and socio-economic development, an evaluation of the demographic projection in the settlement structures as well as the priorities identified in accessible conceptions and strategic material of the corresponding resorts.

The priorities presented here represent a proposal of a group of priorities for the choice of the basic and fundamental ones in the solution of the problems associated with the development of settlement until the year 2000.

PRIORITIES IN THE AREA OF DEVELOPMENT OF SETTLEMENT:

- regular and balanced economic and social development of the regions of Slovakia and

gradual reduction of differences between the urbanized and peripheral areas.

- socio-economic development of all regions and ensuring of stability and development of employment considering and using their specific assets.
- promotion of cultural-historical patrimony, identity of the settlements and regions based on the principle of democratically reached consensus of public regional policy and self-governmental policy.
- control of the distribution of activities in urbanized and non-urbanized landscape and the use of its civilization and natural potential in the spirit of the principles of sustainable development.

Ensuring a balanced development of the urban and rural settlements based on the following principles:

- support for polycentric settlement development that exploits the potential of the urban centres as an accelerator of economic development of the surrounding (rural) area with the aim of supporting collaboration and participation in work,
- ensuring stabilization of the rural settlement
- support for the development of the founded networks of the urban settlements and creation of conditions for strengthening the development of small and medium cities.
- development of a functional hierarchy of the settlements in an overall settlement structure from the point of view of creating the conditions for efficient distribution and accessibility of public utilities and services.
- ensuring of the systematic monitoring and evaluation of the development processes, evaluation of the development of human resources, economic and social conditions and natural resources
- development of the national transport systems and reconstruction of the existing transport systems related to the European network
- support for the development and operation of efficient transport systems using ecological efficiency of public transport and ecological means of transport
- relation of the effect of transport infrastructure to the development of regional wholes,
- development of technical infrastructure as one of the conditioning factors of the development of settlement,

PRIORITIES FROM THE POINT OF VIEW OF CREATION OF TOOLS OF THE MANAGEMENT OF THE SETTLEMENT DEVELOPMENT

- to ensure management of the development of the settlement in the sense of the principles of the

National Spatial Development Conception of the SR adopted by the government

- improvement of quality of physical-planning process
- vertical and horizontal coordination of the planning strategy and their application activities, concerning spatial and territorial development

PRIORITIES IN THE INSTITUTIONAL SPHERE

- in relation to the reform of public administration, assessment of the competences of the institutions in horizontal and vertical order (on the state and self-governmental levels) eventual assessment of the obligation of their constitution,
- creation of the bodies of the regional self-government
- to assess the principles of the collaboration of the bodies of self-government and state administration at the creation and approval of the spatial development conceptions

PRIORITIES FROM THE POINT OF VIEW OF THE DEVELOPMENT OF INFORMATION SYSTEM:

- to finish the elaboration of legislation for connecting and creating information systems concerning the territory, the formulation of its adequate data base on the national and local levels and its application,
- assessment of the legal framework and control of its application with a view to of imposing provision and protection of information relevant for the procurement and processing of documentation and the sources of management of the territorial development in the sense of the wording of Act No 580/76 on physical planning and building order.

PRIORITIES IN THE SOCIAL SPHERE

- transformation of social sphere, the aim of which must be construction of the system in which there must be ensured personal participation, social solidarity and a state guarantee.

Transformation of the social sphere should ensure:

- imposition of the basic principles of social solidarity, participation of the citizens in the realization of their rights, protection and development of the natural property rights of citizens, the personal responsibility of the citizen for his and his relatives' welfare, a state guarantee of a dignified life for citizens and the imposition of social justice
- social carrying capacity for political and economic changes and maintenance and promotion of human rights
- social development, social stability and social peace

- the share of the Slovak Republic in the integration of the social sphere in European and world dimensions

PRIORITIES FROM THE POINT OF VIEW OF ECONOMIC DEVELOPMENT

Creation of the conditions for the economic development and that of new jobs as related to:

- contemporary high rate of unemployment
- ongoing restructurization of the economy
- expected demographic development characterized by the ongoing distinct growth of the productive component of the population.

In creating the conditions for the economic development and the promotion of jobs, the implementation of governmental priorities oriented to the economic development and transition of regions might be helpful.

PRIORITIES FROM THE ENVIRONMENTAL POINT OF VIEW

In the document "Strategies, principles and priorities of the state environmental policy" adopted by governmental Decree No.619 of the September, 7, 1993, the following orientation and priorities are given:

- protection of environment from polluting substances, and global environmental safety;
- ensuring of sufficiency of drinking water, and reduction of pollution of other waters under the acceptable level; - protection of soil from degradation, and the ensuring of good food and other products;
- minimalization, utilization, and correct disposal of waste;
- preservation of biological diversity, protection and rational utilization of natural resources, and optimalization of space structure and utilization of the country.

PRIORITIES FROM THE POINT OF VIEW OF THE CREATION OF A FUNCTIONAL SYSTEM OF SELF-GOVERNMENT AND PUBLIC ADMINISTRATION AT ALL HIERARCHIC LEVELS AS A PART OF SOCIO-ECONOMIC TRANSFORMATION

Reform of the local public administration:

- perfection of the organization of the local public administration (as linked to the reform of the national councils and the local state administration in 1991, the result of which was the constitution of two separate systems - local self-administration and the local public administration),
- perfection of the organization of the local state administration,

- strengthening of the influence of local self-administration based on decentralization of the competences of the state bodies,
- fulfillment of the constitutional declaration of the self-government of higher territorial units (constitution of the self-government of higher territorial units)
- creation of self-government on the regional level
- new solution of the territorial and administrative division of the Slovak Republic,
- ensuring of public access to the relevant information on the development of the territory, and the creation of conditions for adoption of public opinion and possibilities of efficient public participation in various processes.

Based on the above-mentioned and the variable dynamism of social changes it is possible to state also on the basis of available political information, declarations, as well as accepted international conventions and effects some fundamental and principal priorities in the area of creation of the environmental and settlement conditions while developing the settlement and settlement structure. They are as follows:

- acceptance of the principles of sustainable development,
- orientation to decentralization and differentiation,
- effort in ensuring regional complexity and equality
- support for functional completion of the territorial units,
- restructuralization and restoration of cities and villages,
- development of transport, telecommunications and other communication infrastructure,
- initiation of international and boundary collaboration, coordination of transboundary settlement relations, etc. and the resulting internationalization of the settlement relations.

PRIORITIES IN THE HOUSING SECTOR

- an increase in the quantitative and qualitative level of housing, resulting in an increase of housing construction and the creation of suitable economic, legislative, organizational and physical

planning conditions for the revitalization of housing construction and renewal

- creation of economic conditions for availability of housing appropriate to income of inhabitants
- ensuring of the consistency of housing and technical infrastructure programmes, programmes of regional development and stimulation of housing construction in appropriate structures
- improvement of the housing development management on the basis of collection and analysis of the relevant indicators, their link to information systems on territory, improvement of the decision making process, processes and instruments of physical planning and structure of local public administration
- creation of a system of land and technical infrastructure policy for housing development (inclusion of social housing construction into the category of public interest, re-evaluation of fees for including agricultural and forest land into built-up areas for housing purposes, introducing duty of utilities management to provide necessary capacities for the demand side of water, electricity, gas, sewerage, telecommunications supply according to approved development documents of the communities)
- ensuring an appropriate part of housing stock for low-income and specially vulnerable groups of households and inhabitants (social housing in relation to the measures in social policy - system of subsidies)
- in connection with the prepared social subsidy system, a reduction in rent regulation (in order to ensure that management of rental sector be profitable, maintain housing stock in good condition and invest in new housing construction)
- establishment of non-profit organizations for the development, management and maintenance of housing stock
- renewal of housing stock in urban and rural areas, programmes of renewal with complex attitude to technical infrastructure and housing stock, programmes of energy efficiency
- support for small and medium entrepreneurship and local producers in the area of building materials, construction and rehabilitation.

PART C: NATIONAL ACTION PLAN

9. Strategies and intentions of the development

The strategy and aims of the development of settlement and housing are based on the global and basic aims for the development of society in general. The global aim of the development of society was delimited by the Constitution of the Slovak Republic from September, 1, 1992 and the basic political orientation declared by the authorities of the executive power of the state above all in relation to the international context of European significance.

The global aims of the development of society are consequently elaborated into the basic aims of the development of society: These are more closely specified by global aims as articulated into the basic areas of life - social, economic, environmental, spatial (settlement, territorial) and cultural areas. They are further articulated in partial strategic intentions, aims, projects, plans, etc. according to the subject, etc.

Activities that are directly formulated in the strategy are those whose realization depends on public resources. Regarding the limitations of the resources they should be only used for aims that cannot be financed from other resources. An acceptable approach to the strategy means also that the volume of resources in the public sector will be oriented to remove the obstacles that obstruct the use of non-governmental and public resources and stimulate their full mobilization.

The national action plan is based on the Spatial Development Conception and Organization of the Slovak Republic, adopted in 1994, Strategy, Principles and Priorities of the State Environmental Policy (1993), Conception of the State Housing Policy by 2000 (1995) and priorities agreed on by the National Preparatory Committee. In the sphere of housing it rests methodologically on a "Global Strategy for Shelter to the Year 2000". Although this material provides a complex view of the subject of housing and in spite of the fact that in 1988 the former Czechoslovakia also approved it, it has not yet been applied in our country.

Significantly more attention should be paid to recognition of the term "living environment" as one of the basic factors of environment, mainly in the sphere of humanization, esthetic expression, social and cultural contacts, sense of home etc. It is environment which gives local, regional and also national specificity.

9.1. Global Aims of the Development of Society

In relation to the solved subject the aims based on the following articles of the Constitution of the Slovak Republic can be considered as global ones:

- the Slovak Republic is a sovereign, democratic, and legal state (art.1)
- state power derives from the citizens (art.2)
- the people are free, equal in dignity and rights in agreement with the international conventions on human rights and basic freedoms regardless of sex, race, skin colour, language, religion and creed, political or other opinion, national or social origin, appurtenance to nationality or ethnicity, group, possessions, gender or other situation (arts. 11 ad 12).
- it is everybody's right to own possessions, and the right to possess of all owners has an equal legal status. (art. 20)
- dwellings are inviolable (art. 21)
- the citizens of the Slovak Republic have the right to work (art. 35),
- everybody has a right to health protection (art. 40)
- everybody has a right to adequate environmental conditions and cultural patrimony (art. 44),
- the economy of the Slovak Republic is based on the principles of a socially and ecological oriented economy (art. 55),
- the base of the territorial self-government is a commune (art. 64),
- the commune has the right to associate with other communes with the aim of ensuring matters of common interest (art. 66).

9.2. Strategy and development intentions in the settlement and housing area

Settlement

The basic strategy and intentions in the settlement development area are included mainly in the field of spatial aspects. These express requirements as regards:

- harmonization of the economic and social development of regions with the existing territorial potential
- economic activation and stabilization of backward regions and rural settlement
- well-balanced development of urban and rural settlement
- creation of equal business opportunities for all forms of ownership
- building-up of transport and telecommunication infrastructure, with a focus on transit transport and tourism.

Besides the intentions expressed in this way, which primarily form settlement development, many other - indirect - factors enter settlement formation, such as are hidden in tax, finance, credit, legislative, etc. policies, as well as in other factors of social development.

Housing

The housing strategy is based on the direction of public and private activities, besides financial, territorial and human resources. Along with keeping the decisive role of the State, the particular involvement of the private sector and inhabitants themselves is envisaged. The intentions in the field of housing development are based on the following requirements:

- to create a broad and effective institutional framework of collaboration and coordination of agencies, ministries and institutions with a direct or indirect impact on the housing sector
- gradual implementation of the strategic components of long-term character (legal regulation reforms, reorganization of institutions and of monitoring systems) by the year 2000
- rational mobilization and financial resources distribution
- focus on housing construction within controlled territorial development, support of technical services (infrastructure) development and building production.

10. AIMS AND EXPECTED RESULTS

The aims of the development of settlement are on the basis of the above mentioned strategies and intentions of the development of society, as well as on the basis of the adopted international conventions expressed in the National Spatial Development Conception of Slovakia. It represents a national physical plan reflecting all the relevant conceptions and plans and conception of the development of Slovakia. It is a document expressing a certain state of knowledge and intentions of the development of settlement at a given date, and based on permanent activity.

The aims of housing development are based on the strategy and intentions in this area and are in compliance with the Conception of the State Housing Policy by 2000.

10.1. Hierarchy and the Creation of Settlement Structures

International background

- to participate, through the territorial and settlement development of Slovakia, in the territorial development of Europe. Slovakia is gradually entering the single European structure and it will be as a result of internationalization and globalization ever more influenced by this collaboration also at the level of spatial relations.
- to implement the basic aims, recommendations and requests of the development of settlement expressed in the basic conception documents of the European Union, and ultimately other relevant materials. European physical planning is based on the principles of subsidiarity considering the national conception of spatial development.
- to create conditions for transboundary collaboration between contiguous states. Transboundary collaboration is playing an important role, after the opening of borders and the gradual integration into these common economic structures, in strengthening mutually beneficial spatial and territorial-technical conditions, and this requires elaboration of the common spatial conceptions
- to base transboundary collaboration on the criteria for governmental, regional and local cooperation (Government Resolution No.474 from June,27,1995).
- to form a settlement system creating a network of centres of settlement, which is able to take part in the international distribution of labour.

Internal background

- to create conditions for the restructuralization and strengthening of the developmental settlement poles of the state. One of the basic aims of the settlement structure is the acceleration of restructuralization of the developmental poles of the settlement system, their participation in international structures and support and improvement of their competitiveness in international relations.
- to lessen the differences between the single territorial units of the state, to create prerequisites for a reduction in the differences between the living and working conditions of the population living in various settlements and regions. This aim requires an approximation of the living and working conditions between the single spaces to make them equal. Equality here is interpreted as relative, differentiated according to the specific and unique assets of the single spaces based on their endogenous potential.
- to preserve the diversity of the cultural landscape and territorial cultural identity. Further development of the settlement and its "internationalization" as a consequence of the internationalization and globalization of the economic processes must respect the diversity and specificity of the single territorial units. Simultaneously also the historically developed specific system of the rural and small town settlement units must be preserved and included in the network of municipal regions as their organic part on behalf of preserving the basic agricultural, ecological, recreational and other crucial functions of the settlement system.
- to develop planning on a regional level. With the aim of improving and optimizing the use of local resources, with the optimization of economic processes in the territory and the preservation and promotion of specific cultural and historical events in the single territorial units. In addition, decentral organization of the planning must be developed. It is the purpose of the preparation for re-organization of the territorial-administrative division of the state with a simultaneous re-organization of the application of the performing competences of the single territorial hierarchic components.
- to preserve, sanitize and further develop balanced natural territories especially in the areas where the conservation of natural resources is imposed. It is necessary to ensure sanitation of the devaluated or disturbed territorial units by civilizing activity to achieve adequate and quality living conditions.

- to create a system of sustainable settlement. The main spheres contributing to this are: the creation of centres of settlement on the principles of decentralized concentration, which means the building of polycentric settlement structures, ensuring equal access to infrastructure and services, and a maintaining and multiplying of the natural resources and cultural heritage. An important part of such a system of solution is the creation of development settlement axes ensuring equal opportunities and living conditions for all inhabitants and the establishment of a hierarchical network of settlement centres.
- to maintain and develop rural settlement. It is necessary to give back to the rural environment its natural-cultural and settlement-cultural identity with the aim of keeping an ecological and demographic balance of the whole settlement and nature system.

10.2. Creation of the Living Environment

Ecological background

- to create conditions for the protection of the population's health. Among the factors influencing the population's health conditions are, besides psychic, stress and habitual ones, also the factors of continuously deteriorating and in some cases even degrading living and working conditions. While planning the conception of the territorial development it is necessary to support the realization of the aims of the National Programme of Health Support in the field of protection and prevention.
- to protect the landscape by active creation. Active creation of the settlement environment should contribute to the creation and protection of the natural landscape through using the territorial system of ecological stability at individual hierarchic levels. Full respect, protection and sanitization of the protected areas of nature as well as support for the special protection of single plant and animal species.
- to ensure the protection of waters. Creating the conception of the settlement development to ensure the protection of the country's water resources. Proposing the development it is necessary to depart from the ecological limits of usability of the surface and ground water.

Economic background

- to support the restructuralization of production. A long-term aim of the Slovak economy is its integration into the European Union. This integration means economic growth, which has

to be supported and observed also from the standpoint of the conceptions of the territorial development of territorial units.

- to maintain and further develop, together with regional state policy, the prospering regions and to support the development in the underdeveloped and structurally weak regions of the state. Conceptions of territorial development and territorial plans must together with the economic and regional policy of the state contribute to overall development with special regard to the structurally weak and economically backward areas.
- to create conditions for the optimum use of existing areas for industrial and other production purposes and to hinder the extensive development of new productional facilities. The areas used at present for production in individual settlements create sufficient reserves for their further development. Their location is, in most cases in the settlements, satisfactory from the point of view of commuting as well as that of technical infrastructure.
- to up-date the use of the soil within the framework of the restructuralization of agriculture. With the aim of ensuring food self-sufficiency, also the changes in the structure of the sowing areas and in animal production must also be taken into consideration while respecting the natural assets and production capabilities of the regions.
- to consider the regionally balanced development of agriculture. In spite of a heavy drop in employment and the changes of a non-structural nature in agriculture, it is necessary to count on the preservation and support of the development of agriculture in non-competitive, especially mountain areas, as the basic condition for the development of landscape-forming, ecological and social functions and the preservation of rural settlements.

Communicative and spatial-technical background

- to develop a superior communication system in the Slovak Republic in regard to its connection with the European communication system. Due to the gradual integration process of central and eastern European countries into European economic structures the need for the creation of a high performance transport system in East-West and North-South directions will be urgent. It can simultaneously provide the opportunity to complete the trans-European corridors.
- to finish the basic skeleton of the transport corridors and transformation knots. Basic transport corridors will be a part of the basic

transport skeleton of the domestic transport system, as well as the routes adequate for connecting Trans-European transport structures. The joints of the transport corridors will have to have facilities for changes of transport systems - transformation and transloading joints.

- to ensure the necessary development of water management infrastructure. As compared to the current state of the population's supply of drinking water from the public water works it is necessary to count on growth and to prepare for an increased rate of supply to the rural settlements. Attention will have to be paid to deficient sewage and purification of waste water from the settlements.
- to ensure enough sources and fuels for energy supply. Within the energy supply always giving preference to ecological views with efficient and diversified systems of supply.
- to interpret the building-up of the communications infrastructure as a tool of establishing equality among the individual spaces. Area distribution of communications will facilitate equal use by the single territorial parts and in local parts will also help establish unconventional forms of economic development.
- to take into consideration the requirements of waste management. The present completely inadequate waste management must be solved in spatial conceptions agreeing with the approved Programmes of Waste Management. Attention will have to be paid to the placing of the regional waste deposits and to neutralization of dangerous wastes.

Social background

- to create adequate conditions for the development of housing
- to support the uniform development of schools, research, health care and other social infrastructure facilities in all regions of the Slovak Republic.
- to promote recreation and tourism. To concentrate on the principal and perspective areas especially the ones appropriate for wider international tourism. In the solution of regional levels, the creation of a functionally-spatial system of recreation as a social need of the population and in harmony with its requirements, and finally the ultimate offer of the territory for broader tourism.

10.3. Housing

The aims of settlement development create the frame and basic prerequisites of the development of its integral parts, one of them being housing.

The basic aims from the housing development viewpoint:

- To ensure such a growth of the housing fund, that the quantitative housing level will at least keep pace with the value reached in the Census of 1991 (indicator 307 housing units/1000 inhabitants). Financial resources are scarce, and that is why it is important to concentrate them primarily on the improvement of the situation of people living on the minimum wage and of those with young families. Mainly public resources will be considered, but also regulation, and how to influence private resources use. Resources are understood to be:
 - typical resources (land, labour, materials)
 - administrative resources
 - financial resources
- To maintain existing housing stock in functional conditions by:
 - clearing of ownership rights
 - implementation of functional complex social housing management
 - implementation of house insurance
 - rent liberalization together with subsidies for inhabitants, living on the minimum wage
- Mobilization of resources to improve housing quality. Housing construction should overall reach the European standard. Housing for young families and inhabitants, living on the minimum wage should be comparable with social housing in EU countries. Housing for Romany ethnic groups from squatter settlements, for tenants in arrears, for elderly residents has to be of a differentiated standard, with the aim of making housing affordable. There is a need to keep design flexible and elastic to ensure later upgrading to the overall standard. Development of the programmes of concrete-block housing construction will take place.
- To adapt the development programmes to the requirements of the social market economy. Restructuralization of the centrally planned economy to the social market economy had an intense impact on housing construction, mainly in the years 1993-1995. The real steps of housing construction in such a case have a double function: to prevent the worsening of concrete structures, to evaluate the housing programme's efficiency and at the same time to enable the building industry to survive and to

increase the role of municipalities in solving the problems of a built-up environment and housing.

- To pay attention to small- and middle-settlements. It is important in the state development policy to concentrate the support of the small and middle-sized towns with the aim of direct migration between urban and rural settlements. Investment in housing and technical infrastructure, concentrated in the past mainly on district towns will be of influence in the short-term and middle-term period on housing construction. The programmes of housing construction for migration management are based on the following factors:
 - planning and control of the growth of large towns will be influenced by the reduction of migration pressures
 - lower housing and service costs and better accessibility to land in small and middle towns create better living conditions for lower-income groups
 - the growth of small towns will stimulate the conditions in rural areas (accessibility of services, health care and employment possibilities)
 - in small and middle towns transportation services, water supply, sewerage, waste treatment costs are lower and their implementation is simpler than in the bigger cities.

11. PROGRAMME OF ACTIVITIES

The programme of activities to achieve the aims for the development of settlement is grouped according to the different fields:

- the decision-making system
- the managing and operating systems
- the system of financing and economic conditions
- the infrastructure and housing construction systems
- the knowledge system
- the information and monitoring systems

Basic programmes are expressed in the different fields, which are relevant from the viewpoint of settlement development. The programmes of activities include:

11.1. The field of the decision-making system

- To create two parliamentary committees for settlement and housing. The focus of such committees should be systematically monitoring, dealing with and presenting to the plenary session of the National Council of the Slovak Republic, reports on the state and development of the settlement system, of the settlement environment, on territorial exploitation and housing respectively, as well as plans for how to develop them in terms of Slovak as well as international relations.
- To elaborate new legislative standards in the domain of urban and physical planning.
- To update the overall legislative framework in the housing sector, firstly concerned with the control of rent development, construction costs, land, interest rates, financial service costs, ownership rights, land-use and construction regulation.
- To establish a National Housing Agency.
- To analyze and modify land legislation using a comparative study of the legislation of other countries, to harmonize the structure and contents of codes and regulations in the building area with EU countries. To create a state housing policy as cross-sectional material reflecting the requirements of the development policies of other sectors.
- To prepare (according to the Governmental resolution of the SR No.755/95) the draft of an Act on the creation of regional self-government, the draft of an Act on the competence of local self-government, the draft of an Act on the shift of some responsibilities of local state administration to local self-government, and finally a draft of an Act on the territorial and administrative division of the SR.
- To implement the Act on the State Housing Development Fund.
- To introduce a non-profit organization for the construction, maintenance and management of the housing stock.
- To implement the adopted Conception of State Housing Policy at all levels of state administration, self-government and collaborating institutions of the cooperative and private sectors.
- To include the impact of the Conception of the State Housing Policy by 2000 into development plans of the respective sectors, into income and employment development concepts, focused on investment with low import requirements.

11.2. The field of managing and operating systems

- In relation to the creation of regional self-governments, to assure their responsibility for the settlement development, as well as co-operation between the different hierarchic self-government levels in its development.
- To resolve the permanent activity of creation of conceptual settlement development documents in the Ministry of the Environment of the SR and also in a cross-sectorial way at national and regional levels.
- To elaborate physical-planning documents and documents of regional units.
- To elaborate the principles and the way of mutual co-ordination and integration of the different sectorial and branch objectives with the space consequences (effects),
- To elaborate scenarios of regional policy and development of the economy according to regional units.
- To set up the Urban and Physical Planning Institute. Its tasks should be as follows: elaboration of the updated version of the National Spatial Development Conception of Slovakia, elaboration of the strategic intentions connected with topics of trans-border interests, applied research and methodological support for self-government administration, preparation of standard and legislative instruments in respective areas. With permanent activity it should cover state policy on issues of trends and impact research on the urbanization of the country.
- To link in a consequent way macroeconomic strategy and the adopted Conception of the State Housing policy by 2000.
- To evaluate in a complex way the positive economic and social consequences of the housing development, its impact on saving motivation, investment and the growth of national wealth. To support capital accumulation by policy measures related to the ownership, title rights (security of ownership, transponibility of titles and rights), accessibility of housing finance and accessibility of complementary public infrastructure.
- To stimulate land accessibility for housing construction purposes. It is important to design alternatives in land accessibility for low-income groups of inhabitants such as the homeless or handicapped in some way, since it is very difficult or even impossible for them to get adequate housing. For these groups government intervention will be inevitable.

- To increase administrative capacities for land title registration and transactions with land. Without this precondition efficient and economic land distribution is almost impossible. For land market support it will be important to create efficient land registration and land information systems on a municipal level and also to implement administrative measures and legal reforms.

11.3. The field of the finance system and economic conditions

- To create a tax system taking into consideration the principles of living and settlement environment creation from the position of self-government organs, because all the investment activities affecting the creation and quality of the environment occur on concrete territory of the different communes, and the latter bear the main responsibility for environment creation. It is desirable, also for the commune position, to create sufficient economical instruments, that they are able to affect their environment creation.
- To ensure a complex housing finance system in order to fulfil the aim of the housing policy conception - to keep housing stock at the level of the 1991 census - indicator 307 housing units/1000 inhabitants. For this reason 97,000 housing units have to be constructed in the period 1995-2000.
- To create economic conditions for housing affordability, adequate for people's income, such as:
 - a revolving housing development fund
 - gradual rent liberalization and subsidy system
- To implement effective economic instruments:
 - loans, mortgage loans
 - the subsidy system
 - housing allowances
 - tax instruments
- To mobilize financial resources in the three primary spheres: public infrastructure investment, management and maintenance. Infrastructure financing is an important precondition for a solution to housing needs. Main road infrastructure has to precede urban development and on all levels infrastructure has to precede housing construction. It is reasonable to use the reserves in existing technical infrastructure in the first phases of the housing construction.
- To reduce funds need of budget resources to cover technical infrastructure costs, using fees and direct and indirect taxing of those who

benefit from it. An important form of cost coverage is property tax and long-term rental fees. Infrastructure and services have an influence on the land value, which can influence evaluation for tax purposes.

- To research the potential for financing and management of infrastructure systems by private sector and municipal administration.
- To ensure a fluent flow of finances for social housing schemes and follow a rational reduction of costs. Sources of finance are:
 - household savings
 - funds from housing collaterals, mortgages
 - insurance funds
 - life insurance
 - other social security systems

To reduce housing and rental costs, tax and credit policy have to enable investors to be involved in the housing sector without a restrictive and complicated environment.

- To simplify and clear finance flow for the final product. It will ensure credit access for tenants and restrict different fees, misusing human housing need.
- To create a complex subsidy system for ensuring adequate housing conditions for low-income families.

11.4. The field of infrastructure and housing construction systems

- To use the reserves of existing building funds in settlement environment and infrastructure, using the projects of modernization and revitalization of neighbourhoods from 1950-1990 with existing infrastructure.
- To revitalize neglected central urban zones for housing and public amenities purposes.
- To ensure infrastructure construction and management. One significant insufficiency of extensive land supply with the existing infrastructure is its neglected condition and lack of water treatment plants. Water supply and construction or re-construction of sewerage and water treatment plants are the key criteria for production and housing improvement.
- To create infrastructural systems on the basis of conceptual simplicity and simple installation, management and maintenance, because they are linked with cost efficiency and service quality
- To use local materials and methods as a source for effective construction. That requires subsidy policy for investment in research of local materials and experimental projects for local production support. A practical attitude towards

sustainable building materials production supports small-scale production.

11.5. The field of the knowledge system

- To elaborate theoretical documents for a settlement creation system in accordance with the requirements of sustainable development of human settlements within the Slovak context in the transition period.
- To elaborate the principles and regulations of ecologization in accordance with the principles of sustainable development and humanization of Slovak settlements.
- To clear up system connections between processes of physical planning, the national economy, and ecologization.
- To elaborate opinions related to development of the post-industrial society within the Slovak context.
- To assure education of operators of the information system of the territorial development and monitoring of territory exploitation, as well as monitoring the mechanisms of information publication.
- To introduce new educational programmes and courses for the key actors in the housing production sphere, mainly for housing agencies administrators, for self-government, financial institutions and administration in the public sector.

11.6. The field of the information and monitoring system

- To institutionalize the permanent activity of creation of the territorial development information system on all hierarchic levels and its compatibility with the integrated information system being created in the EU.
- To develop the environment information system as an integral part of the State information system.
- To improve information collation in the housing sector using housing indicators in all spheres.
- To create an Act on the state of environment information supply.
- To create the project of the territorial development monitoring system on all hierarchic levels, make it functional and assure that territory exploitation monitoring can occur permanently using the latest information technologies (GIS, DPZ).
- To create a system of specialized monitoring workplaces at the different system levels,

including specialized technical and consulting workplaces.

- To elaborate methods of evaluating the territorial condition based on information obtained from the territorial development information system.
- To create a system of functional elements of territorial exploitation and selected spatial and technical elements, including their number codes and codes of quality for information and monitoring purposes.
- To create an information base for the decision-making process based on a detailed specification of indicators (Indicators of the UNCHS and World Bank) and include them in the statistical monitoring.

12. MONITORING SYSTEM

The proposal of methods and measures for monitoring and evaluation process of the activity programme effectiveness should be a part of the newly created monitoring system. The former Integrated territorial information system (ISU) has been abolished and not yet substituted by a new complex system.

The new monitoring system does not exist as a whole and when creating and designing it following characteristics, tendencies, relations, knowledge and data bases:

12.1. Characteristics of monitoring the settlement system

The monitoring component of the settlement system in its narrow sense is understood as a continuous activity, which in a determined period, in a determined regime, under determined conditions, finds or measures selected phenomena, in a way determined in advance. Then monitoring activities include the activities which evaluate the measured values, mostly by comparing them with the determined standard, and handing over the results of evaluation, in the determined way, to the persons determined. In a broader sense, monitoring is related to the entire sphere of securing the settlement environment. In this meaning, we can speak of monitoring the evolution of all the other components of the settlement environment. In this broader sense, the plan of development of the corresponding component to secure the settlement environment is the standard.

12.2. Monitoring system of the environment

At present, the problems related with monitoring the environment are understood in a narrow sense, and deal with monitoring selected factors of the environment, or its components. Monitoring itself represents a system of activities realized within the framework of the so-called partial monitoring systems, coordinated through the Complex monitoring system of the environment. Partial monitoring systems of settlement and territory exploitation are especially important for settlement monitoring.

12.3. Relation of the monitoring system to other components of the system of securing settlement development

For the needs of securing State concepts of settlement development, the State creates conceptual documents which serve as documents for its complex decision-making in directing and optimizing territory exploitation. They are applied through physical-planning, ecological, and economic instruments, to direct and indirect interventions of the State in favour of public (social) interests. To form a permanent maintenance of conceptual objectives of this kind, it is desirable to secure also an adequate monitoring system for its use and concerning possibilities for territorial exploitation, which is realized through the projects of partial monitoring systems "Settlement" and "Land Use". The running and functioning of the partial monitoring systems form the basic prerequisite for creating and permanently updating the conceptual documents which are necessary for optimal direction of the settlement development of the Slovak Republic. The partial monitoring systems, formed based on Geographical information systems, also form a prerequisite for physical (spatial) planning as a permanent activity and current updating of relevant information on the territory.

12.4. Frame characteristic of the Partial monitoring system "Settlement" and of the Partial monitoring system "Land use"

The monitoring "Settlement" is oriented to observe the rate of satisfaction of requirements of anthropogenic activities on the environment. The monitoring of territory exploitation is oriented to observe the rate of territory load by anthropogenic

activities. The task of the monitoring systems is to coordinate the monitoring of settlement and of land use from the viewpoint of environment formation and protection, and within this framework:

- to find disproportions between the desirable evolution approved within the framework of the physical-planning documentation and real life,
- to assess the rate of their danger,
- to draw the attention of the competent organs to taking necessary corrective measures.

The basic methods of all-area monitoring include balances of the phenomena being observed according to communities. In general, the following groups of phenomena are concerned:

- I. Settlement:
 - A. Inhabitants
 - B. Employment opportunities
 - C. Housing fund
- II. Land use
 - A. Built-up territory
 - B. Forest territory
 - C. Agricultural land use
 - D. Water areas
 - E. Other land use

Partial monitoring system "Settlement"

The aim of the partial monitoring system of settlement is to monitor the rate of satisfaction of the main environmental needs of the social subjects which are important from the national viewpoint. The subject of monitoring includes phenomena in the following groups:

- settlement structure
- demographic structure
- social infrastructure and recreation
- economic structure
- transportation
- power system
- telecommunications
- water management

the phenomena being observed and evaluated according to areas divided into

- districts
- wards
- basic territorial units (adm. communal territories)
- territory-technical units (cadastral territories)
- basic settlement units.

Partial monitoring system "Land use"

The aim of the partial monitoring system "Land use" is:

- to improve (introduce institutionalized feedback into the physical-planning process)

- to widen (increase the amount of territorial factors observed)
- to make effective (the rate of information of the participants in the process of investment, in reducing redundant data)

to improve the process of taking care of territory development or physical planning as one of its instruments.

Meanwhile in the present valid system of physical planning, the monitoring system can be understood as territory-technical documents to observe the state and conditions of the territory, the amendment of the legal system of physical planning being prepared at present envisages the definition of the monitoring system as an independent instrument of physical planning, which will have the function of feedback, i.e. will check its practical application in practice.

The subject of monitoring is the rate of exploitation of the different territory resources, specified through a system with the following characteristics:

- blocks (information on past, the present and the future land use)
- components (information on the different territory resources, represented by the different partial monitoring systems)
- users (information on important territory users)
- phenomena observed (information on the rate of exploitation of different territory resources by their users).

12.5. Data-bases for strategic decision-making processes

Strategic decisions are only as good as the data and the information they are based upon. It is necessary to prepare a well-organized information system concerning land, housing and other relevant issues with direct impact on development policy.

The performance of the housing sector needs to be monitored regularly so that policies may be adjusted to respond to malfunctions or setbacks, so that the effects of changes in policies and economic conditions can be ascertained. Information on key indicators has to be collated at frequent intervals, preferably using cost-effective statistical-sampling techniques rather than comprehensive census studies. The sample methodology may be developed in co-ordination with the development of land registration or land information systems. These key indicators may include changes in the number of units in the different sectors of the housing stock, changes in demand for housing due to population increase and changes in demographic

structure (post-productive social groups growth, decrease in natality, increased number of incomplete families, single women etc.), migration and economic development, changes in housing prices, land prices and rents in different market sectors, changes in location of housing and employment centres, changes in housing investments and rents, changes in the availability and distribution of credits, changes in housing starts, the amount of land being converted to residential use, vacancies and the rate of destruction of existing stock, changes in income and affordability, changes in public revenues available for infrastructure construction and maintenance as well as for targeted housing subsidies, changes in the structure of the housing sector and in the behaviour of different actors, and selected changes in the political, social and cultural environment that may affect the performance of the sector. The main role is that of the municipality, the State has conceptual, methodological and control tasks.

Experiences will need to be shared through technical assistance from developed countries, through technical co-operation, through national and international meetings that will seek to find common means of pursuing the formulation and effective use of information in decision-making in this sector. UNCHS (Habitat) will also play a determining role in this regard by ensuring the widest possible dissemination of the national data thus collected. The basis for annually evaluated data-base will be a set of indicators creating the analysis base of the National action plan.

13. IMPLEMENTATION MEASURES

The liability, competence and responsibility of the key participants and their activity in the process of gradually accomplishing the aims of the national action plan in the different spheres:

13.1. Measures in the decision-making systems

- Approval of the national action plan.
- Establishment of two parliamentary committees, one for settlement, another for housing.
- In accordance with the resolution of the Government of the SR No.755-95, to prepare legislation on:
 - regional territorial self-governmental units of the Slovak Republic
 - competences of the local state administration

- the transfer of some responsibilities from the local state administration to self-governing bodies
- territorial and administrative division of the Slovak Republic.
- Introduction of reforms in the organizational structure and competences of management of the technical infrastructure.
- Preparation of the new legislation on physical planning.
- Establishment of the Urban and Physical Planning Institute.
- Establishment of the National Housing Agency.
- Analysis of the legislative and regulative framework of the housing sector in relation to the economic climate of SR and EU countries.
- Implementation of the Act on State Housing Development Fund
- Inclusion of the results of the Conception of the State Housing Policy by 2000 into the development plans of individual sectors.
- Creation of a regional policy of state development.

13.2. Measures in the field of the managing and operating system

- Elaborate physical-planning preparatory and final documents of regional units as the complex documents directing settlement development.
- In creation of regional self-government units ensure and definition of their responsibility for the settlement development, as well as co-operation between the different hierarchic self-government levels in its development.
- Elaborate scenarios of regional policy and development of the economy of regions and proposal of programmes of their sectorial structural transition:
 - Programme of conversion regions renewal and development
 - Programme of the regional infrastructure support
 - Programme of the regional tourism development
 - Programme of rural and mountainous regions development
- Resolve in a systematic way the permanent activity of creation of conceptual settlement development documents in the Ministry of Environment of the SR and also in cross-sectorial ways at national and regional levels.
- Link in a consequential way macroeconomic strategy and adopted Conception of the State Housing policy by 2000.

- Elaborate communal housing development policy while pointing out ways of land and technical infrastructure availability for housing construction.
- Establishment of effective land title registration, land information and legal reforms for land market support.
- Elaborate methodological guidelines for land procurement for new housing construction based on the experience of EU countries.
- Co-ordination of the cross-sectorial collaboration in the housing construction development.

13.3. Measures in the field of finance system and economic conditions

- To create a tax system taking into consideration principles of environment creation and settlement environment from the self-governing organs point of view, to the end of creating sufficient economic instruments for the active influence on its design.
- To create a complex system of housing finance in agreement with the aims of the Conception of the state housing policy by 2000.
- To create economic conditions, funds and implement effective instruments for affordable housing appropriate to the inhabitants income.
- To mobilize and set aside financial resources for public infrastructure investment, management and maintenance.
- To implement user fees and taxes to reduce funds need from the central budget for infrastructure costs, taking into consideration the infrastructure financing potential of the private sector and municipalities.
- To ensure permanent financial resources for social housing financing, control of their rational use, unification and clearing of the financial flow to the final product.
- To create a complete subsidy system for the adequate housing of socially weaker inhabitants, young families and disadvantaged social groups.

13.4. Measures in the field of infrastructure system and housing construction

- To use reserves of existing building funds in settlement environment and infrastructure, using projects of modernization and revitalization of neighbourhoods from 1950-1990 with existing infrastructure and revitalization of neglected central urban zones.

- To ensure infrastructure construction, reconstruction and management as a key criterion in housing production and improvement, with the focus on conceptual and operational simplicity and cost effectiveness.
- The construction of a higher motorway network, mainly the completion of the highway network connecting the north and south of the SR with a connection to the neighbouring states.
- To elaborate methodology of housing fund repair and maintenance.
- To prepare a design of example projects and realization of housing construction for young families and disadvantaged social groups.

13.5. Measures in the field of the knowledge system

- Elaborate theoretical documents for the creation of the settlement system.
- Elaborate the principles, guidelines and regulations of ecologization of settlements.
- Prepare educational programmes for professionals in the field of housing development and construction.
- Implement education concerning the operation

of the territorial development information system and land use monitoring.

13.6. Measures in the field of the information and monitoring systems

- Build up the environment information system as an integral part of the State information system.
- Creation of the Act on providing information on the state of the environment.
- Information collation in housing sectors based on the indicators system created by UNCHS.
- Create a new complex monitoring system of spatial development on all hierarchical levels using information technology (GIS, DPZ).
- Create a system of specialized monitoring workplaces at different system levels.
- Create a functional elements system of territorial exploitation and selected spatial and technical elements, including their codes and quality codes .
- Build-up an information base for the housing sector based on the detailed specified indicators groups, which should be included in statistical surveys.

PART D: INTERNATIONAL COLLABORATION

14. PROPOSAL FOR INTERNATIONAL COLLABORATION AND ASSISTANCE IN SETTLEMENT AND HOUSING DEVELOPMENT

Within the framework of the programme of collaboration, the following material questions can be expressed in the different components implementing the settlement development:

14.1. The field of decision-making system

- Harmonize the legislative regulations with international regulations so that sufficient legislative prerequisites of their mutual interconnection can be formed,
- Include the field of solution of settlement development into the PHARE programme and other programmes and funds of European collaboration,
- Secure a permanent representative of the Slovak Republic in the EU bodies implementing co-ordination of territorial development on the European level,
- Create indispensable frame agreements with all neighbouring states which will enable the necessary trans-border collaboration in the field of spatial, economic and legislative relations of settlement development.

14.2. The field of managing and operating systems

- Implement system and organizational prerequisites for active collaboration in European conceptual documents related to development of the European settlement system,
- Implement elaboration of trans-border space documents in areas of actual trans-border collaboration,
- Implement prerequisites of formation of regional European conception of States of Central Europe or CEFTA,
- Continue in active collaboration with working groups such as ARGE DONAULANDER, etc.

14.3. The field of knowledge system

- Develop the system of training and further education to implement the exchange and mediation of actual information and knowledge at an international level in the field of settlement development.
- Implement possibilities of international stages and collaboration in dealing with questions of settlement development and settlement environment creation.
- Implement the participation of Slovak experts in research works performed within the framework of solutions to common European problems.
- Take part in programmes and projects of the UN organizations system, dealing with issues of settlement and housing development.
- Implement permanent unification of methodical approaches, including unification of the terminology in the field of solution of development of the European settlement system at all its system levels, but considering national specifications.
- Organize a conference of European importance to present the results in the field of settlement development in Slovakia, legislative and methodical instruments of its solution, and linkages with European concepts.

14.4. The field of information and monitoring systems

- Create institutional, system, and material prerequisites for linkage with networks of international information and monitoring centres related to the development of settlement, settlement systems, and of the environment.
- Unify the approaches in building the information and monitoring system of settlement in Slovakia with analogical systems of European countries, in order to make their inter-connection more effective.
- Implement the exchange of information and results of monitoring the settlement development among the different countries and in the Slovak Republic.

14.5. Partial programmes of collaboration

The following partial programmes of collaboration are considered within the framework of this larger programme:

- Financial aspects of housing in the structure of social market economy

Foreign partner - selected Ministry of Finances from EU countries,

- State interventions in social housing

Task supporter: Ministry of Labour, Social Affairs and Family of the Slovak Republic

Foreign partner - Selected ministries dealing with social support from EU countries.

The project must deepen the elaborated changes and harmonize them with financial opportunities.

- Establishment of the National Housing Agency

Task supporter: Ministry of Construction and Public Works of the Slovak Republic

Foreign partner - Selected types of organizations of similar orientation in EU countries.

The project aim is based on comparative analysis, to select the most suitable organizational and functional structure in order to establish the National Housing Agency

- Complex solution to the management of housing funds

Task supporter: Ministry of Construction and Public Works of the Slovak Republic

Foreign partner - Selected ministry dealing with housing from EU countries.

The project has to deepen the already elaborated directions. It is desirable to also develop the project at the communal level.

- Regulation plans in the system of settlement development

Task supporter: Ministry of the Environment of the SR

Foreign partner - Selected ministries dealing with physical planning and the environment, from EU countries.

The project has to harmonize the legislation and practice in town planning with EU countries and deepen urban research

- Renewal of housing research

Task supporter: Ministry of Construction and Public Works of the Slovak Republic, with the participation of the Office for Strategy of Development of the Society, Science and Technology of the Slovak Republic.

Foreign partner - Selected research institutes and their superior ministries in at least 3 EU countries.

The target is to renew and secure continuity of research in the field based on the analysis of possible models, related to organization, finances and content, in order to deal with important questions in the housing sphere.

In the framework of the international collaboration a positive role is played by the USAID programmes in the Slovak Republic in the sphere of housing development and local administration tasks in its resolution. USAID has also sponsored regional workshops in the indicators programme of seven transition countries of Central and Eastern Europe (Bratislava, September 1995).

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