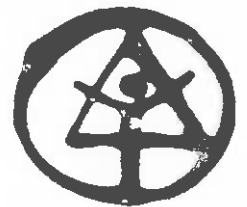


# HABITAT II

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## SLOVENIA

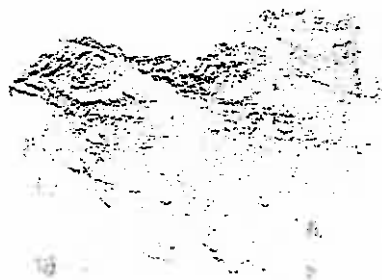


The Second United Nations Conference on Human Settlements  
Istanbul  
3.-14. June 1996

DRAFT

# Slovenian National Report

## Part A



**Republic of Slovenia**  
National Committee Habitat II  
Ministry of the Environment and Physical Planning

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*Slovenia is taking part in the efforts of the United Nations world-wide action for general sustainable and balanced development of cities and settlements as key bearers of development and progress. Administration and good functioning of cities and settlements connected in a unitary and co-operative urban system is also a major condition for successful development of Slovenia and all its areas. With the proclamation of an independent country and integration into Europe it is very important for Slovenia, to develop a settlement system in an economically efficient and socially, spatially and ecological balanced organism.*

*The Republic of Slovenia is therefore hastily preparing a policy on population settlement development within the framework of the strategy for spatial development in Slovenia (spatial plan of Slovenia), in connection to strategies of economic and social development, the national programme for environment protection, the national housing programme, national programme for the building of transport and other infrastructure etc. As a new country, Slovenia has already enforced basic laws on environment protection regulation, laws on the public sector and new systematic regulation of separate development sectors. There are new laws and regulations for the area of space management, housing properties and construction in the finishing stage of preparation. All city municipalities and other local communities, that prepare changes and supplements of the policy of spatial development and programme for apartment building and renovation, are involved in the efforts for sustainable development. Professional and research organisations, university institutions, economic organisations, non-government organisations and individuals are involved in these activities, too.*

*The Slovene national report is prepared according to recommendations of the UNCHS and the UN preparation committee for Habitat II. In the report we present development after the 1. world conference (Vancouver - 1976), the current state and problems as well as future policy with instruments and the activity programme for policy realisation in the area of settlement and housing economy. This is presented on the national level and separately for 3 important local communities of Slovenia: The city of Ljubljana, which is the country's centre and 2 important regional centres - The city of Maribor in north-east Slovenia and the city of Koper, that is also an important port for Central and Eastern Europe by the Adriatic sea.*

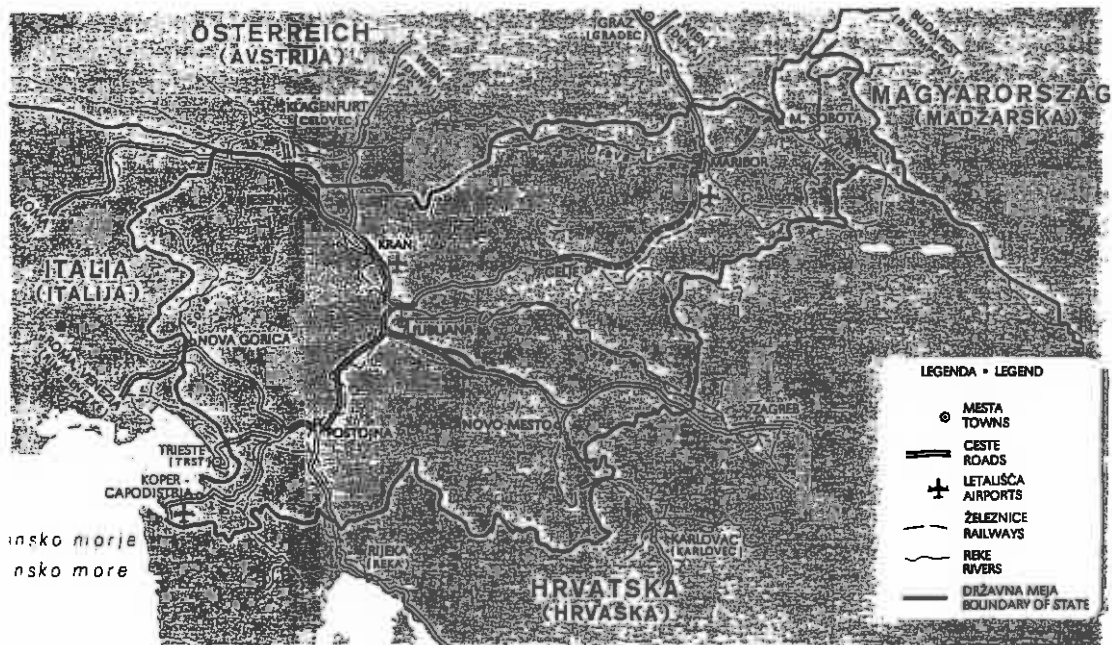
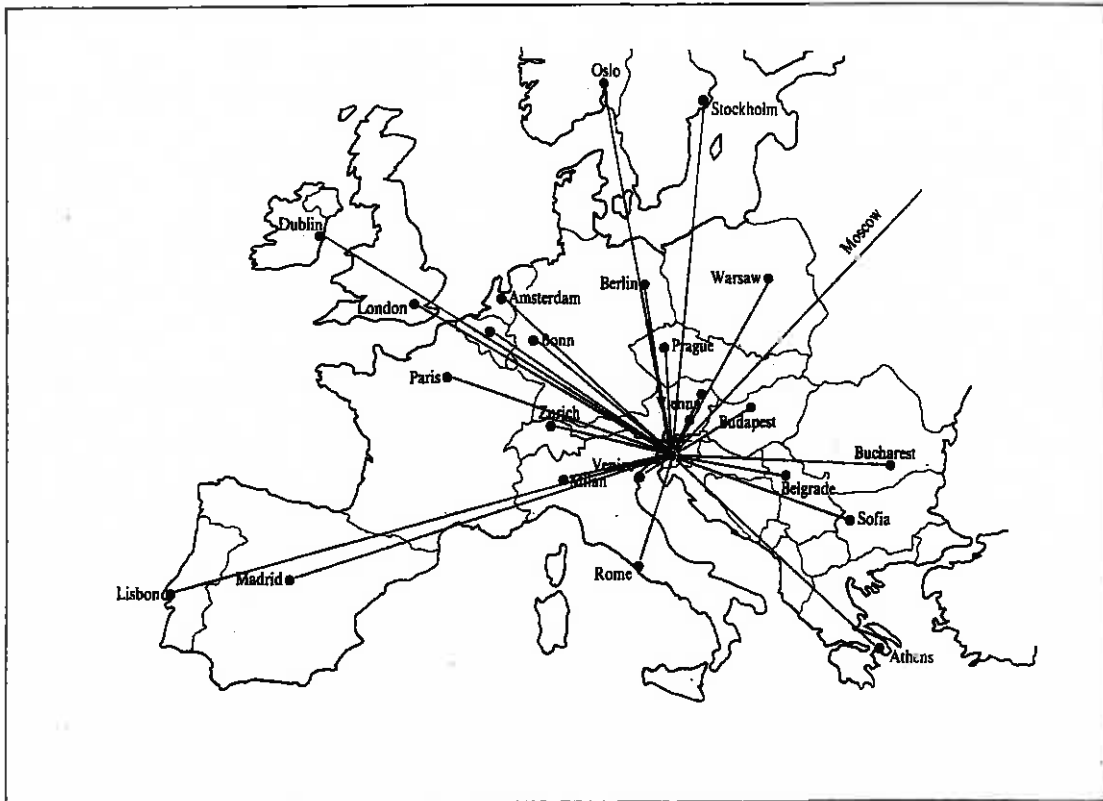
*The Slovene national report was prepared by the National committee Habitat II, that was nominated by the government of the Republic of Slovenia. Its members are minister of environment and physical planning (president of the committee), minister of foreign affairs, minister of economic relations and development, minister of labour, family and social affairs, minister of economic affairs, minister without portfolio - responsible for local self-government, mayors of city municipalities Ljubljana, Maribor and Koper, the dean of the University of Ljubljana, the dean of the University of Maribor, the national secretary at the Ministry of the environment and physical planning, the director of the Office for physical planning of the Republic of Slovenia, the director of the Statistical office of the Republic of Slovenia, representatives of non-government organisations, the Institute for Geography and a representative from the Urban institute of the Republic of Slovenia. Operative work is being carried out by the Project committee Habitat II, its headquarters being the Office for Physical planning of the Republic of Slovenia at the Ministry for the environment and physical planning in co-operation with other government sectors, professional institutions, the University, representatives of non-government organisations and individual experts.*

*The National committee Habitat II will supplement this report and present it in its final stage till June 1996 to the Habitat II conference together with examples of the best practices for sustainable space management and development, construction and administration of cities and settlements in Slovenia.*

*Chairman of the National committee Habitat II*

**Dr. Pavel GANTAR  
MINISTER OF ENVIRONMENT  
AND PHYSICAL PLANNING**

# Republic of Slovenia



## **2. REPUBLIC OF SLOVENIA**

### **Basic Geographic Characteristics**

Slovenia is a Central European country with ca 20.225 km<sup>2</sup> and population of 1.969.733 on 31.12.1994. It borders Italy to the West, Austria to the North, Hungary to the North-East, and Croatia to the South-East. Its short coastline of 46 km provides access to the Adriatic Sea. Geographically, Slovenia is a distinct transitional area between the Alpine, Pannonian and Mediterranean region. Throughout the history its territory has been an important transportation, cultural and geographic crossroads, known as the Ljubljana Gate.

The main routes from the European Union to the Balkans and to the Middle East pass through Slovenia. After the political changes in Eastern Europe, communications between the West and the East are gaining importance and the shortest link between Ukraine and Hungary on one hand and Italy, Southern France and Spain crosses Slovenia. The Slovenian Adriatic port of Koper is important not only for Slovenia but also for Austria, Hungary, the Czech Republic, Slovakia Republic and some other Central European Countries.

From a geographic perspective, Slovenia is a very heterogeneous country. The landscape is dominated by mountainous alpine and prealpine terrains, karst areas with numerous valleys and ravines, but there is also a smaller area of flat terrain. The coordinates of its geographical center are 46°07'N, 14°49'E (Greenwich). The major part of the flat and rolling terrain is found in the sub-pannonian region. More than half of Slovenia is covered by forests and only 10 % of its territory is agricultural land. The variety of geographical formations is also reflected in the development and structure of its economy, the distribution of the population the types of settlements and architecture as well as in the polycentric development of Slovenia as a whole. Ljubljana is the capital of Slovenia, and has a population of approximately 275.000. The second city is Maribor, which has more than 100.000 inhabitants. In addition, there are also twelve towns with more than 10.000 inhabitants and twenty towns with more than 5.000 inhabitants, as well as twentyone other sizeable settlements with less than 5.000 inhabitants. Three-quarters of the population of Slovenia is living in 50 cities and towns.

### **The Political System**

Slovenia is a Republic of parliamentary democracy with a Parliament consisting of the National Assembly (Državni zbor) and the National Concil (Državni svet), the President of the Republic, the government, and with the independent Justice, headed by the Supreme Court. The Constitution also provides for the Constitutional Court and an Ombudsman. The constitution defines the Republic of Slovenia as a democratic republic, and as a legal and social state. The rule is in the hands of the people, the citizens implement their rule directly and through elections, according to the principle of dividing the power between the legislative, the executive and the judiciary authorities.

### **Economic Development**

During the past five years, the Slovenian economy has been undergoing extensive restructuring due to the process of transition from a socialist to a market economy, and following the disintegration of Yugoslavia which resulted in the loss of 40% of its former markets. Due to the wars and the economic embargo, to some of the former Yugoslav republics. Slovenian exports to these countries are now only 10 % of their previous volume. One of the most severe effects of these changes is the relatively high level of unemployment which according to ILO standards reached 9, 1 % in 1993. During the previous four years the working population has decreased by 13 %.

Nevertheless, there has been a significant improvement in the economic situation in the last two years. Industrial production is growing, the currency (tolar - SIT) is stable and GNP grew by 1 % over 1993, and gained status of international convertibility in 1995. Slovenia's GNP in 1993 was almost US\$ 12 billion, that is US\$ 6,015 per capita. Among the 196 countries in the world, Slovenia ranks 150th according to its surface area, 139th according to its population and 42nd according to its GNP.

In terms of the per capita income and the structure of its economy, Slovenia is an industrialised, semi-developed country. In 1993, agriculture accounted for 5 % of GNP, industry and manufacturing accounted for 37%, whilst services contributed 58 % of added value. General consumption represented 57 % of the national product, government spending 23 % and investments 19 %. The lack of capital is hindering of the new investment cycle essential to the restructuring of production. A substantial expansion of the small business sector has occurred since 1990. The number of private companies now exceeds 40.000, and the majority of them are small businesses. The process of privatisation of most of the former state-owned companies is in its final phase.

### **Social Welfare System**

The constitution of Slovenia guarantees its citizens the right to social security and, at the same time, requires the state to ensure conditions for the operation of health, retirement, disability and other forms of compulsory insurance, as well as social protection for under privileged groups of population. The rights to social insurance are ensured for insurees and their family members through payments of the insurance fees for the loss of income due to illness, old age, death, disability and unemployment. A guaranteed minimum income is also ensured for the materially and socially endangered individuals and the social security system in Slovenia enables a higher quality of life for families and citizens, especially the elderly and the disabled. The level of social security has been relatively high in Slovenia ever so forth, that is why the main problem for the new country is to obtain greater and greater financial resources needed for its implementation and preservation.

### **Demographic Characteristics**

With an average population density of 97 inhabitants per km<sup>2</sup>, Slovenia is a relatively densely populated country. A major characteristic is the wide dispersion of population amongst almost 6000 settlements. Such a distribution is due to geographic characteristics, historical development and a policy of balanced regional development based on a polycentric concept of urbanisation. Through the encouragement of investment in economic infrastructure, public administration and economic development in the last 30 years, the polycentric development has been the most significant tool in the prevention of excessive concentration of population within urban areas. This concentration is nevertheless still relatively high, as one fifth of the total population live in towns with over 20.000 inhabitants.

The demographic characteristics of Slovenija are similar to trends in other developed European countries. The birth and death rates are decreasing, and have reached a point at which natural population growth is threatened. In 1993 Slovenia for the first time recorded a negative natural population growth. The unfavourable age distribution of the population, whereby the proportion of those over 64 years of age is in excess of 11.7 % and the proportion of those under 14 is 26,7 %, is causing concern over future population growth in Slovenia. A continuation of this particular trend could have repercussion on the future development of Slovenia. The question of how growth is to be maintained with an appropriate age distribution of the population in Slovenia, needs to be addressed. It can be expected that the comparative lack of size of the working population in relation to the population of old-age pensioners will create increasing economic and social problems. Even the immediate adoption of a stimulative demographic policy could not provide Slovenia with a substantially higher birth rate before the end of the century, which means that in order to preserve an appropriate population age and distribution, a sensible immigration policies will have to be adopted.

Although the territory of Slovenia has in the past been administered by different political systems, it has nevertheless remained widely ethnically homogenous. During the 1991 census only 12 % of the inhabitants of Slovenia proclaimed themselves as not being of Slovenian nationality.

## Types of Populated Areas

Evaluating demographic processes, three types of populated areas can be defined in Slovenia: a) urbanised areas (areas of concentrated population, less than 3 % agricultural); b) transitional areas (areas of moderate population growth, intensive daily migration, urbanisation of settlements); and c) peripheral areas (dominated by older inhabitants, depopulation, declining cultural landscape).

Type	surface area in %	% of population	population density/km <sup>2</sup>
a)	16.2 %	59.3 %	355.0
b)	52.3 %	29.9 %	53.4
c)	31.5 %	10.8 %	32.6

The distribution of the population during the past ten years was dominated by the process of suburbanisation, population concentrated within wider areas of a large and medium-sized urban centres. The analysis of the concentration of the population with regard to the distance from centres of a smaller and larger gravitational regions shows that approximately 1,230,000 people or 62 % of the total population of Slovenia live within the radius of 2 km from the centre of a smaller gravitational region (the level of more significant local centres); 23 % of the total population live between 2 and 5 km of such centres, and 15 % at a distance of more than 5 km.

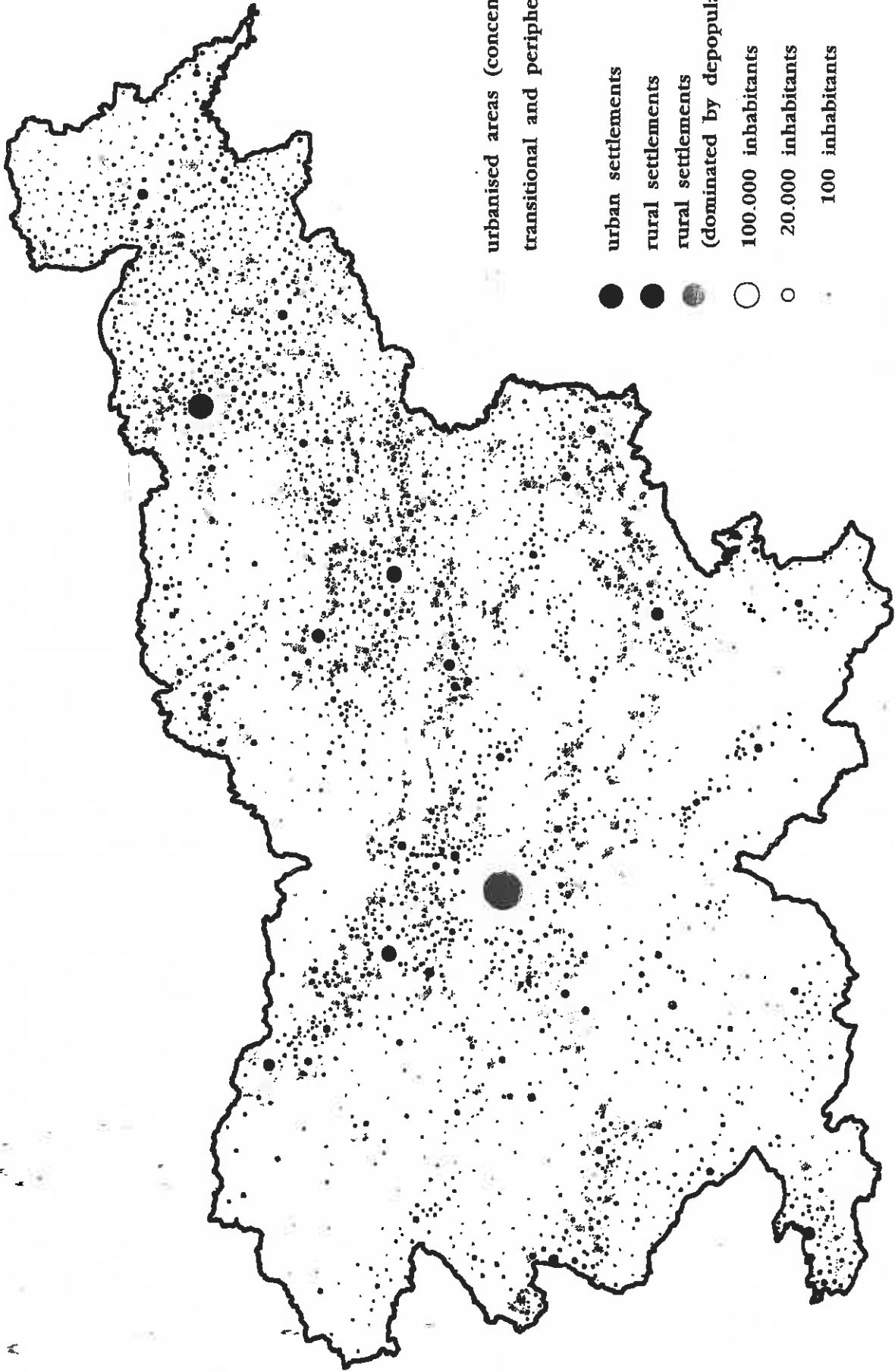
For the 2 km circle around centres the population growth index is 111, for 2 to 5 km zone the index is 105, and for the zone outside 5 km radius is 104.

Around 95 settlements are centres of larger gravitational regions, including all the municipal centres and some of the more important employment centres. Some 81 % of all the inhabitants of Slovenia reside within the radius of 10 km from such centres; 18 % reside within zones between 10, and 25 km and only 1 % of the total population or 14,750 inhabitants reside at a distance of more than 25 km. Areas surrounding the larger gravitational centres are also characterised by population growth - the index for the period between 1981 and 1988 for areas within a 10 km radius was 110, and 104 was for the zone between 10 and 25 km. In those areas outside the radius of 25 km from centres of larger gravitational regions the number of inhabitants has stagnated.

The number of inhabitants is decreasing in 40 % of Slovenian settlements and is stagnant in 20 % of them. Although the problem of rural depopulation and thus the erosion of the cultural landscape has not been fully resolved, there are indications that the situation is improving.

Slovenia is very much characterised by a watershed of population density at the altitude of 600 m above sea level. The number of inhabitants in areas over 600 m above sea level is continuing to decrease. Only 5 % of Slovenia's total population resides within the 900 settlements above the altitude of 600 meters. Due to the long-term migration of younger people from these areas, they now have a very unfavourable age distribution with a predominantly older population. With a lack of young people who could rejuvenate economic development, essential improvements for future development cannot be expected. However, there is a rapidly growing concentration of population within the belt between 200 and 400 metres above sea level in which 50 % of the Slovenian settlements are located, containing two-thirds of the total population of Slovenia.





urbanised areas (concentrated population)  
 and transitional and peripheral areas

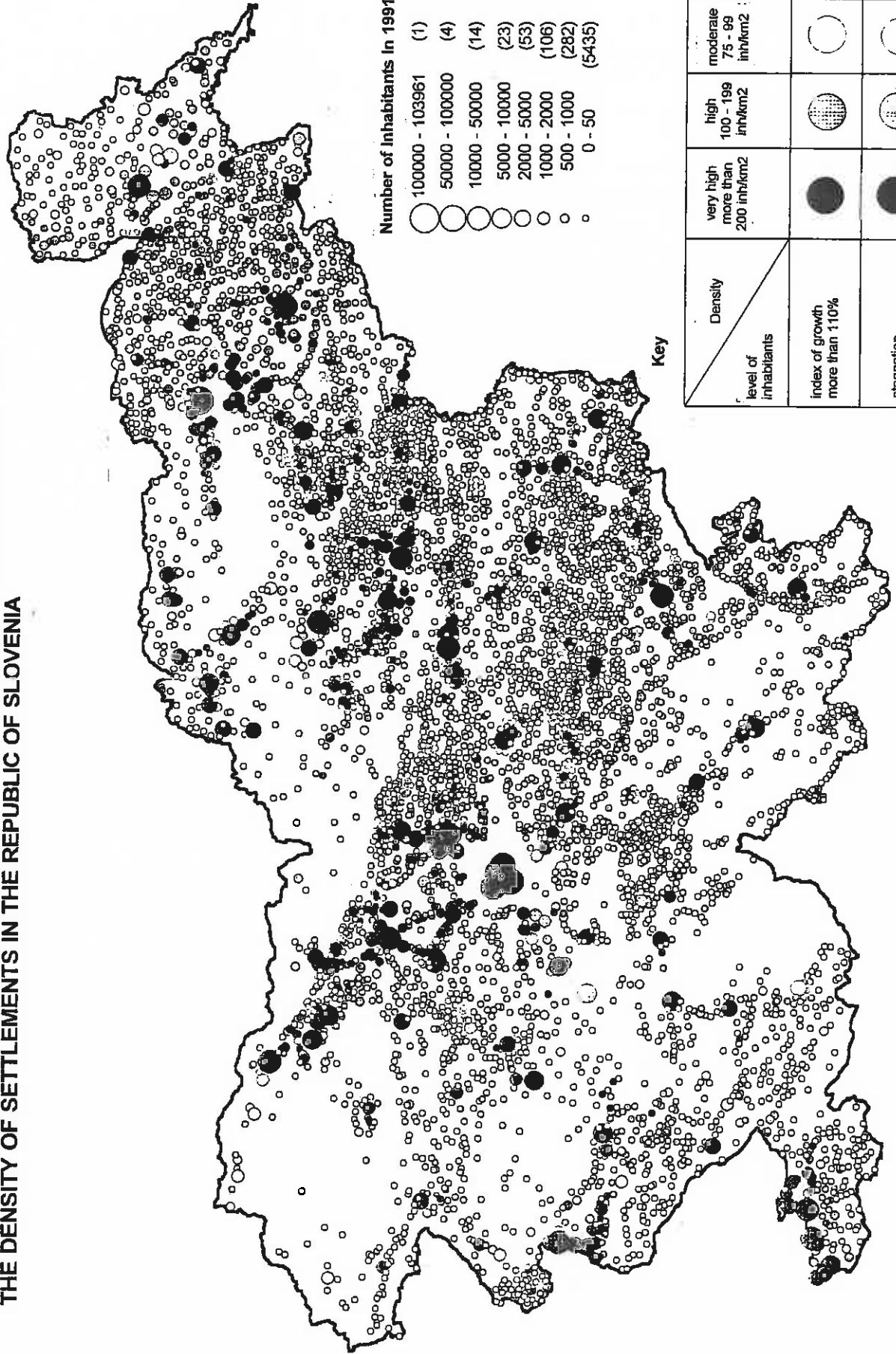
- urban settlements
- rural settlements
- rural settlements (dominated by depopulation)
- 100.000 inhabitants
- 20.000 inhabitants
- 100 inhabitants

**TYPES OF POPULATED AREAS**

JUNÍN, 1995

INSTITUTO NACIONAL DE ESTADÍSTICA E INFORMÁTICA  
 JUNÍN Y LA PROTECCIÓN DEL MEDIO AMBIENTE

# TPOLOGY OF THE SETTLEMENTS IN RESPECT TO THE NUMBER OF INHABITANTS AND THE DENSITY OF SETTLEMENTS IN THE REPUBLIC OF SLOVENIA



**Number of Inhabitants In 1991**

100000 - 103961	(1)
50000 - 100000	(4)
10000 - 50000	(14)
5000 - 10000	(23)
2000 - 5000	(53)
1000 - 2000	(106)
500 - 1000	(282)
0 - 50	(5435)

**Key**

Density level of inhabitants	very high more than 200 inh/km <sup>2</sup>	high 100 - 199 inh/km <sup>2</sup>	moderate 75 - 99 inh/km <sup>2</sup>	low less than 74 inh/km <sup>2</sup>
	index of growth more than 110%	stagnation	index of growth less than 90%	

### 3. REVIEW OF HUMAN SETTLEMENTS AND HOUSING DEVELOPMENT IN SLOVENIA

#### 3.1. HUMAN SETTLEMENTS DEVELOPMENT SINCE HABITAT I.

*(varianta teksta V.B. Mušič je v prilogi: Procesi urbanizacije in razvoja mest ter naselij v obdobju 1976-1996 v luči sklepov Habitata I)*

Načela in priporočila, ki jih je pred dvajsetimi leti sprejela konferenca Habitat I. v Vancouvru so bila naravnana k uresničevanju nekaterih temeljnih vrednot mednarodne skupnosti kot so: enakopravnost, pravičnost in solidarnost. Tedanje splošno slabšanje življenjskih razmer velikega dela svetovnega prebivalstva je bilo postavljeno v kontekst socialnih, ekonomskih, ekoloških in okoljskih vidikov in se je izražalo v obliki populacijske eksplozije, nenadzorovane urbanizacije, ruralne zaostalosti, neenakosti glede bivalnih pogojev, socialne segregacije, rasne diskriminacije, nezaposlenosti, nepismenosti, bolezni in revščine, zloma socialnih odnosov in tradicionalnih kulturnih vrednot ter rastoče degradacije življenjsko pomembnih resursov kot so zrak, voda in zemlja. Rešitev teh problemov kot tudi osnovo za smotrnejše sodelovanje, učinkovit razvoj in pravičnejše deleže svetovnih resursov naj bi zagotovil "Novi ekonomski red". V teh stremljenjih se je na človeška naselja gledalo tako kot na sredstvo, kot tudi na cilj razvoja.

V tistem času je bila Slovenija ena izmed šestih federalnih enot (republik) tedanje Jugoslavije in sicer njen najrazvitejši del. Institucionalna organiziranost urbanizma je bila v izključni pristojnosti republik in lokalnih oblasti.

Urbanizem je bil v tistem času v Sloveniji že močno uveljavljena dejavnost s tradicijo od konca 19. stol. Obstajala pa je tudi zavest, da je prostorsko planiranje učinkovito orodje za varstvo in izboljševanje okolja. Na lokalni ravni so bile razvite urbanistične službe in vsako pomembnejše mesto je imelo lasten planerski zavod. Že skoraj dve desetletji se je bila razvijala raziskovalna dejavnost, ki je proučevala tako prostorske fenomene in proces urbanizacije, kakor tudi metodologijo in tehniko prostorskega in urbanističnega načrtovanja. Mednarodno sodelovanje se je razvijalo v okviru Organizacije združenih narodov, zlasti v Evropski ekonomski komisiji. Od leta 1965 je Slovenija sodelovala na področju prostorskega načrtovanja in razvoja z avstrijskimi in italijanskimi asociacijami v okviru TRIGON, ki je bilo leta 1969 s priključitvijo Madžarske in Hrvaške v QUADRIGON. Uspešno sodelovanje je vodilo v sedemdesetih letih do uradne ustanovitve ALPE-ADRIA na uradni vladni ravni. Tako je skoraj tridesetletno prekomejno in regionalno sodelovanje vodilo do SREDNJEEVROPSKE INICIATIVE. Pot uspešne geneze je bila torej TRIGON - QUADRIGON - ALPE/ADRIA - SREDNJEEVROPSKA INICIATIVA - SREDNJEEVROPSKA ORGANIZACIJA, ki je danes najvišja oblika prekomejne organiziranosti.

Precej bilateralnih projektov sodelovanja je bilo v okviru Ameriško - jugoslovanskega projekta študij regionalnega in urbanističnega planiranja. Več naših strokovnjakov je delovalo v deželah v razvoju, bodisi na bilateralnih meddržavnih projektih, pri komercialnih gradbenih in razvojnih projektih, ali v okviru agencij ZN za razvoj in tehnično pomoč. Strokovnjaki iz Slovenije so aktivno sodelovali pri pripravi na Habitat I in bili med drugim zadolženi za pripravo prikaza obeh demonstracijskih projektov o urbanem razvoju in graditvi mest.

Slovenija je priporočila Habitata I prevzela v celoti. Po dvajsetih letih lahko ocenimo, da so mnoga med njimi še vedno aktualna. Vendar pa s primerno dozo kritičnosti lahko ugotovimo, da so se nekatera tedanja pričakovanja izkazala kot preveč optimistična. V teh dveh desetletjih namreč še ni uspelo v celoti uveljaviti vseh instrumentov in ukrepov za implementacijo politike in sprejetih deklaracij vancouverških dokumentov.

## Demografski razvoj

V obdobju 1961-1991 se je število prebivalcev Slovenije povečalo za 23%. V prvem obdobju je bila rast števila prebivalcev visoka med drugim tudi zaradi priseljevanja iz ostalih republik tedanje Jugoslavije. Tako notranje selitve kot tudi zunanje priseljevanje so bili usmerjeni predvsem v zaposlitvena središča. Število prebivalcev v njih je hitro naraščalo, obenem pa se je podeželje praznilo: število prebivalcev se je zvečalo v 2000 naseljih, zmanjšalo pa v 4000 naseljih. Poselitveni razvoj je tako predvsem sledil koncentraciji gospodarskih aktivnosti v mestih ob hkratnem praznjenju podeželja. V tem obdobju se je bistveno spremenila tudi zaposlitvena sestava naselij: število naselij, kjer je bila večina zaposlena v primarnem sektorju, se je zmanjšalo za skoraj dve tretjini, število sekundarnih (industrijskih) naselij se je več kot potrojilo, število terciarnih naselij potrojilo, število kvartarnih pa se je povečalo več kot desetkrat. Na prelomu 70. in 80. let je bilo priseljevanje upočasnjeno, upočasnilo pa se je tudi naraščanje števila prebivalcev, zlasti v mestnih območjih. Po osamosvojitvi Slovenije po letu 1991 je bilo priseljevanje celo negativno.

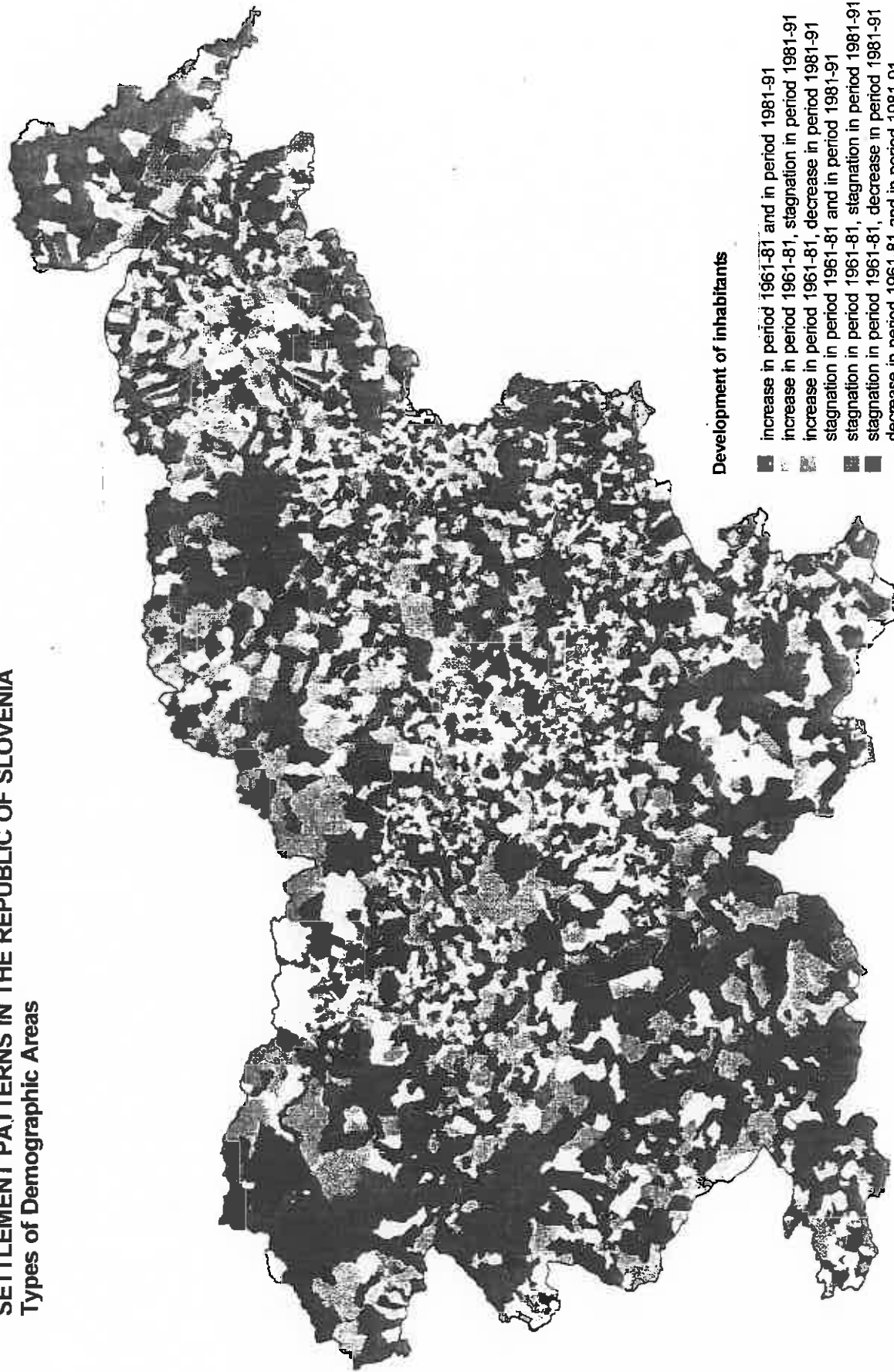
Popis prebivalstva leta 1971 je pokazal, da od cca 1.800.000 vseh prebivalcev živi v mestih 44,6%. Deset let kasneje se je ta delež dvignil na 48,9% in še 10 let kasneje na 50,5% ali 993.049 prebivalcev. Vendar ti podatki o urbaniziranem prebivalstvu niso povsem primerljivi s tistimi iz podobno razvitih evropskih držav. Značilnost slovenske poselitve je namreč v velikem številu (6000) sorazmerno majhnih naselij, v prilagajanju goratosti dežele in v tradicionalni navezanosti na ruralno zaledje in domačijo. Ob popisu 1991 je imela kar polovica naselij manj kot 100 prebivalcev. Zaradi vsega tega je za Slovenijo značilna tudi visoka stopnja suburbanizacije. Suburbana območja zavzemajo skoraj 1/3 površine Slovenije, na njih pa živi skoraj 70% prebivalstva.

### GIBANJE PREBIVALSTVA PO VELIKOSTNIH RAZREDIH NASELIJ

število prebivalcev	število naselij	P 1961	P 1981	P 1991	% prebiv. 1961	% prebiv. 1991	i=1991/61	i=1991/81
do 50	1671	66422	48751	43802	4,2	2,2	66%	90%
51-100	1318	120275	100909	96624	7,6	4,9	80%	96%
101-200	1366	223464	199046	195678	14,1	9,9	88%	98%
201-500	1105	337545	329153	336969	21,2	17,1	100%	102%
501-1000	287	164786	184759	195161	10,4	9,9	118%	106%
1001-2000	104	95689	127951	143851	6,0	7,3	150%	112%
2001-5000	53	100569	156140	170638	6,3	8,6	170%	109%
5001-10000	23	86407	138150	153928	5,4	7,8	178%	111%
10001-50000	14	189583	276797	292997	11,9	14,8	155%	106%
nad 50001	2	205717	330208	345191	12,9	17,5	168%	105%
SKUPAJ	5943	1590457	1891864	1974839	100	100	127%	104%

# SETTLEMENT PATTERNS IN THE REPUBLIC OF SLOVENIA

## Types of Demographic Areas



### Development of inhabitants

- increase in period 1961-81 and in period 1981-91
- increase in period 1961-81, stagnation in period 1981-91
- ▨ increase in period 1961-81, decrease in period 1981-91
- ▩ stagnation in period 1961-81 and in period 1981-91
- stagnation in period 1961-81, stagnation in period 1981-91
- decrease in period 1961-81, decrease in period 1981-91
- decrease in period 1961-81, stagnation in period 1981-91
- decrease in period 1961-81, decrease in period 1981-91



REPUBLIC OF SLOVENIA

MINISTRY OF THE ENVIRONMENT AND PHYSICAL PLANNING  
OFFICE FOR PHYSICAL PLANNING

Design: M. Ravšnik  
Cartography: I. Šušter  
Source: Office of the Republic of Slovenia for Statistics

## Tipi poselitvenih območij

Izoblikovali sta se dve osnovni skupini poselitvenih območij. Na eni strani sorazmerno močno urbanizirana ravninska in dolinska območja, ki so v zadnjem desetletju podvržena intenzivni suburbanizaciji. Na drugi strani pa periferna območja, ki so vse bolj podvržena depopulaciji in razkroju kulturne krajine.

V nekaj več kot 1000 naseljih, pretežno v okolici največjih mest prebiva dobra polovica slovenskega prebivalstva. Tam sta tudi več kot dve petini delovnih mest. Gostota poseljenosti je v njih trikrat večja od povprečne. Poglavitna značilnost teh območij je, da prebivalstvo v obmestjih že hitreje narašča kot v samih mestih, da se je njihovo število v zadnjih treh desetletjih podvojilo. V njih živi več kot 50 % deleža priseljenih prebivalcev, tako iz podeželja kot tudi iz mest. Zato se je njihova socialno-ekonomska struktura popolnoma spremenila. Prebivalstvo v teh območjih je v dnevnem kontaktu z osrednjim mestom, ki je po pravilu hkrati tudi zaposlitveno središče kamor migrirajo. Zanj je značilna intenzivna dnevna migracija, ki zajema približno polovico zaposlenih in način življenja, ki je enak mestnemu. Pretežen tip pozidave v teh območjih predstavlja prostostoječa stanovanjska gradnja.

Posebno skupino tvorijo naselja, ki v povprečju štejejo le okoli 200 prebivalcev, vendar v njih prebiva dobra petina prebivalstva in obsegajo desetino državnega ozemlja. Gostota poseljenosti v njih je približno enkrat nad državnim povprečjem. V njih je število delovnih mest uravnoteženo s številom prebivalstva, zato je dnevna delovna migracija relativno majhna, pa tudi sicer so v relativno ugodnem radiju dostopnosti do delovnih mest.

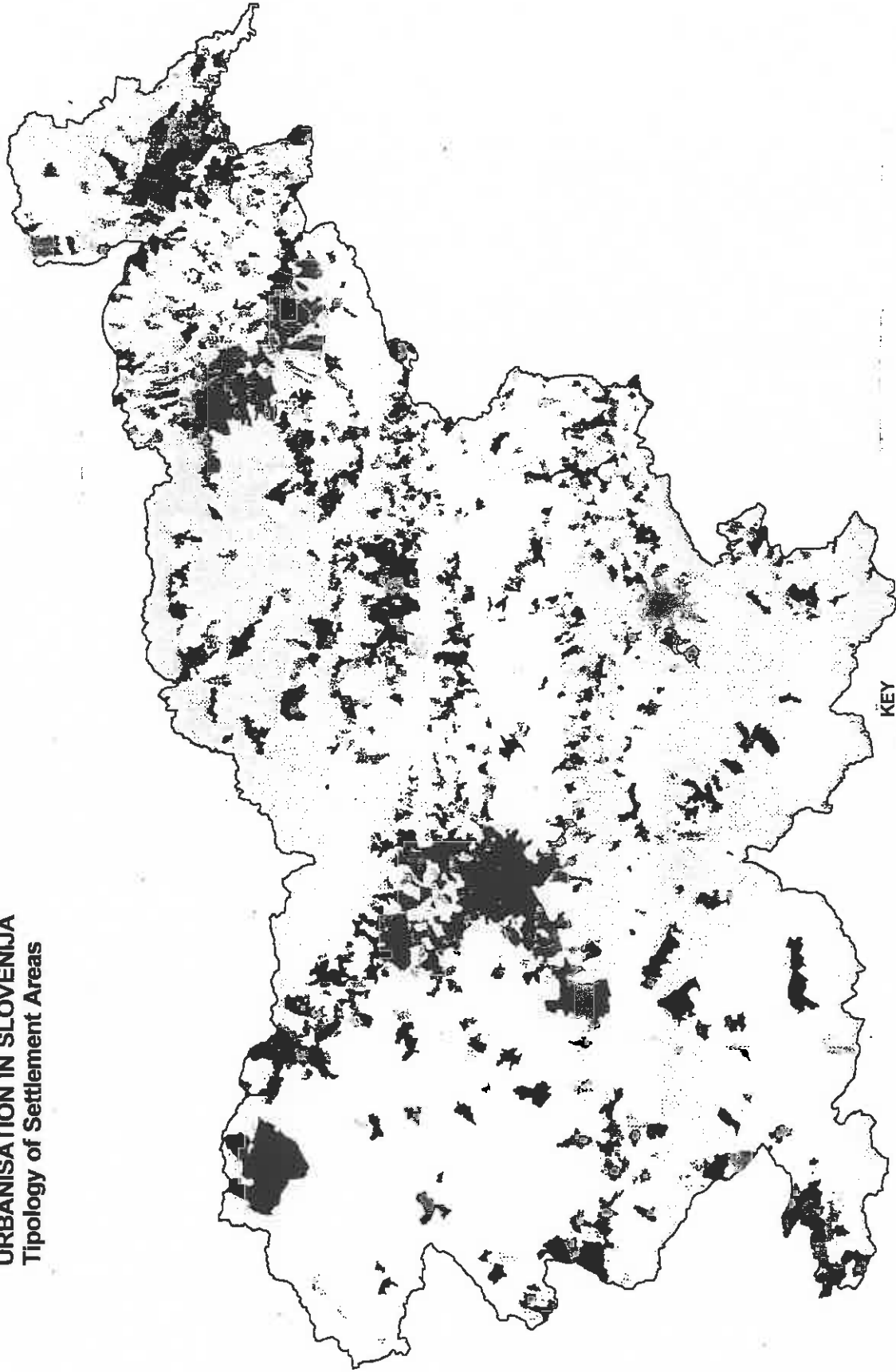
Periferna podeželska območja z gospodarskega in populacijskega vidika zaostajajo v razvoju. V podeželskih naseljih prebiva dobra četrtina ali približno 500.000 prebivalcev, Zanje je značilna močna dnevna migracija. Približno četrtina podeželskih naselij stagnira v demografskem razvoju, vendar imajo še zadovoljivo socioekonomsko strukturo. V njih živi približno 300.000 prebivalcev. Gostota poseljenosti v njih dosega komaj polovico državnega povprečja, njihova povprečna velikost pa je komaj 150 prebivalcev. Slaba polovica slovenskih naselij je v zadnjem desetletju izgubila skupno 1/8 prebivalstva in njihova povprečna velikost ne presega 100 prebivalcev.

### TIPI OBMOČIJ POSELJENOSTI V SLOVENIJI GLEDE NA IZBRANE KAZALCE

kazalci	zgostitvena območja		urbanizirana območja		stagnirajoče podeželje		depresijsko podeželje	
	N	%	N	%	N	%	N	%
prebivalci l. 1991 (x000)	1.033	52,4	435	22,0	271	13,7	234	11,9
gostota poseljenosti (preb/km <sup>2</sup> )	331,0		199,8		55,4		24,3	
gostota preb.+ del. mest/km <sup>2</sup>	585		222		76		42	
indeks rasti preb. 1961/91	171		120		95		67	
indeks rasti preb. 1981/91	112		101		99		88	
indeks rasti stanovanj 1981/91	115		109		105		102	
število naselij l. 1991	1107	18,6	642	10,8	1493	25,1	2707	45,5
delovna mesta l.1991 (x000)	546	63,0	210	24,2	55	6,3	56	6,5
priselj. prebivalstvo l 1991 (x000)	547	53	209	48	11	41	89	38
selitveni saldo 1982-93	+3579	15	+903	9	-833	0	-	-13
	5						13619	
dnevni migranti l. 1991 (x000)	228	47	84	44	68	57	66	64
štev. bruto selitev (na 100 preb)	59,6		52,2		47,2		44,5	
delež površja od R Slovenije	17		10		24		49	

# URBANISATION IN SLOVENIJA

## Typology of Settlement Areas



KEY

- areas of concentration of inhabitants and employment opportunities
- areas of moderate concentration of inhabitants and employment opportunities
- areas of weak concentration of inhabitants and employment opportunities with elements of stagnation
- areas of void for inhabitants with very few employment opportunities



REPUBLIC OF SLOVENIA

MINISTRY OF THE ENVIRONMENT AND PHYSICAL PLANNING  
OFFICE FOR PHYSICAL PLANNING

Designer: M. Kavaler  
Cartography: I. Udvoje  
Source: Office of the Republic of Slovenia for Statistics

## Regionalni razvoj

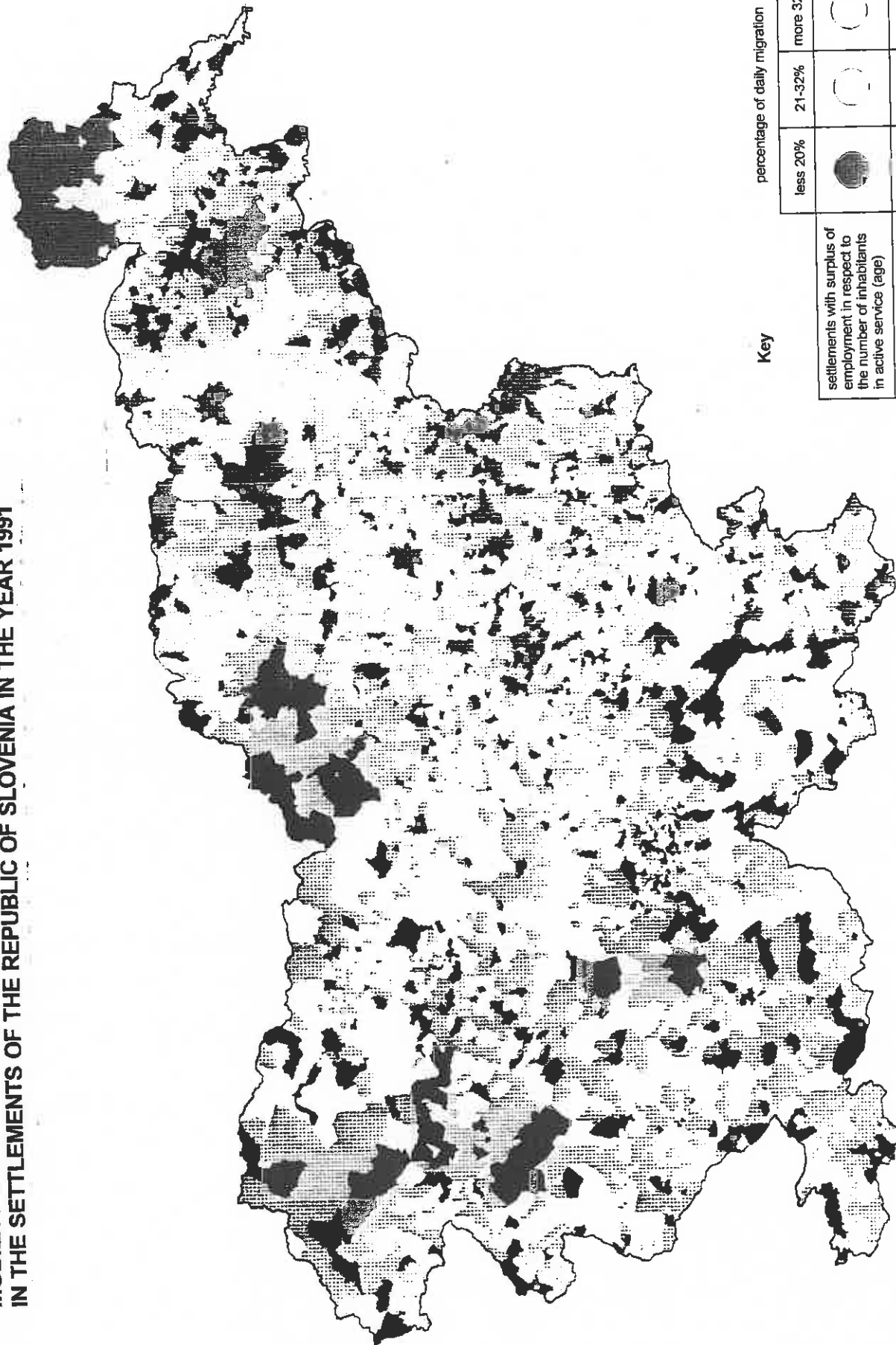
Že pred konferenco Habitat I. v Vancouveru je bil v Sloveniji uveljavljen policentrični koncept poselitve, ki je krepil večje število mest in je imel svojo ideološko utemeljitev tudi v samoupravnem socializmu. Po njegovi zaslugi je bila dosežena enakomernejša razmestitev zaposlitvenih, oskrbnih in storitvenih funkcij, izenačevali so se pogoji bivanja med mestom in podeželjem, vplival pa je tudi na decentralizacijo javnih služb. Zasluga policentričnega razvoja je tudi bila, da se v sedemdesetih letih število prebivalcev v nobeni slovenski regiji ni več zniževalo. Prispeval je tudi k napredku pri lokalni iniciativi, nastajanju in uveljavljanju inovacijskega potenciala tako v zasebnem sektorju kot tudi v občinskih oziroma mestnih upravah, ter prilagajanju konkretnih rešitev specifičnim lokalnim potrebam in pogojem.

Opisani koncept policentričnega razvoja je imel tudi pomanjkljivosti. Med njimi zlasti nedorečenosti glede metod in instrumentov za njegovo konkretno uveljavljanje, zlasti glede razmerij med različnimi ravni središč. Posledica tega je bilo veliko število ter slabša opremljenost središč višjih ravni. Nedorečenost glede razmerij med različnimi središči je privedla do policentrizma na ravni lokalnih skupnosti in zapiranja občin v lastne meje. Slovenija še nima konstituirane lokalne samouprave na ravni regij, kjer bi se odražala vsebinska povezanost njihovih občin. Določeno regionalno členitev je uvedla država preko 58 administrativno-upravnih enot in izpostav posameznih resorjev.

Regionalne politike, ki so bile vse od leta 1971 usmerjene k odpravljanju razlik v regionalnem razvoju s podporo gospodarsko manj razvitim območjem so v zadnjem obdobju prenesle težišče na spodbujanje razvoja demografsko ogroženih območij in višinskih območij s slabimi pogoji za kmetijstvo. Ta območja obsegajo dobro polovico slovenskega ozemlja in na njih živi skoraj 1/4 prebivalstva. Sredstva, ki se namenjujejo izgradnji infrastrukture ter spodbudam za razvoj gospodarstva so dokaj skromna. Obseg vseh državnih intervenc v gospodarstvo je sicer bistveno večji (ocena za leto 1992 5,8% BDP), vendar so le-te izrazito sektorsko usmerjene, njihovi regionalni učinki pa premalo spremljani in raziskani. Politike usmerjanja regionalnega razvoja doslej tudi niso spremljali ustrezni ukrepi fiskalne in zemljiške politike. Zato so bili rezultati skromni, saj v teh letih ni prišlo do nikakršnih sprememb v demografski sliki na teh območjih. V pripravi je nova zakonska ureditev za usmerjanje uravnoveženega regionalnega razvoja v Sloveniji in razvoja demografsko ogroženih območij, ki bo upoštevala tudi izkušnje razvitejših evropskih držav.



**MOBILITY OF INHABITANTS ON THE BASIS OF DAILY MIGRATION PATTERNS  
IN THE SETTLEMENTS OF THE REPUBLIC OF SLOVENIA IN THE YEAR 1991**



**Key**

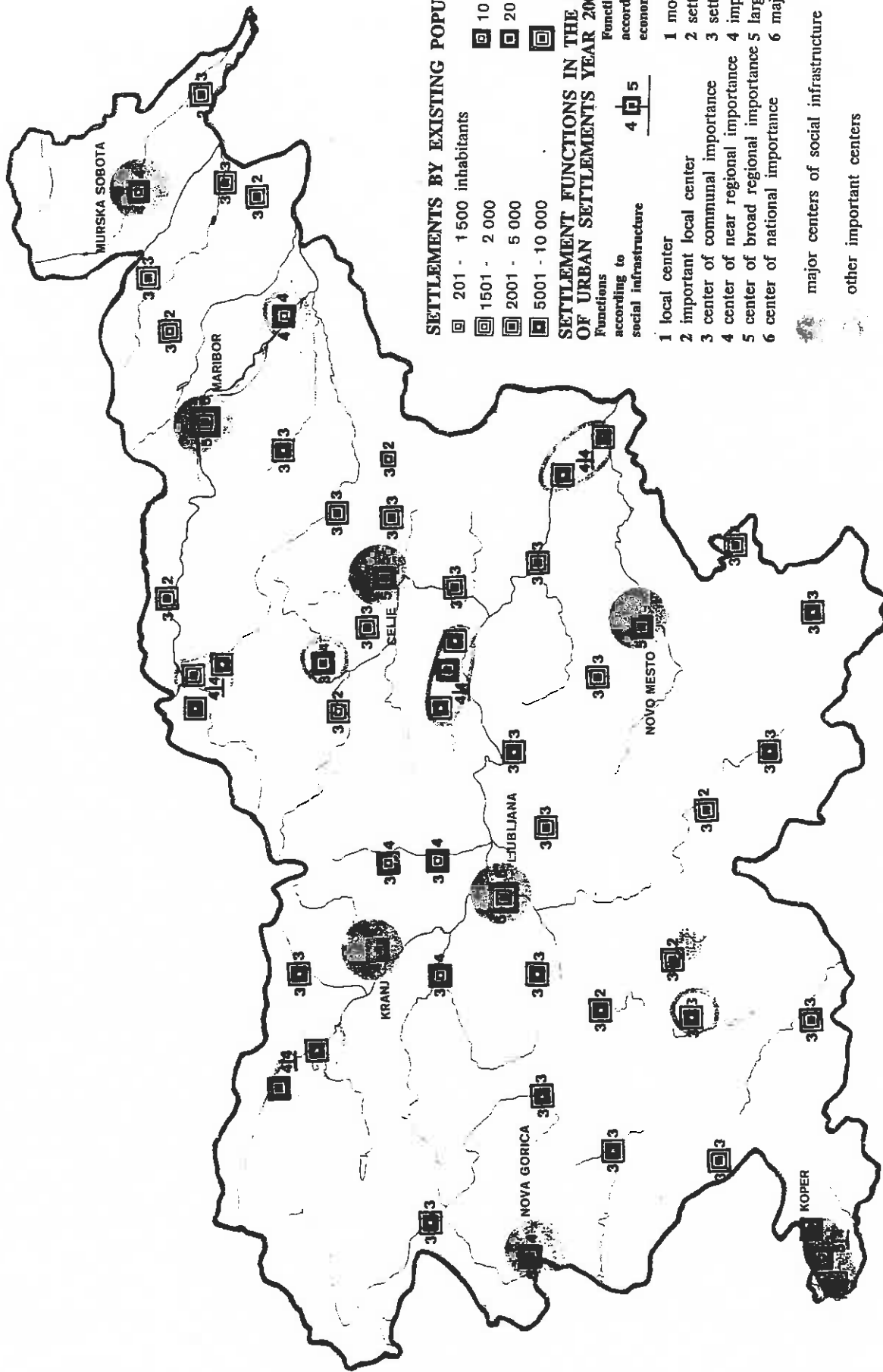
	percentage of daily migration		
	less 20%	21-32%	more 32%
settlements with surplus of employment in respect to the number of inhabitants in active service (age)			
settlements with deficiency of employment in respect to the number of inhabitants in active service (age)			

## Urbano omrežje

Največje mesto je Ljubljana s 300.000 prebivalci. Sledi mu Maribor, ki je za polovico manjši. Obe mesti sta komaj primerljivi s srednje velikimi evropskimi mesti. Nad 50.000 prebivalcev imajo le še tri mesta. Ostala pomembnejša središča (10) so še manjša, saj skupaj s svojimi obmestji štejejo med 20.000 in 50.000 prebivalci. Večina obmejnih regionalnih središč je tudi premajhna, da bi lahko uspešno tekmovala z močnejšimi mesti v sosednjih državah (Trst, Gorica, Reka, Zagreb). Kljub temu tako prestolnica Ljubljana kot večina regionalnih središč (obalna mesta, Nova Gorica, Celje, Maribor, Velenje, Kranj, Novo mesto, Murska Sobota), izkazujejo poleg oskrbnih in zaposlitvenih funkcij tudi gospodarsko moč, razvito gospodarsko infrastrukturo, ter visoko izobrazbeno raven prebivalstva. Vendar je določen zastoj v razvoju mest nastal v obdobju po 1990, v času t.im. tranzicije. Ta zastoj spremlja določena transformacija vrednot in na njih temelječih prioritet, kar bi lahko v skrajnosti pomenilo žrtvovanje dolgoročnih kvalitet za kratkoročne učinke. V takih razmerah ima proces urejanja naselij še večjo pomembnost.

## ŠE NEKAJ KAZALCEV RAZVOJA SLOVENSКИH MEST:

	št. del. mest mesta-obmestje		preb/km <sup>2</sup> mesta -obmestje		delež priselj. mesta-obmestje		% dnev. migr. mesta-obmestje		% usluž. dejav. mesta-obmestje	
LJUBLJANA	151153	8608	1.537	501	46%	51%	22%	35%	64%	65%
MARIBOR	68721	9526	1.090	499	47%	59%	5%	32%	51%	31%
KRANJ	26295	6409	2.102	347	48%	48%	7%	31%	36%	49%
CELJE	29134	5257	1.455	347	48%	54%	5%	31%	52%	41%
DOMŽALE	5358	8965	1.465	342	60%	55%	28%	36%	49%	31%
VELENJE	18778	3197	1.867	364	59%	50%	4%	30%	27%	31%
N. GORICA	11327	10189	2.899	370	67%	53%	18%	30%	57%	34%
KOPER	15529	3220	2.541	288	64%	70%	8%	32%	70%	43%
N. MESTO	19668	3490	777	237	49%	52%	3%	33%	37%	26%
PTUJ	11958	5672	698	241	55%	55%	11%	33%	45%	16%
JESENICE	9817	1006	2.258	555	45%	62%	9%	35%	37%	23%
M. SOBOTA	14783	2897	2.281	237	58%	45%	6%	32%	36%	44%
KAMNIK	7766	2664	1.391	238	55%	56%	6%	34%	28%	23%
RADOVLJICA	7281	1946	2.224	292	60%	50%	21%	32%	46%	25%
ŠK. LOKA	6562	1093	1.538	278	60%	49%	20%	38%	39%	16%
TRBOVLJE	8952	257	2.162	271	35%	62%	45%	34%	34%	5%



**SETTLEMENTS BY EXISTING POPULATION**

- 201 - 1 500 inhabitants
- 1501 - 2 000
- 2001 - 5 000
- 5001 - 10 000
- 10 001 - 20 000
- 20 001 - 50 000
- over 100 000

**SETTLEMENT FUNCTIONS IN THE SYSTEM OF URBAN SETTLEMENTS YEAR 2000.**

- Functions according to
- |                         |   |       |
|-------------------------|---|-------|
| social infrastructure   | 4 | 5     |
| economic infrastructure | 1 | 2 - 3 |
- 1 local center
  - 2 important local center
  - 3 center of communal importance
  - 4 center of near regional importance
  - 5 center of broad regional importance
  - 6 center of national importance

- 1 monostructural activity
  - 2 settlement with 2 - 3
  - 3 settlement with bigger
  - 4 important economic center
  - 5 larger economic center
  - 6 major economic center
- major centers of social infrastructure
- other important centers

REPUBLIKA SLOVENIJE  
 AGENCIJA ZA OKOLJE IN RAVNANJE  
 URBAN IN TERITORIALNO PLANIRANJE

**SYSTEM OF URBAN SETTLEMENTS**  
**Long-term plan to the year 2000**

## Urejanje naselij

Na področju urejanja naselij potekajo paradigmatične spremembe, pogojene z rastočo ekološko ozaveščenostjo, spremenjenim vrednotenjem razvoja, gospodarsko recesijo in političnimi spremembami. Ekološka ozaveščenost vse širšega kroga prebivalcev je povzročila tudi določeno nenaklonjenost do prostorskih sprememb. Politične spremembe in njihove tudi travmatične posledice so spremenile hierarhijo prioritet in v našem urbanizmu se ob nujnem spreminjanju paradigme pojavlja tudi diskontinuiteta v najbolj občutljivejšem segmentu, na področju lokalno pristojnih strokovnih služb in kadrov. Konsenz, ki je potreben za implementacijo urbanih ali regionalnih projektov je v pogojih političnega pluralizma zelo težko doseči, veliko že zdavnaj utemeljenih projektov pa je potrebno na novo utemeljevati in usklajevati. Ob vsem tem ne gre spregledati kakovostno novih pojavov nacionalne suverenosti in regionalizma kot polarnih nasprotij razredno - ideološkemu intervencionizmu prejšnjega političnega sistema pa tudi postindustrijskemu globalizmu multinacionalnega kapitalizma.

Slovenija je po drugi svetovni vojni zgradila dve povsem novi mesti, Novo Gorico in Velenje, številna druga naselja pa so se zaradi obsega nove gradnje tako spremenila, da bi jih prav tako lahko uvrstili v isto kategorijo. Za vsa ta naselja lahko rečemo, da so bila načrtovana v regionalnem okviru in da predstavljajo izraz povsem določenih nacionalnih poselitvenih strategij in razvojnih ciljev. Nova Gorica je nastala po razmejitvi z Italijo tik za državno mejo in poleg "stare Gorice", ki je pripadla Italiji. Velenje je bilo zgrajeno ob velikem rudniku lignita in s ciljem diverzifikacije industrijske baze. Ugodna lokacija obeh mest v urbanem sistemu Slovenije je vplivala na razmeroma hiter in uravnotežen razvoj terciarnih in višjih urbanih funkcij.

Posebna slovenska izkušnja so ruralna naselja, fenomen, ki je lahko širše zanimiv. Po eni strani so odraz trdoživosti našega bivanja na podeželju, po drugi strani pa se v njih dogajajo strukturne spremembe zaradi premagovanja ekonomskega in demografskega odmiranja. Ruralna naselja so prostorsko nadvse smotrno razporejena in so oblikovala trajen funkcionalni in prostorski koncept, ki je seveda zelo pomemben tudi v kontekstu koncepta trajnostnega razvoja. Tu seveda ne gre le za reprodukcijo podedovane kulturne krajine in njenega pričevanja o ustvarjalnosti človeka, temveč tudi za znaten ekonomski, socialni in ekološki pomen. Vse te prvine so postale eksplicitni kriteriji resorne prostorsko ureditvene politike in združujejo še veliko drugih sektorjev, npr. vodno gospodarstvo, gozdarstvo in lesno industrijo ter prehransko industrijo.

Neuspešno izvajanje prostorske politike se kaže v ekspanziji mest v obliki suburbane razpršenosti ("suburban sprawl") na kvalitetne obdelovalne površine.

## Varovanje in prenova naselij

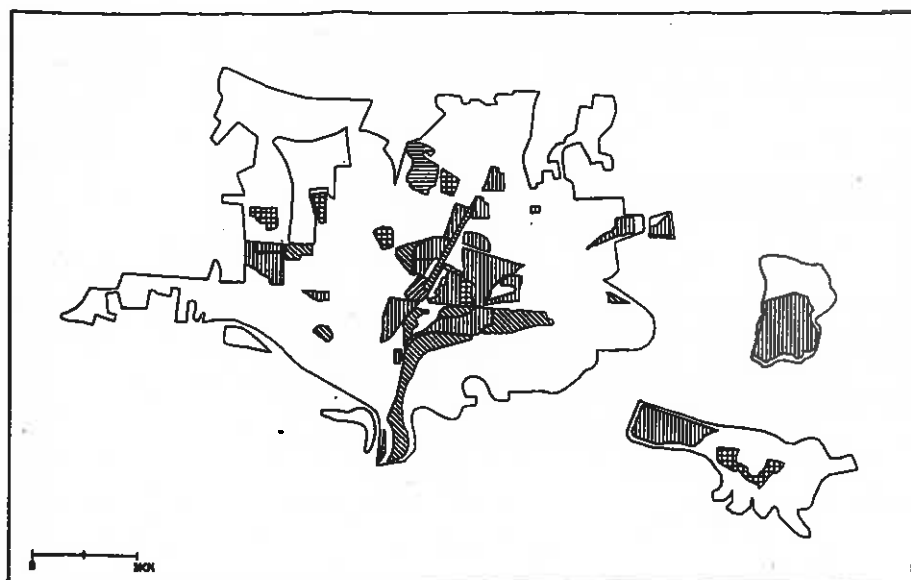
Po drugi svetovni vojni je bila večina najbolj kvalitetnih starejših stavb nacionalizirana. Številne so bile uvrščene v kategorijo kulturne dediščine, vendar obenem ni bilo predvidenih zadostnih virov za njihovo vzdrževanje.

Sistematično varovanje starih mestnih jeder in njihova sočasna prenova sta se začela po letu 1964 s sprejetjem posebnih odlokov o zaščiti nekaterih najpomembnejših starih mestnih jeder. Proces uveljavljanja prenove je bil počasen zlasti zaradi neustreznih finančnih instrumentov kot tudi zaradi zakonodaje, ki je normative prilagodila predvsem novogradnjam. V začetku 70. let je spomeniška služba s sistematičnim dokumentiranjem stavbne dediščine v zaščitenih delih nekaterih naselij in z izdelavo planov varovanja in prenove začela uvajati enake principe, kot so bili dogovorjeni v vrsti mednarodnih listin in priporočil in so bili v drugih evropskih deželah že uveljavljeni. V letih 1976 do 1984 so strokovne institucije aktivno uveljavljale principe prenove in varstva starih naselbinskih jeder. Prenova je stekla, tudi v sklopu UNESCO, v več slovenskih mestih (Tržič, Radovljica, Škofja Loka, Ptuj, Piran,...). Izkušnje so pokazale, da je bila njena izvedba uspešna. Začelo se je uveljavljati spoznanje, da sta varovanje in prenova kulturne dediščine lahko tudi ekonomična, v prenovljenih stavbah pa je možno dobiti zelo udobne stanovanjske površine.

V novejšem času se je strokovno zanimanje od vprašanj rekonstrukcije historičnega mestnih jeder razširilo na vprašanja modernizacije in prenove mestnih predelov, ki so nastali v obdobju med obema vojnama in v prvih letih po njej. V ta sklop sodijo tudi napor za rekonstrukcijo in revitalizacijo degradiranih urbanih območij, zlasti industrijskih con. Skupno predstavlja delež vseh degradiranih urbanih območij v Sloveniji cca 13,7% celotne urbane površine, od tega v Kidričevem kar 48,6%, v Zagorju 37%, v Izoli 24,8%, Celju 18,2%, Mariboru 14,2%, Ljubljani 10,6%, v Novem mestu 2,5%, Kopru 2,2% in v Domžalah le 1,2%.

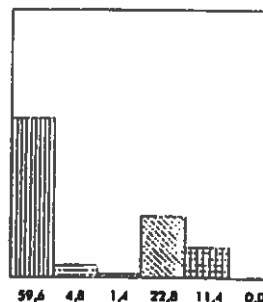
### Sanacija degradiranih urbanih območij v Republiki Sloveniji

Statistična obdelava DUO - strukturna razmerja in deleži DUO



CELJE		1134,89 ha
Deleži DUO		ha
	Industrijsko območje	128,48
	Rudarska območje	10,31
	Vojška območje	3,10
	Sive cone	49,15
	Stanovanjska območje	24,52
	Predmestja	0,00

Strukturna razmerja DUO %



215,56 ha DUO predstavlja 18,9 % celotne urbane površine.

## **Lokalna samouprava**

Slovenija je po drugi svetovni vojni doživela vrsto sprememb na področju upravno teritorialne delitve. Leta 1955 smo dokončno prešli na komunalni sistem 130. občin, katerih število se je v letih 1963-64 zmanjšalo na 62 občin. Takšno stanje je trajalo vse do osamosvojitve Slovenije, ko sta bili izvedeni reforma lokalne samouprave in državne uprave. Po tej reformi v letu 1994 imamo v Sloveniji 147 občin. Državna uprava je del svojih pristojnosti prenesla na 62 upravnih enot - sedežev prejšnjih občin, posamezni ministrski resorji pa so dodatno organizirali svoje službe tudi po (8-12) regionalnih izpostavah, ki obsegajo različno velike teritorialne enote.

Reforma lokalne samouprave in državne uprave še ni dokončana niti na ravni občin, niti z določitvijo vmesne regionalne ravni med državo in lokalnimi skupnostmi. Ta se kaže kot potrebna zlasti na področju urejanja prostora, poselitve, varstva okolja, prometa in komunalnih dejavnosti. Potrebna bi bila zaradi združevanja in povezovanja razvojnih interesov občin v širše lokalne skupnosti oziroma pokrajine/regije.

## **Participacija javnosti**

Z obdobjem socialističnega samoupravnega sistema in z razvojem institucij civilne družbe je participacija javnosti prešla zelo zanimive faze in se razvila v močno silo vpliva na urbanistične oz. prostorske odločitve na vseh ravneh političnega življenja. Participacija javnosti v procesu planiranja je uveljavljena v praksi, prav tako pa je tudi zagotovljena v veljavnih zakonih.

V obdobju do prvih demokratičnih volitev se je razvijal delegatski sistem v samoupravnih interesnih in v družbenopolitičnih skupnostih, ki je zajel izredno veliko število ljudi in po svoje utrdil ali dopolnjeval pobude civilne družbe. Odprava tega sistema in sedanja razdrobljenost političnih strank odpira nove izzive, ki so posebno težki v večjih mestih. V vaških naseljih ostajajo močni tradicionalni sistemi neformalnega odločanja. Vse bolj aktivno vlogo prevzemajo nevladne organizacije, strokovna društva, podjetja, nastajajoče zbornice in privatna iniciativa.

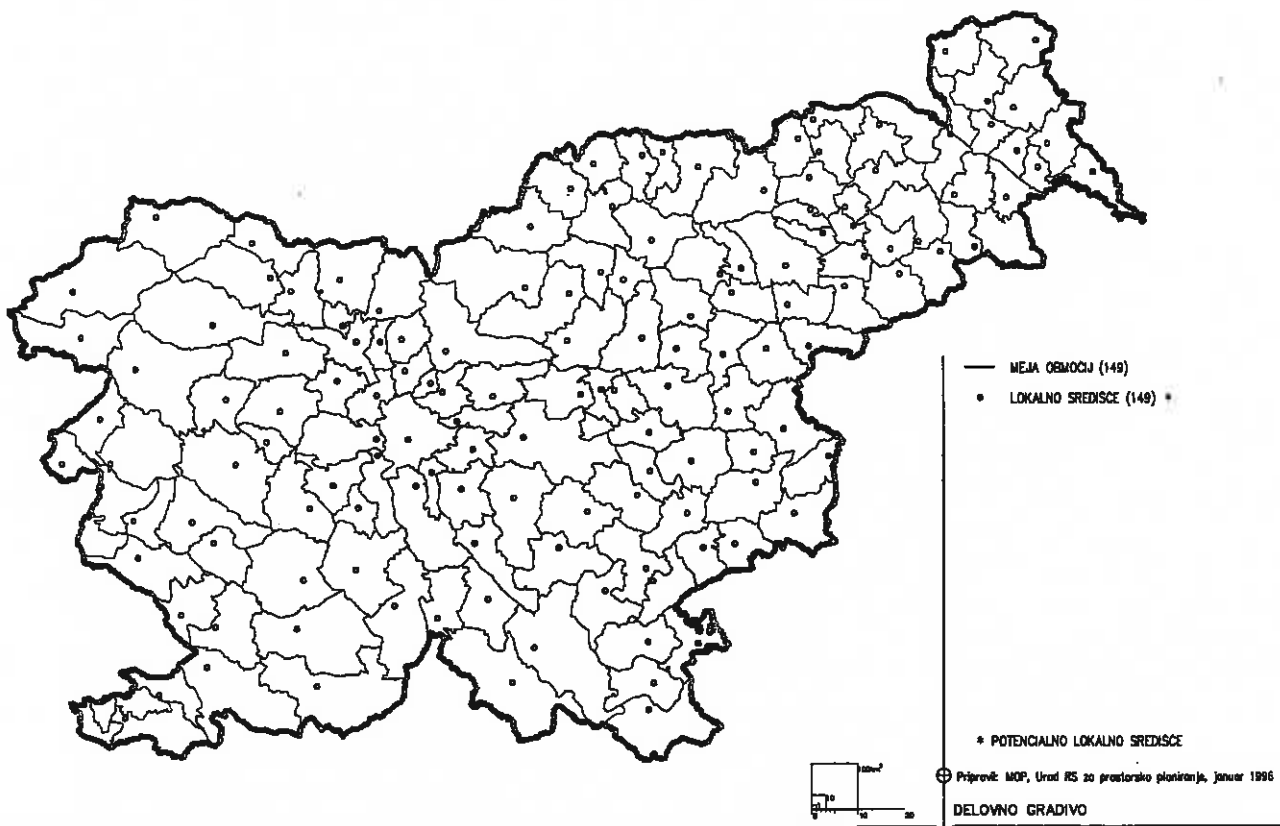
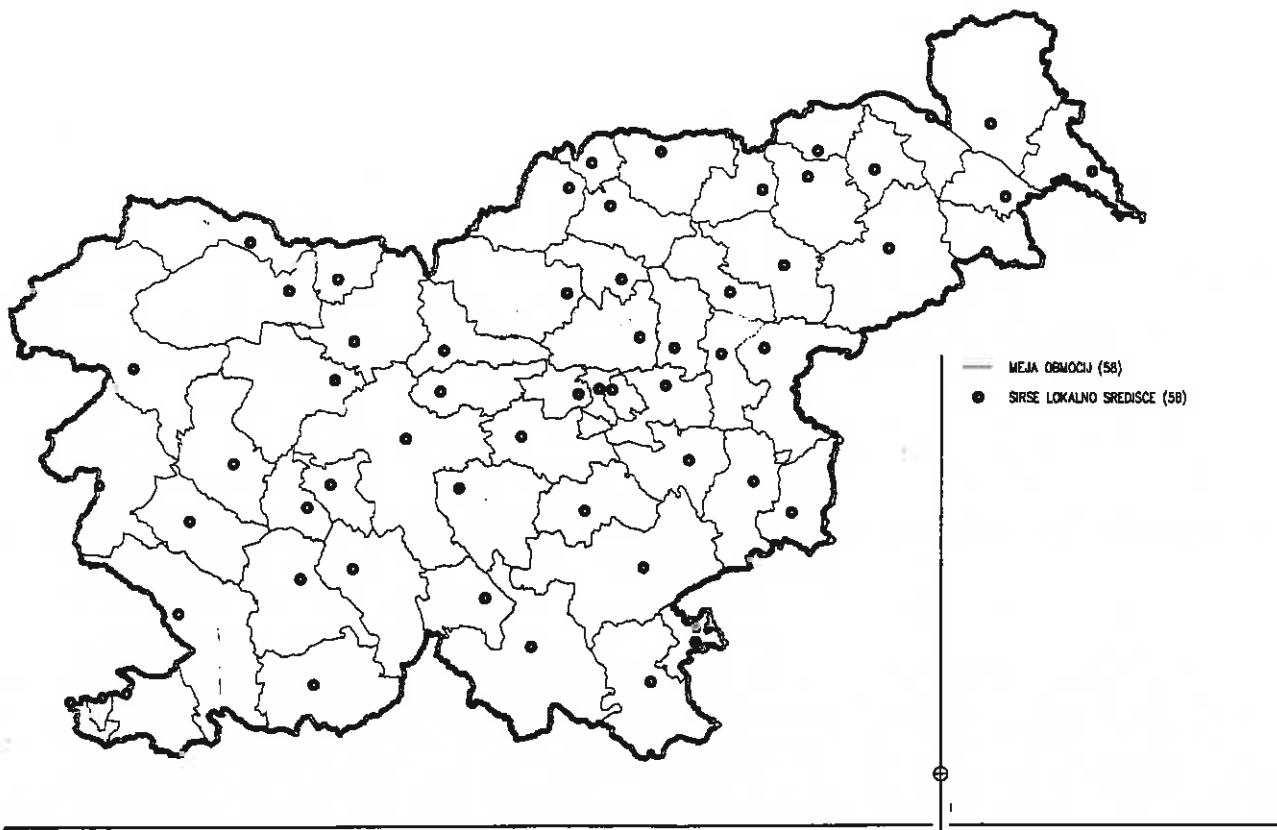
Lokalna pobuda za urejanje zadev skupnega pomena v naseljih je mobilizirala sredstva predvsem v obliki samoprispevkov za povsem določene projekte in z ustreznimi kontrolnimi mehanizmi. Ta praksa samoprispevkov je uveljavljena in ostaja kot pomemben vir za razvoj tudi v bodoče.

## **Agenda 21**

Republika Slovenija je aktivno pristopila k izvrševanju Agende 21. Na področju mednarodnega sodelovanja je podpisala Konvencijo o biološki raznovrstnosti in Okvirno konvencijo o podnebni spremembi, postala je članica UNEP, vključena je v dejavnosti evropske ekonomske komisije, sodeluje v okviru Srednjeevropske pobude in Delovne skupnosti Alpe Jadran, se udeležuje mednarodnega programa za zaščito Sredozemskega morja in Podonavskega bazena. Sodeluje v procesu Okolje za Evropo pri pripravi evropskega poročila o stanju okolja, ratificirala je konvencijo o zaščiti Alp, Baselsko konvencijo o kontroli gibanja nevarnih odpadkov preko meja in njihovem odlaganju, Londonski amandma k Montrealskem protokolu o varovanju ozonskega plašča, predpis drugega žveplovega protokola h Konvenciji o onesnaževanju zraka na velike razdalje preko meja, podpisala protokol o zaščiti epikontinentalnega pasu, morskega dna in podzemlja k Barcelonski konvenciji.

Slovenija je sprejela novo zakonodajo za zagotavljanje socialne varnosti. ustanovila medresorni državni svet za prebivalstveno politiko, pripravlja novo prostorsko zakonodajo ter na tej podlagi prostorske plane države in lokalnih skupnost. Leta 1992 je sprejela na podlagi Agende 21 krovni zakon o varstvu okolja, ki v celoti omogoča, spodbuja in celo obvezuje državo za trajnostni razvoj. V teku je intenzivno delo na pripravi nacionalnega programa varstva okolja, ki bo skupaj s študijo ranljivosti okolja omogočil, da bo varstvo okolja obvezna sestavina in usmerjevalni dejavnik tudi drugih resornih strategij in programov.

Po sprejetju Agende 21 v Riu leta 1992 se je v Sloveniji povečalo število (več kot 80 v letu 1995) in aktivnost nevladnih organizacij na področju varstva okolja. Konstruktivno in aktivno se vključujejo v razreševanje aktualnih problemov urejanja prostora. Leta 1995 so pod vodstvom Umanotere. Slovenske fundacije za trajnostni razvoj izdali Agendo 21 za Slovenijo - prispevek nevladnih organizacij, ki je bila rezultat dveh nacionalni in štirih regionalnih delavnic. Dokument je bil pripravljen z namenom, da vzbudi javno razpravo in civilno iniciativo pri uresničevanju ciljev trajnostnega razvoja. Kot odziv na 7. (Trajnostna naselja) in 28.



REPUBLIKA SLOVENIJA  
 MINISTRSTVO ZA OKOLJE IN PROSTOR  
 SUBIZOLAVNA VELEPOSREJEDILNA KRAJNOVARNICA

POSELITEV  
 ORGANIZACIJA PROSTORA  
 REGIONALIZACIJA I<sup>o</sup>;  
 REGIONALNI SISTEMI

Lokalne skupnosti) poglavje Agende 21 iz Ria so pripravili projekt Lokalne Agende 21. Ministrstvo za okolje in prostor sofinancira 51 projektov NVO.

V osnovne šole in gimnazije je uveden pouk o okolju, sodelovanje v mednarodnih projektih OECD-CERI Okolje in šolske iniciative; MOP sofinancira literaturo, učbenike in video kasete, postavilo je 200 tabel na frekventnih javnih mestih kot opozorilo za skrb za vodo; Slovenija je leto Varstva narave 1995 obeležila z akcijami kot so: razstava varstva narave na slovenskem, plakati, katalogi, publikacijami, koledarji, prireditvijo mednarodne konference o zaščiti nezavarovanih naravnih območjih, s strokovnim srečanjem ob Dnevu voda.

### **Informacijski sistemi**

Za potrebe statističnih raziskav so bili že leta 1959 ustanovljeni statistični okoliši (statistični katastri), ki so stalne osnovne teritorialne enote in se ne spreminjajo, razen, če se spremenijo meje naselij. Statistični okoliš pripada le enemu naselju. Republiška geodetska uprava pa vodi od leta 1978 register teritorialnih enot, narejen po enotni metodologiji, ki je osnova za izvedbo popisov prebivalstva in drugih raziskovanj. Z letom 1995 smo prešli na Standardno klasifikacijo dejavnosti, ki je v skladu s klasifikacijo dejavnosti, ki jo je izdal Statistični zavod Evropske unije.

Eden od temeljnih problemov pri vodenju smotne urbanistične politike je zagotovo pomanjkanje potrebnih informacij. Geodetski katastri so zastareli in šele v zadnjih letih prehajajo na sodobno računalniško tehnologijo, zastareli so podatki v sodnih zemljiških knjigah in še nerazvit usklajen geografski informacijski sistem. Slovenija je sicer pokrita s sistemom državnih kart v merilih 1:50.000, 1:25.000, 1:10.000 in 1:5.000 in s cikličnimi fotogrametričnimi snemanji, kar je dobra osnova za prostorsko planiranje na državni ravni. Dobro osnovo predstavljajo tudi evidenca hiš ter občasni popisi stanovanj.



## 3.2. HOUSING DEVELOPMENT SINCE HABITAT I

### Upravljanje in graditev stanovanj do leta 1991

Dogajanje na stanovanjskem področju je v novejši slovenski zgodovini neposredno odražalo vse značilnosti siceršnjega družbenoekonomskega in političnega sistema. Najpomembnejši mejniki v minulem obdobju so bili posledica vseh strukturnih sprememb v politiki in gospodarstvu. V prvem desetletju po II. svetovni vojni se je kazalo na stanovanjskem področju s povsem administrativnim razdeljevanjem stanovanj, vključno z zaplembami stanovanjskih hiš in stanovanj, utesnitvami in uvajanjem sostanovalskih razmerij. To obdobje je v najbolj izraziti obliki trajalo nekako do sprejetja jugoslovanske zvezne uredbe o upravljanju stanovanjskih hiš v letu 1954.

V obdobju od 1.1956 do 1972 je bilo urejanje stanovanjskega področja v pristojnosti zvezne države. Zvezna zakonodaja, ki je z zakonom o stanovanjskem prispevku iz leta 1956 prvič uvedla stanovanjski prispevek zaposlenih, namenjen za graditev stanovanj, ki smo ga v modificirani obliki poznali vključno do leta 1990, je z ustrežno uredbo leta 1956 vzpostavila tudi republiške sklade za gradnjo stanovanjskih hiš. V letu 1958 je bila velika večina najemnih stanovanjskih zgradb in stavbnih zemljišč nacionalizirana.

Po ustavnih spremembah v letu 1974 in vancouvrski konferenci je Slovenija izpopolnila republiško stanovanjsko zakonodajo, s čimer je pričela že v letu 1972. Sprejeti so bili številni zakoni, ki so po segmentih urejali stanovanjsko področje.

V obravnavanem obdobju so podjetja ter drugi t. im. uporabniki družbenih sredstev kot najpomembnejši financerji stanovanjske gradnje namensko zbirali naslednja sredstva:

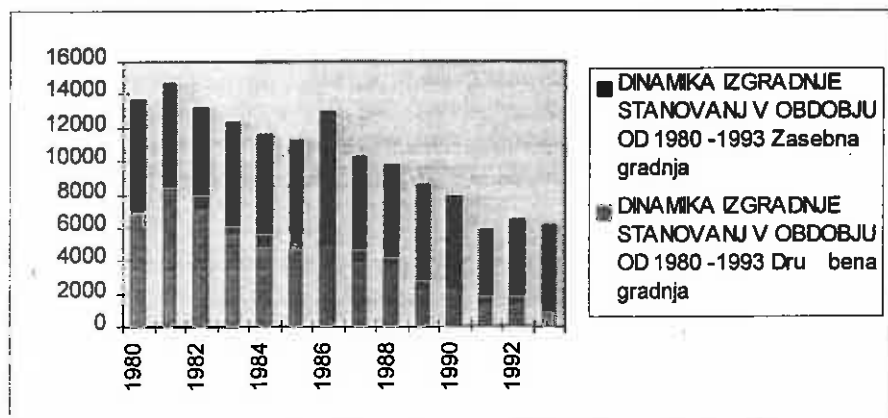
- sredstva iz dohodka za solidarnostno (nepovratno) združevanje.  
Ta sredstva so se v glavnem porabljala na občinski ravni za gradnjo solidarnostnih stanovanj. Iz teh sredstev je bilo v Sloveniji vsako leto zgrajenih oz. kupljenih 1.200 do 1700 solidarnostnih stanovanj. Poprečna prispevna stopnja za solidarnost je v desetletnem obdobju znašala 1,65% od bruto osebnih dohodkov (BOD), plačevala pa se je iz dohodka organizacij.
- sredstva iz čistega dohodka za vzajemno (povratno) združevanje.  
Ta sredstva so bila namenjena za reševanje stanovanjskih vprašanj v podjetjih, za gradnjo in prenovo zasebnih stanovanj, gradnjo samskih domov, za kadrovska stanovanja ipd. Poprečna prispevna stopnja je v desetletnem obdobju znašala 0,95% od BOD.
- sredstva iz čistega dohodka, izločena po zaključnem računu.  
Sredstva so bila namenjena za reševanje stanovanjskih vprašanj zaposlenih, za zagotavljanje stanovanjskih kreditov zaposlenim, za namenske vezave v bankah ipd. Ta sredstva so po obsegu predstavljala od 2,5% do 4,5% od BOD, odvisno od gospodarskih možnosti podjetij.

Prebivalstvo je sodelovalo pri financiranju stanovanjske gradnje z denarnimi sredstvi pri nakupu stanovanj, z lastnim delom in sosedsko pomočjo pri gradnji individualne hiše, s plačilom lastne udeležbe pri dodelitvi stanovanja oz. pridobitvi stanovanjske pravice, posredno pa z namenskim varčevanjem in z odplačevanjem stanovanjskih posojil ter z amortizacijo družbenih stanovanj, obračunano v stanarinah.

Banke so pri financiranju stanovanjske gradnje sodelovale bolj zaradi dogovorne obveznosti, kot iz poslovnih interesov. Banke so dodeljevale posojila na različnih osnovah, n.pr. na podlagi namensko vloženih oziroma vezanih depozitov v domači ali tuji valuti, na podlagi prodaje tujih valut ali na podlagi pologa dela vrednosti posojila.

Zgoraj opisani sistem združevanja sredstev za stanovanjsko gradnjo je v preteklih letih omogočal, da je bil njen obseg razmeroma visok.

DINAMIKA IZGRADNJE STANOVANJ V OBDOBJU OD 1980 -1993			
Leto	Družbena gradnja	Zasebna gradnja	Skupaj
1980	6999	6673	13672
1981	8281	6393	14674
1982	7105	6140	13245
1983	5634	6710	12344
1984	4910	6702	11612
1985	5114	6138	11252
1986	4887	8050	12937
1987	3963	6249	10212
1988	3684	6115	9799
1989	2260	6281	8541
1990	2246	5513	7759
1991	1332	4586	5918
1992	1349	5143	6492
1993	794	5309	6103



Obseg stanovanjske gradnje, še zlasti t.im. družbene gradnje je pričel opazneje upadati leta 1987, za kar je več vzrokov:

- naraščajoča inflacija je povzročila hitro razvrednotenje zbranih sredstev, ker obresti niso zagotavljale ohranjanja njihove realne vrednosti,
- banke so pričele odobravati kredite s klavzulo o mesečni revalorizaciji. Uvedba revalorizacije je zlasti zavrla nakup lastnih stanovanj v t.i. družbeni gradnji, saj osebni dohodki ljudem v glavnem niso več omogočali najemanja večjih posojil,
- upadanje gospodarske moči podjetij. Medtem ko so podjetja skladno z dogovori v obdobju 1981-1985 povprečno združevala sredstva za vzajemnost v višini 1,10% od bruto osebnih dohodkov, se je ta delež od leta 1987 dalje zmanjševal in je tako v letu 1990 znašal le še 0,29%. Posledično se je bistveno zmanjšal tudi obseg kreditnih sredstev stanovanjskih skupnosti.

Celovite spremembe na stanovanjskem področju so najavili že ustavni amandmaji iz leta 1989, ki so ukinili dotedanjo organiziranost stanovanjskega področja in ga začasno vključili v delokrog izvršnih svetov občin in posebnih družbenopolitičnih skupnosti.

#### Upravljanje in graditev stanovanj v obdobju 1991-1995

V letu 1991 je bila uveljavljena nova finančna zakonodaja s katero so bili ukinjeni skoraj vsi prispevki, med njimi tudi stanovanjski prispevki iz dohodka in združevanje sredstev iz čistega dohodka. Ker istočasno ni bilo zagotovljenih nadomestnih virov za financiranje stanovanjske gradnje, je prišlo do drastičnega zmanjšanja stanovanjske gradnje.

Leta 1991 je tudi bil sprejet stanovanjski zakon (Ur. l. RS 18/91), ki je na stanovanjskem področju uvedel oziroma omogočil številne novosti, opisane v nadaljevanju.

Z uveljavitvijo stanovanjskega zakona v oktobru 1991 je nastala pravna podlaga za ukinitve družbene lastnine na stanovanjskem področju, v zvezi s pridobivanjem stanovanj pa je stanovanjski zakon uvedel nekaj novih institucij. Predpisal je ustanovitev Stanovanjskega sklada Republike Slovenije, omogočil ustanovitve občinskih stanovanjskih skladov in neprofitnih stanovanjskih organizacij, ki se ustanovijo za pridobivanje in oddajanje najemnih neprofitnih stanovanj ter za upravljanje z njimi. Zakon je stanovanja tudi na novo kategoriziral. Poleg kategorije lastnega stanovanja, ki ga lastnik stalno uporablja za svoje stanovanjske potrebe, je najemna stanovanja razvrstil v neprofitna (najemna), socialna, službena in profitna z različnimi značilnostmi glede višine najemnine, dobe trajanja najema in načina financiranja.

Stanovanjski zakon je z določbami o nacionalnem stanovanjskem programu, Stanovanjskem skladu RS ter o pomoči pri dodelitvi stanovanj najavil nov sistem reševanja stanovanjskih vprašanj, prilagojen pogojem tržnega gospodarstva. Zakon pa je prinesel tudi podlago za uvedbo sočasnih socialnih ukrepov, ki naj imajo socialno izenačevalno vlogo. Pri tem zakon izhaja iz načela, da je skrb za razrešitev njegovega vprašanja predvsem skrb vsakega posameznika, država pa skozi sistem socialnih korektivov skrbi za skupine državljanov, ki brez njene celovite pomoči ne bi mogli razrešiti svojega stanovanjskega vprašanja (upravičenci za pridobitev socialnega stanovanja v najem).

Na ta način je v stanovanjskem zakonu na povsem sodoben in ustrezen način povzet pristop omogočanja (Enabling approach) za razliko od zagotavljanja (providing), skladno z znano listino Središča za človeška naselja Združenih narodov z naslovom Svetovna strategija za bivališča do leta 2000 (The Global Strategy for Shelter to Year 2000) iz leta 1988. S to listino mednarodna skupnost splošno priznava pravico do ustreznega bivališča, zato je obveznost vsake vlade, da na ustrezen način pripomore k reševanju stanovanjskih potreb svojih prebivalcev. Sodobni pristop omogočanja, ki ga priporočajo, naj nadomesti zastarelo doktrino zagotavljanja. Obenem pa tak pristop pomeni debirokratizacijo stanovanjskega področja in zamenjavo administrativnega dodeljevanja stanovanj s postopki za organiziranje stanovanjskega tržišča s podporo zasebnim pobudam.

S privatizacijo stanovanjskega fonda, ki se je pričela z uveljavitvijo stanovanjskega zakona oktobra 1991 in je trajala dve leti, se je močno spremenila lastniška struktura stanovanjskega fonda. Pred pričetkom privatizacije je bilo v zasebni lasti državljanov RS ca 70% stanovanjskega fonda ca. fonda 30 % pa je bilo v družbeni lasti.





Za spodbujanja stanovanjske gradnje, prenove in vzdrževanja stanovanj in stanovanjskih hiš je bil na podlagi stanovanjskega zakona ustanovljen Stanovanjski sklad Republike Slovenije. Osnovni vir financiranja Stanovanjskega sklada RS je bil 20% delež od kupnin pri privatizaciji stanovanj, ki pa je z zaključkom privatizacije presahnil. Obseg intervencij Sklada je daleč pod potrebami, poleg tega pa kapitalna osnova Sklada ne omogoča stabilnega in trajnega poseganja na stanovanjskem področju. V bodoče bo potrebno zagotavljati sredstva za delovanje tega sklada tudi iz državnega proračuna, kar sicer izrecno določa tudi stanovanjski zakon v 80. členu in sicer toliko časa, dokler sklad ne bo postal kapitalsko trdna in neodvisna ustanova.

V dosedanjem izvajanju stanovanjskega zakona se je Stanovanjski sklad Republike Slovenije, kljub naštetim oviram, uveljavil kot najpomembnejši dajalec stanovanjskih posojil z ugodno obrestno mero.

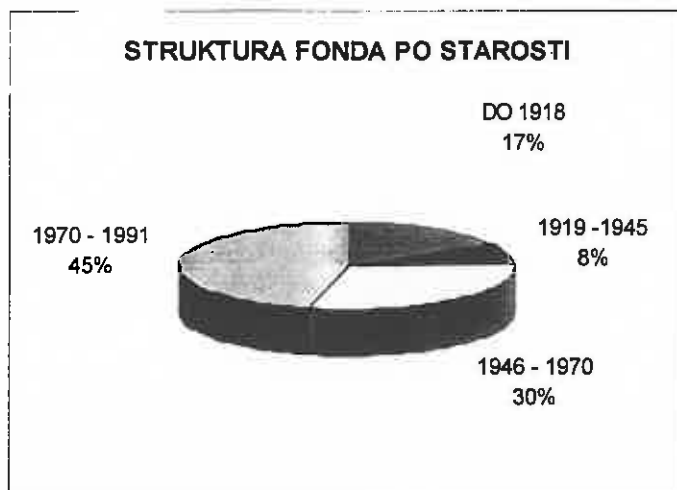
Osnovna značilnost stanovanjske preskrbe v tem trenutku je akutno pomanjkanje stanovanj zlasti v večjih mestnih naseljih. Še posebej je izrazito pomanjkanje socialnih stanovanj, zaznati pa je tudi izrazito pomanjkanje najemnih neprofitnih stanovanj.

Slovenija ima skupaj dobrih 650.000 stanovanjskih enot. Od tega se dobra polovica, t.j. približno 355.000 stanovanj nahaja v mestnih naseljih. Od celotnega števila stanovanj obsegajo skoraj polovico dvosobna in trisobna stanovanja (povprečno število sob 2,6) pri povprečni velikosti stanovanja 68,7 m<sup>2</sup> in povprečno 3,1 stanovalca na stanovanje. Osnovni podatki o značilnostih stanovanjskega fonda v Sloveniji so prikazani v tabelah in v grafih.

ŠTEVILO GOSPODINJSTEV		
POPIS 1991	PROJEKCIJA 2001	RAZLIKA
640195	692769	52574

PRIMANJKLJAJ STANOVANJ		
1	PRIMANJKLJAJ V LETU 1991	20.000
2	POTREBNO ŠTEVILO ENOT ZARADI POVEČANJA ŠTEVILA GOSPODINJSTEV DO LETA 2000	52547
3	SKUPAJ V OBDOBJU 1991 - 2000	72547
4	ŠT. ZGR. ST. V OBDOBJU 1991-1993	18513
5	ŠTEVILO ZGRAJENIH V 1994 (ocena)	6000
6	SKUPAJ	24513
7	OSTANE ZA IZGRADNJO 1995-2001	
8	LETNO POVPREČJE POTREBNEGA ŠTEVILA STANOVANJ ZARADI PORASTA ŠTEVILA GOSPODINJSTEV	6863≈7000

STRUKTURA STANOVANJSKEGA FONDA PO STAROSTI		
OBDOBJE GRADNJE	ŠTEVILO	V ODSOTOKIH
DO 1918	108459	16,6 %
1919 -1945	49344	7,6 %
1946 - 1970	193614	29,7 %
1970 - 1991	301005	46,1 %

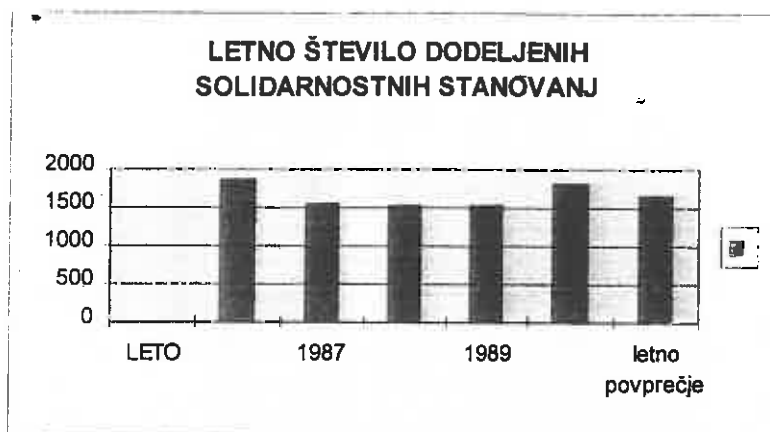


ŠTEVILO STANOVANJ ZA PRENOVO IN NADOMESTILO				
OBDOBJE	ŠT.ST.	PRENOVA	NADOMESTILO	SKUPAJ
DO 1918	108459	24403	10845	35249
1919 -1945	49344	4934	4934	9869
1946 - 1970	193614	15973	9680	25654
1970 - 1991	301005	15050		15050
<b>SKUPAJ</b>				<b>85822</b>

Za oceno števila potrebnih socialnih stanovanj obstajajo podrobnejši podatki le za obdobje pred letom 1990, podatki za kasnejše obdobje pa ne odražajo realnega stanja oziroma potreb. Leta 1990 je fond solidarnostnih stanovanj obsegal 31.090 stanovanjskih enot. V zadnjem podatkovno zanesljivem obdobju je bilo letno dodeljenih 1700 socialnih stanovanj.

Iz navedenih podatkov izhaja, da se je v zgoraj navedenem obdobju od celotnega števila zgrajenih stanovanj delež solidarnostnih stanovanj gibal med 15 in 20% od vseh letno zgrajenih stanovanj.

ŠTEVILO DODELJENIH STANOVANJ V LETIH OD 1986 - 1990	
LETO	ŠT. STANOVANJ
1986	1.868
1987	1.546
1988	1.526
1989	1.538
1990	1.821
<b>SKUPAJ</b>	<b>8299</b>
<b>LETNO POVPREČJE</b>	<b>1669</b>



**Neprofitna najemna stanovanja** so namenjena državljanom s povprečnimi in nekoliko nadpovprečnimi dohodki, ti pa zanesljivo predstavljajo večino vsega prebivalstva. Organizacijski okvirji za zagotavljanje te vrste stanovanj, potrebnih je 2000-2500 stanovanj, so vzpostavljeni z neprofitnimi stanovanjskimi organizacijami, ki svojo investitorsko vlogo opravljajo s sredstvi kreditov Stanovanjskega sklada RS in občin.

**Samolastniško investitorstvo** je bilo v preteklosti pretežna oblika razreševanja stanovanjske problematike Slovencev, saj je povprečno dosegala med 50% in 60% celotne gradnje oz. okoli 5000 novih lastnih stanovanj letno. Vsekakor je ta oblika reševanja stanovanjskega vprašanja postala tako obsežna, da vpliva tudi na vrednote dobrega dela prebivalstva in tudi zato izkazuje veliko stalnost.

Povpraševanje po **najemnih stanovanjih**, še posebej v večjih mestih in regijskih centrih, se razrešuje znotraj ocenjuje, da bo del iskalcev najemnih stanovanj lahko razreševal svoje stanovanjsko vprašanje znotraj tržnega (profitnega) najemnega sektorja.

Stanovanjski zakon iz leta 1991 ni mogel razrešiti nakopičenih problemov na stanovanjskem področju, delno tudi zato, ker instrumenti in institucije, ki jih je uvedel oziroma omogočil niso izpolnili vseh pričakovanj.

Edini finančni vir stanovanjskega področja od leta 1991 do leta 1995 so bila sredstva pridobljena s privatizacijo stanovanj. Sredstva, ki se zbirajo na ravni občin ne zadoščajo niti za zadovoljitev najnujnejših potreb po socialnih stanovanjih. V obdobju 1991-1994 je bilo dodeljenih le nekaj več kot tisto socialnih stanovanj, v obdobju 1981-1989 pa povprečno 1700 solidarnostnih stanovanj letno. Tudi sredstva, ki se zbirajo na ravni Stanovanjskega sklada RS ne zadoščajo za formiranje takšne kapitalske osnove, ki bi omogočala trajno in stabilno intervencijo na tem področju.

Do letošnjega leta v Sloveniji za sofinanciranje ali kreditiranje stanovanjske gradnje ter za subvencioniranje uporabe stanovanj ni bilo proračunskih sredstev. Noben del stanovanjskega področja, razen kadrovskega stanovanj, ni bil vključen v sistem javne porabe.

Z ukinitvijo zbiranja stanovanjskih prispevkov pa se istočasno niso zmanjšale fiskalne in parafiskalne obremenitve brutto plač, kar pomeni, da se sredstva, ki so se nekoč namensko zbirala za stanovanjsko graditev, sedaj zlivajo v integralni proračun in se razporejajo na druga področja javne porabe. Odsotnost ustreznih proračunskih sredstev za financiranje stanovanjske gradnje tako na državni kot na občinski ravni pomeni glede na potrebe neprofitnega stanovanjskega sektorja, znotraj katerega išče in bo iskal rešitev svojega stanovanjskega vprašanja velik del državljanov, posebej pereče vprašanje, ki zahteva takojšnje reševanje. To je še posebej potrebno zato, ker je odprava sistemskih virov financiranja, kakršni so bili znani v preteklosti in ki so pomenili bistven vir za omogočanje stanovanjskih posojil, večini državljanov onemogočila nakup ali graditev lastnega stanovanja. Enaki vzroki, povezani tudi z nekaterimi drugimi sistemskimi spremembami, so praktično zavrlji tudi prenovo stanovanj.

Ta čas v Sloveniji tudi ni nobene specializirane finančne institucije, ki bi omogočala uspešno stanovanjsko varčevanje prebivalstva in bi privarčevana in s finančnimi posli oplemenitena sredstva posojala za nakup ali gradnjo stanovanj. Sedanje obrestne mere, ki jih za stanovanjske kredite zahtevajo komercialne banke, so prohibitivno visoke, kar onemogoča zadovoljevanje stanovanjskih potreb tudi premožnejšim slojem. Večina poslovnih bank pa kreditov za stanovanjske namene sploh ne nudi.

**OBRESTNE MERE ZA STANOVANJSKE KREDITE V SLOVENIJI IN V NEKATERIH DRŽAVAH EVROPSKE SKUPNOSTI, 1991**

DRŽAVA	REALNA OBRESTNA MERA (V %)
BELGIJA	8,3
DANSKA	7,7
NEMČIJA	6,5
GRČIJA	5,1
ŠPANIJA	8,7
FRANCIJA	8,7
IRSKA	8,2
NIZOZEMSKA	5,3
PORTUGALSKA	9,6
VELIKA BRITANIJA	5,6
<b>SLOVENIJA (1994)</b>	<b>12,0</b>

Zaradi prikazanih razmer je močno omejena socialna in finančna dostopnost stanovanj. Omejena dostopnost ni značilna samo za revnejše sloje, stanovanje postaja nedostopno tudi za premožnejše. Obenem nastaja v Sloveniji rastoče in kumulativno pomanjkanje stanovanj.

**Stanovanjska arhitektura in urbanizem**

Ekstenziven razvoj družbeno usmerjene stanovanjske gradnje v preteklih desetletjih je na eni strani povzročil nastanek velikih blokovnih naselij (sosesk) na obrobju večjih mest, na drugi strani pa nekontrolirano disperzno individualno pozidavo v samograditeljski in celo črnograditeljski praksi, ki se pretežno pojavlja v predmestnih naseljih in tudi ruralnih območjih.

V prvem primeru gre kljub izjemam velikokrat za urbanistično, socialno in arhitekturno vprašljive aglomeracije, neprilagojene človekovemu merilu, s pretežno neustreznimi (premajhnimi) stanovanji v prevelikih in previsokih objektih z velikom številom stanovanj v vsaki etaži. Kmalu po tem, ko so se prvič pojavile, še posebej pa po uveljavitvi t.im. gradnje za trg, je bilo nastajanje tovrstnih sosesk od načrtovanja do finalizacije podrejeno "racionalizaciji" in "industrializaciji" gradnje, kot so si jo pač predstavljali tisti gradbeni izvajalci, ki so bili istočasno tudi njeni investitorji in projektanti. To je praviloma pomenilo prilagajanje in podrejanje ne samo arhitekture, temveč v nekaterih primerih celo urbanizma njihovim gradbenim tehnologijam.

Taki načini kompleksne gradnje so seveda izključevali tudi sleherno možnost vpliva bodočih kupcev oziroma najemnikov stanovanj na značilnosti gradnje, zadovoljivo pa so reševali količinsko plat stanovanjskega vprašanja. Netransparentni odnosi in finančne konstrukcije pri tem tudi niso spodbujali prizadevanj za tehnično kakovost in trajnost zgradb in vgrajenih gradbenih proizvodov preko predpisanega minimuma. Praviloma, če že ne kar dosledno in povsod, pa so v tako zgrajenih soseskah ostala popolnoma neurejena tudi medsebojna razmerja med lastniki in uporabniki stanovanj, skupnih delov zgradb in funkcionalnih zemljišč.

Posledica opisanih razmer iz preteklosti je množica stanovanj neustrezne gradbeno-fizikalne zasnove, pretežno zgrajenih iz armiranega betona ter z neustreznimi bivalnimi pogoji. Kakovost izvedenih del, zlasti obrtniških, ter izpostavljenih gradbenih proizvodov je pogosto vprašljiva in povzroča visoke stroške vzdrževanja, ki se pojavijo kmalu po izteku razmeroma kratkih garancijskih rokov.

Opisane tehnologije in gradiva pa imajo za posledico tudi togost in neprilagodljivost stanovanj potrebam stanovalcev oziroma izključujejo ali otežujejo možnosti za njihova prilagajanja (adaptacije) dejanskim potrebam uporabnikov.

Kot organizacijsko, finančno, socialno, urbanistično, arhitekturno in ekološko nasprotje kolektivne gradnje je predvsem na širšem obrobju mest oziroma v polmeru sprejemljive dostopnosti večjih mestnih naselij in na podeželju nastala razpršena enodružinska gradnja. Ta ima praviloma neurejeno ali pomanjkljivo komunalno

infrastrukturo in obsega tudi množico nelegalnih in napol legalnih gradenj. Pomeni tudi vse prevečkrat potratno izrabo prostora ter velikokrat nerazumno velike hiše, ki so prometno in energetska neracionalne.

Množica nedovoljenih (illegal) gradenj, ki po nekaterih ocenah obsega 20.000 manjših posegov in več kot 10.000 zgradb, v okvirih razpršene graditve ne pomeni samo tega, da so si njihovi graditelji protipravno prisvojili pravice v prostoru, ponekod pa celo zemljišča, temveč tudi to, da so se v veliki meri izognili tudi plačilu predpisanih obveznosti, ki so jih s tem prevalili na zakonite graditelje. Istočasno so pridobili znatne protipravne premoženjske koristi in se izognili inšpekcijskemu nadzoru nad tehnično pravilnostjo in varnostjo gradnje. Vsekakor pa je razpršena graditev vključno s črnograditeljstvom, ki se mu je država prepozno postavila po robu, zavzela takšne razsežnosti in značilnosti, da resno ogroža tako razvojne možnosti za prihodnjo rabo slovenskega prostora, kot tudi okolje, zlasti pa zaloge pitne vode.

Urbanizem in arhitektura tipskih projektov vse prevečkrat nista upoštevala niti najosnovnejših posebnosti regionalnega oblikovanja. Zato novonastala naselja razpršene individualne gradnje nikoli niso dobila prepoznavne in sprejemljive identitete, ampak zaradi tovrstne gradnje tudi stara vaška naselja v vseh slovenskih krajinah počasi izgubljajo svojo nekdanjo prepoznavnost.



## **4. NATIONAL PLAN OF ACTION**

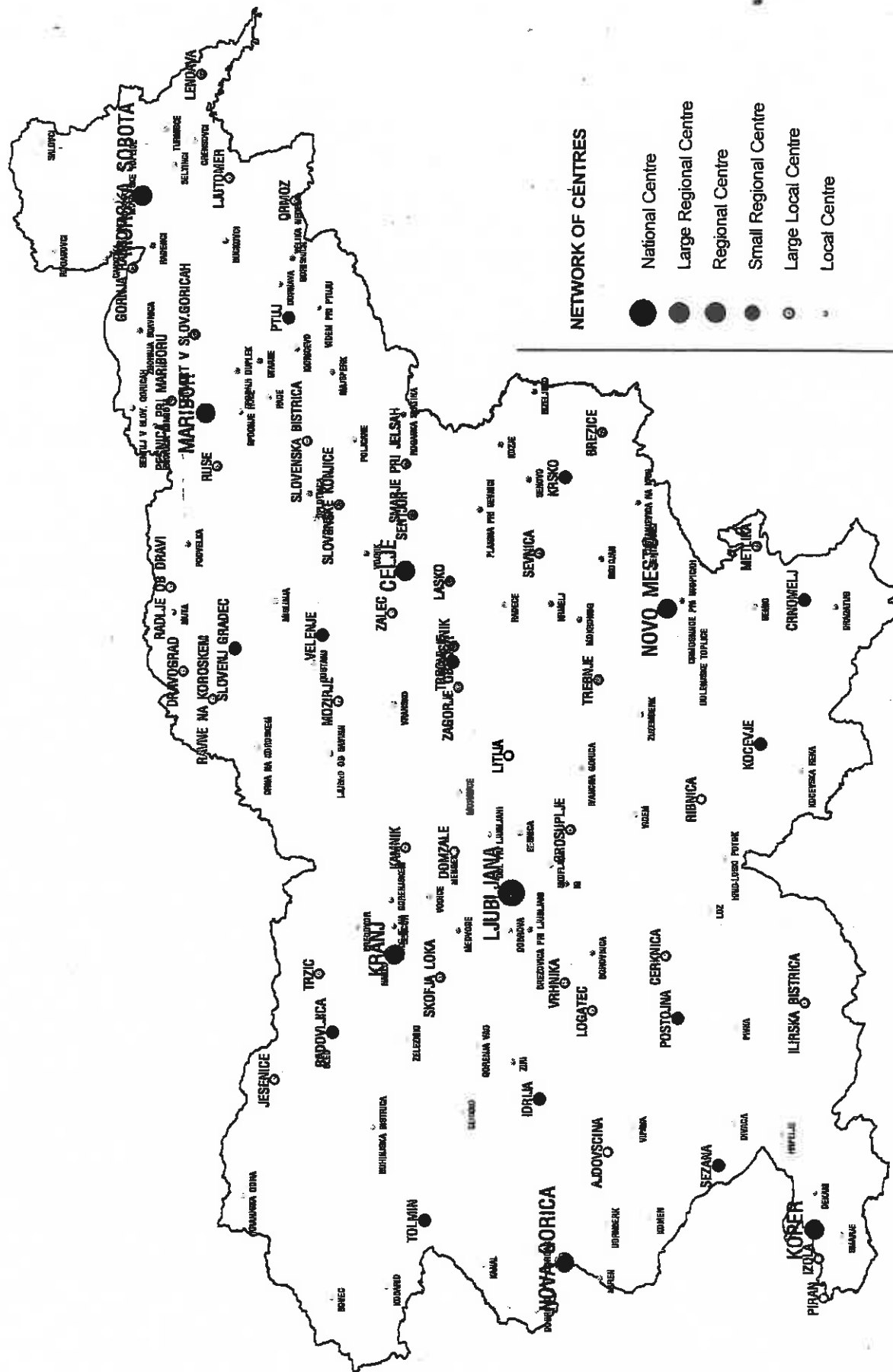
### **4.1. THE STRATEGY OF HUMAN SETTLEMENTS DEVELOPMENT AND HOUSING**

#### **4.1.1. POLITIKA POSELITVE**

##### **Politika poselitve na nacionalni ravni**

Slovenija vidi svojo vlogo v treh evropskih makroregijah: sredozemski, srednji evropski in podonavski. Na stičišču teh treh območij Slovenija lahko nastopa kot vezni člen med njimi in nadgrajuje njihove različnosti. V politiki razvoja Slovenskih mest in naselij so relevantne usmeritve prostorskega razvoja, ki se pojavljajo v okviru evropske skupnosti. To je predvsem model kooperativnih mest/središč evropskih regij oziroma pokrajin. Ta pristop se veže, upošteva paradigmo trajnostnega razvoja, na zavestno nadaljnje utrjevanje že doseženega policentričnega urbanega sistema Slovenije z Ljubljano kot republiškim središčem v odnosu do državnih središč sosednjih držav ter na vzpodbujanje kooperativnosti med drugimi slovenskimi regionalnimi središči in njim najbližjimi središči v sosednjih državah. Policentrični koncept razvoja je najustreznejši glede na značilnost suburbanizacije in nujnost trajno uravnoteženega regionalnega razvoja za ohranjanje ekonomske in socialne stabilnosti države ter oblikovanje usklajenih razvojnih strategij poselitve na podeželju, območjih stagnacije in v obmejnem prostoru na obeh straneh državne meje. Ta koncept zagotavlja tudi optimalno omrežje javnih služb, ki bo z usmerjeno alokacijo investicij javnega sektorja povezano stimuliranje nekaterih vidikov lokacijskih prednosti v različnih območjih Slovenije in s tem ohranjena skladnost oblikovanja regionalnih težišč poselitve na ravni države. Osnovno izhodišče pri dograjevanju policentričnega omrežja razvojnih središč je tudi vzpostavitev dobrih interurbanih prometnih povezav (železnic, cest intermodalnih vozlišč in telekomunikacij), ki bodo omogočile oblikovanje navzven homogenega, a dobro strukturiranega gospodarskega prostora Slovenije in ki bo omogočal enakovredno povezovanje in konkurenčnost v širšem evropskem prostoru. Pri tem morajo posamezna regionalna središča, ki pomenijo ogrodje urbanega sistema, pridobiti predvsem na kvaliteti funkcij, ob točneje določenih elementih posameznega hierarhičnega nivoja na področju organizacije javnih služb. Specifičnost ponudbe drugih storitvenih oz. proizvodnih funkcij pa mora izhajati predvsem iz potreb in možnosti pripadajočih gravitacijskih območij.

V delovnem osnutku Prostorskega plana Republike Slovenije so predvidene naslednje spremembe in dopolnitve doslej veljavne zasnove urbanega sistema Slovenije: mesto Ljubljana kot državno središče, funkcije najširših regionalnih središč naj bi prevzele mestne občine Ljubljana, Maribor in Koper, poleg njih pa se predvideva, da bi se kot širša regionalna središča uveljavila še Celje, Kranj, Novo mesto, Nova Gorica in Murska Sobota. V urbano omrežje se na nižjih funkcijskih ravneh vključuje še 12 regionalnih, 38 najširših lokalnih in 91 lokalnih središč.



**NETWORK OF CENTRES**

- National Centre
- Large Regional Centre
- Regional Centre
- Small Regional Centre
- Large Local Centre
- Local Centre

**STRATEGY OF THE URBAN SYSTEM DEVELOPMENT**

Policentrični urbani sistem bo potrebno v prihodnje graditi na razvoju homogenih regionalnih območij Slovenije, na podlagi zlasti endogenih potencialov posameznih regij in funkcij njihovih središč. Zaradi zgodovinskega razvoja teritorialno-upravne delitve slovenskega ozemlja in obstoječih prostorskih povezav je delitev na osem planskih regij z jasno izraženo regionalno pripadnostjo prebivalstva že dokaj čvrsta. Oživljanje regionalizmov in usmeritev v samonosilni regionalni razvoj od znotraj, povezano z demokratizacijo odnosov v družbi, predstavlja pomembno vzpodbudo za razreševanje glavnih razvojnih vprašanj na ravni posameznih regij.

Pred regionalno politiko se postavlja zahteve, da se namesto od doslej prevladujoče od zunaj naravnane regionalne politike preusmeri v selektivno samostojnost in kar se da močno mobilizacijo regionalnih resursov. Usmeritev v endogeni regionalni razvoj se povezuje z zahtevami po decentralizaciji, s tem pa po političnem in administrativnem dvigu vrednosti regionalne ravni. Teritorialne in razvojne zahteve po soodločanju bodo uspešnejše ob podpori optimalne centralizacije odločanja in močnih, funkcijsko zaokroženih ter ustrezno opremljenih regionalnih središč. Na takšen način oblikovana razvojna žarišča bodo v vplivnem območju zagotavljala sinergetske razvoje možnosti vsekakor bolj uravnoteženega razvoja kot ga je doslej "zagotavljala" politika pospeševanja demografsko ogroženih območij. Poglavitna naloga regionalne politike poselitve bo tudi prispevati k miselnemu preobratu. Periferno, podeželsko oz. agrarno ne bi več smelo avtomatsko pomeniti nekaj strukturno šibkega. Prav tako kot centralna lega v sodobnem svetu več ne garantira vsesplošnega regionalno gospodarskega uspeha.

Z uvedbo nove regionalne politike ne bomo zavrgli skrbi države za odpravljanje regionalnih neskladnosti. Državna regionalna razvojna politika bo v bodoče bolj fleksibilna, manj vezana na proračun in bolj prilagojena regionalnim razmeram. Država bo zagotovila tudi obveznost prostorskega planiranja in urejanja prostora na državnih, regionalnih in lokalnih ravni.

*Slovenija je prešla kulminacijsko stopnjo industrializacije. Glede na to, moramo računati z večanjem števila starih industrijskih in rudarskih območij, ki bodo pogostoma imela obeležje depresivnih regij. V prihodnosti bodo ta območja večji in po svojem značaju bolj specifičen problem, kot pa so nerazvita ali demografsko ogrožena območja. Vsako tako območje ima vrsto posebnih regionalnih ali celo lokalnih posebnosti, ki jih je treba za uspešno saniranje upoštevati.*

### **Politika poselitve na regionalni ravni**

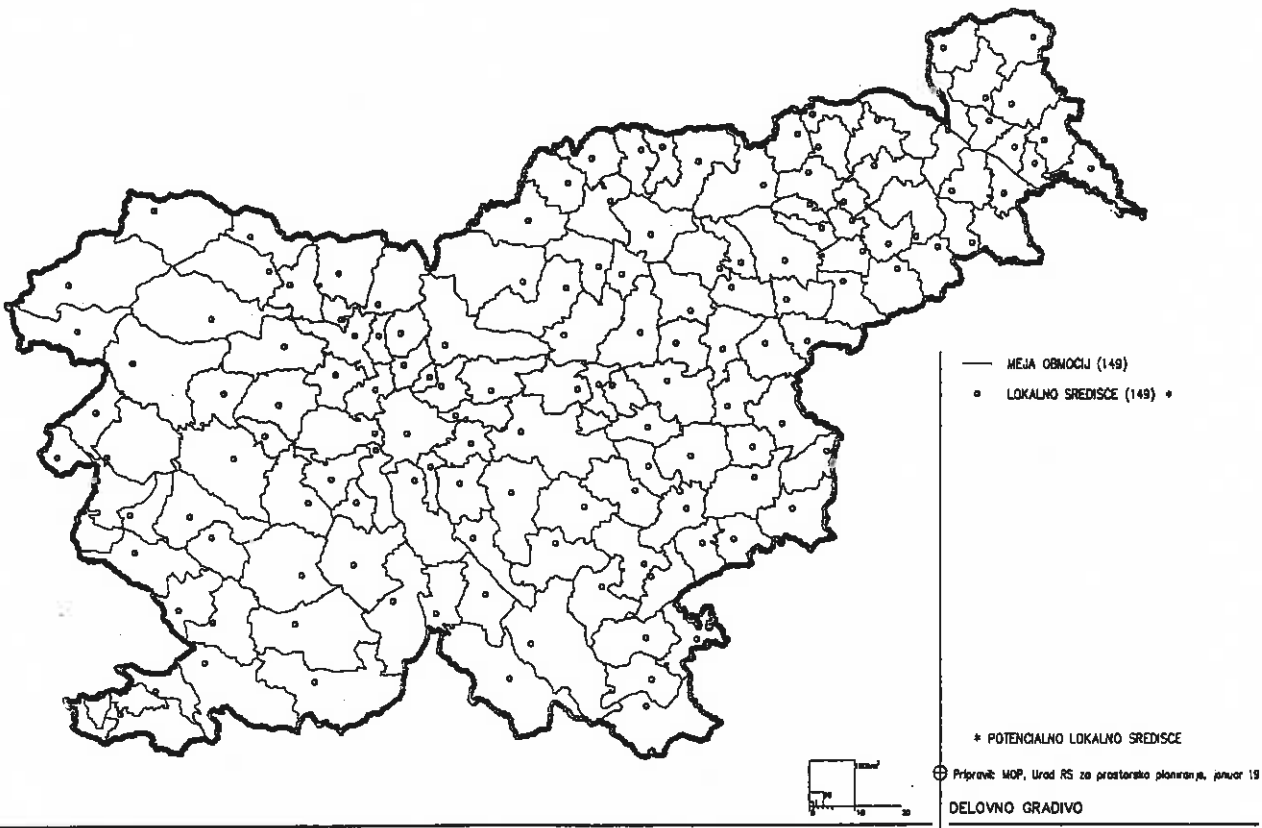
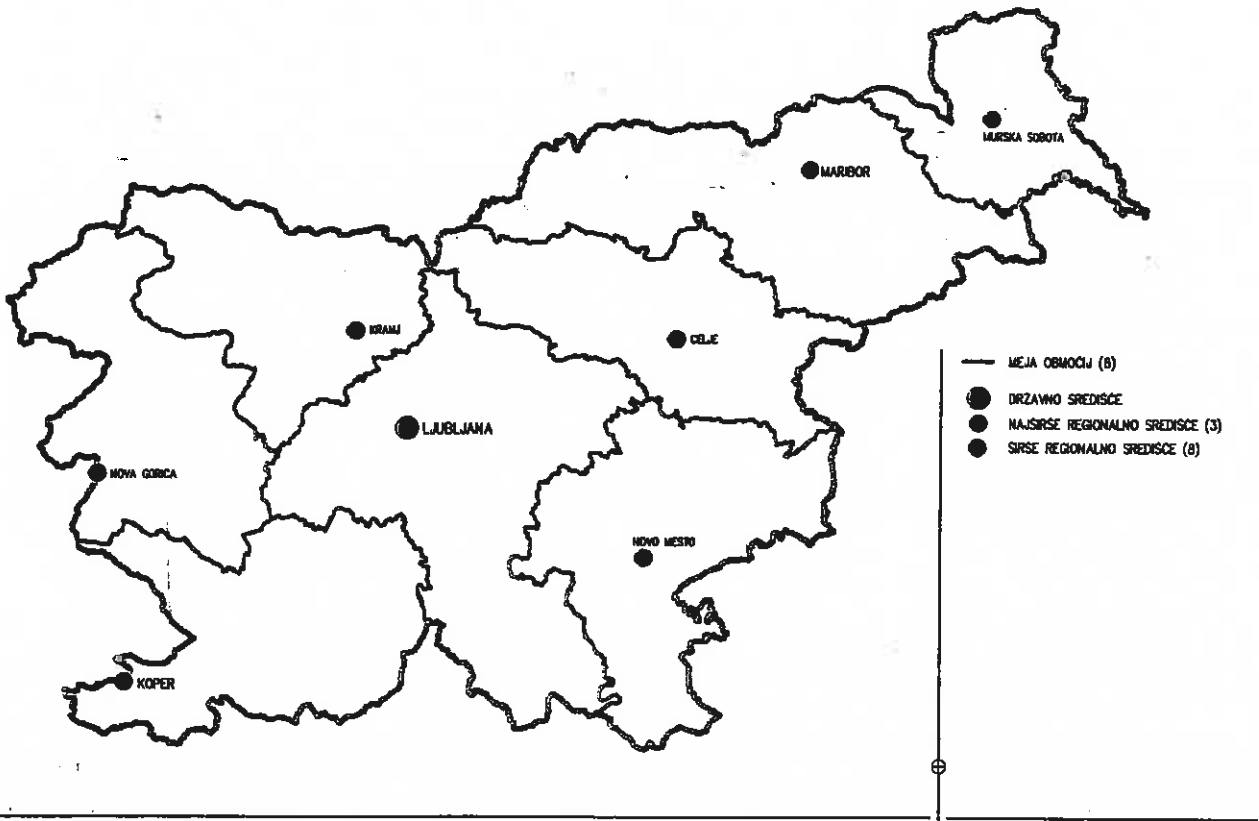
Na regionalni ravni bo s stališča trajnostnega razvoja pomembna usmeritev v ekološko, socialno in ekonomsko uravnoteženost prostora mesto-podeželje. Mesta bomo bolje povezovali z gravitacijskimi zaledji, ki jim omogočajo preživetje, istočasno pa morajo mesta pomeniti podeželju njihovo upravno, gospodarsko, trgovsko, kulturno in izobraževalno jedro. Podeželsko prebivalstvo bo še nadalje upravljalo dela v poljedelstvu, gozdarstvu, turizmu, v podeželskih proizvodnih obratih, z razvojem telekomunikacijskih sredstev čedalje več v intelektualnih storitvah in v dejavnostih ekoloških izravnalnih funkcij. Prometne povezave morajo omogočati čim boljše prepletенost mesto-podeželje.

Osnovno vodilo prostorskega razvoja na regionalnem nivoju bo izkoriščanje regionalnih potencialov v okviru širšega konteksta, upoštevanje mnogovrstnosti, uveljavljanje decentralizacije v obliki manjših centrov in dobrih povezav med njimi in z regionalnimi središči. Pri tem bo pomembno ekonomsko oživljanje monostrukturnih območij poselitve, saj so v obdobju suburbanizacije velike površine enodružinske pozidave povzročile na eni strani neracionalno izkoriščanje prostora, onesnaževanje, na drugi strani pa tudi zmanjšanje urbanih in ekonomskih investicij v te predele.

Pomembno bo ohranjanje kvalitetnega v tradiciji, obnavljanje in razvijanje fizično-prostorskih kvalitet mest in naselij ter njihove arhitekture, naselbinske kulture v širšem smislu ter vzporedno kvalitet naravne krajine.

Na regionalnem nivoju bo v smislu optimalne organizacije prostora pomembno zlasti povezovanje razvoja regionalne strukture poselitve z razvojem javnega prometa (železnica, avtobus) in na to prometno infrastrukturo navezovati obstoječo disperzno poselitev. Središča poselitve naj bi razvijali zlasti ob regionalnih transportnih poteh oz. na mestih prometnih vozlišč. S tem bomo tudi vsebinsko dopolnili razpršeno poselitev, ki je nastala zaradi procesov suburbanizacije. V teh središčih mora biti uvedena mešana raba površin (stanovanja in javne funkcije, trgovine in servisi) v peš dostopnost iz postajališč javnega prometa. Na nivoju regije je treba povezati vse vrste prometa v integriran sistem (železniškega, avtobusnega, avtomobilskega in kolesarskega) s tendenco zmanjševanja avtomobilskega prometa. Pred osrednjimi mestnimi površinami je potrebno organizirati prestopne iz avtomobilskega in medkrajevnega avtobusnega in železniškega transporta na mestni javni prevoz.

Na regionalni ravni je treba organizirati enoten sistem ravnanja z odpadki, oskrbe s pitno vodo, plinovodnega omrežja in druge komunalne infrastrukture, zelenih površin, varovanja naravne dediščine in nadzora nad varstvom okolja.



REPUBLIKA SLOVENIJA  
 MINISTRSTVO ZA OKOLJE IN PROSTOR  
 AGENCIJA ZA VARNOSTNO OKOLJE IN PROMET

DELOVNO GRADIVO  
 POSELITEV  
 ORGANIZACIJA PROSTORA  
 REGIONALIZACIJA IN  
 REGIONALNI SISTEMI

## Politika poselitve na lokalni ravni

Na lokalni ravni bo s stališča trajnostnega razvoja mest in naselij potrebna stimulatívna urbanistična politika, s poudarkom na prenovi in transformaciji mest, ki bo suburbanizacijo deloma preusmerila v reurbanizacijo. Naloga prenove bo podpirati pozitivne lastnosti tradicionalnih mest: ohranjati stara mestna jedra in kulturno dediščino, v njih obnavljati stanovanja in uvajati različne dejavnosti. Prav tako je treba prenavljati nizko kvalitetne stanovanjske soseske, na novo uporabiti zapuščene degradirane in izpraznjene površine, prenavljati predmestne četrti. V vsaki shemi prenove je treba upoštevati in oceniti obstoječo pozidavo, odprte prostore, izrabo zemljišč in sociokulturno strukturo. S takšno politiko bomo varovali zeleni pas okrog mest, ki je v ekološkem smislu nujno potreben kot ekološka izravnalna površina, vir vode, hrane in območje za rekreacijo. Ohranjati in večati je treba tudi parkovne in druge zelene površine v mestih. Poskrbeti bo treba, da novonastale mestne občine ne bodo nekontrolirano povečevale zazidanih površin v neposredni bližini središč, v kar bo pritiskal trg nepremičnin.

Na mestni ravni je v smislu optimalne organizacije prostora pomembno zlasti vzpodbujati strukturne spremembe v rabi zemljišč z uvajanjem fleksibilnega prepletanja urbanih funkcij. Dosedanje ločevanje mestnih dejavnosti v namenski rabi prostora (coning) je namreč prineslo z vidika urbanega ekosistema negativne posledice s socialno-psihološkimi problemi, ki se izražajo v izgubi identitete, izgubi domovanja, v prisiljeni dnevni mobilnosti, povečanju prometa in s tem večjim onesnaženjem okolja.

*Danes je večina industrije postala čistejša, proizvodnja se pogosto spreminja v servisne dejavnosti, vzpostavljene so nove elektronske komunikacije, ki omogočajo hiter in točen prenos informacij, kar zmanjšuje prevoz ljudi in omogoča vse več dela v bližini doma. Funkcijsko območje dela se ne omejuje več v taki meri le na industrijsko produkcijo. Večina delovnih mest bo na področjih uslug in storitev, ki so lahko tudi v območjih bivanja. Zato delitev površin na delo in bivanje nima več smisla.*

Z decentralno integriranimi mestnimi strukturami bomo ustvarjali relativno avtonomne dele mesta oz četrti. Jedra bodo postala dosedanja manjša ali tudi novo oblikovana avtonomna središča. V tej politiki naj bo poudarjeno povezovanje in udeleževanje občanov pri pomembnih odločitvah glede prostora in skupnosti. Zato mora biti velikost četrti takšna, da jo občani še lahko integrirano doživljajo. Potreba po individualnem odnosu do določenega kraja ali do dela mesta in tudi do urbane skupnosti je pomembna, ker vzpodbuja identifikacijo z mestom in navezanost nanj. Tak odnos krepí izražena identiteta nekega mesta in njegove arhitekture, ki daje mestu značaj. Pri tem bomo upoštevali tako topografske elemente, značilnosti naravnega prostora, njegov živalski in rastlinski svet, klimatske faktorje kot tudi grajeno kulturno in urbanistično dediščino ter tipologijo arhitekture.

Pri urejanju mest in naselij morajo imeti prednost razvoj javnega prometa, kolesarji in pešci. Avtomobilski promet je treba primerno omejevati in z organiziranim parkiranjem ustaviti na robu mestnih središč. Pospeševati je treba širjenje peš površin in kvalitetno urejanje javnih odprtih površin: trgov, ulic, dvorišč, parkovnih in drugih zelenih površin. Pri tem je treba uveljavljati človeka kot merilo okolja ter upoštevati urbano in arhitekturno antropologijo, ki daje normative za oblikovanje prostora. Praviloma stanovanjska gradnja ne sme presegati višine P+3-4 nadstropja. Pomembna je kulturološka analiza, ki poudarja sociološke in psihološke parametre, ki so vezani tudi na urbano identiteto in kontinuiteto. V sosedstvih naj bo socialno in strukturno mešano prebivalstvo.

Skrbeti je treba za okoljsko uglašenost: harmonično vključenost v okolje, ekonomično izkoriščanje vode, uporabo atmosferske vode, uporabo čistejših goriv - plina in ekonomična izraba energije pri gretju, npr. z daljinskim ogrevanjem in tudi pri oblikovanju stavb s pasívno in aktivno izrabo sončne energije ter uporabo primernih materialov.

#### 4.1.2. STANOVANJSKA POLITIKA

Stanovanjsko politiko določa Nacionalni stanovanjski program, ki temelji na stanovanjskem zakonu 78. členu ustave republike Slovenije, po katerem država ustvarja možnosti, da si državljani lahko pridobijo primerno stanovanje. Temeljna načela na katerem temelji stanovanjska politika so:

- zagotoviti zadostno število raznovrstnih stanovanj za vse sloje prebivalcev Republike Slovenije (availability);  
Slovenija mora letno za zadovoljevanje stanovanjskih potreb svojih prebivalcev, omogočiti izgradnjo oziroma prenovo približno deset tisoč stanovanjskih enot. Celotno število stanovanj, ki jih bo treba v Sloveniji zagotoviti vsako leto, se deli na socialna, najemna z regulirano najemnino, lastna in najemna stanovanja s tržno najemnino.
- omogočiti lažje pridobivanje (boljšo dostopnost) stanovanj na različne načine, odvisne od gmotnega, socialnega in zdravstvenega položaja prebivalcev (affordability);  
Za potrebe socialno ogroženih slojev bo do leta 2000 potrebno za pokrivanje tekočih potreb in za zapolnitev primanjkljaja iz preteklih let zagotoviti okrog 2000 stanovanj letno. To tudi pomeni, da bi ob nadomestitvi primanjkljaja in ob rednem zagotavljanju socialnih stanovanj po navedeni dinamiki, bila povprečna čakalna doba za pridobitev socialnega stanovanja sedem let.  
Za potrebe državljanov, ki si z lastnimi finančnimi viri ne morejo sami preskrbeti stanovanja in ne sodijo v socialno ogroženo skupino bi bilo potrebno zgraditi od 2000-2500 neprofitnih najemnih stanovanj letno. Najemnina v teh stanovanjih je omejena, najemnina pa mora kriti vse stroške (cost covering rent).  
Ob upoštevanju dosedanjih trendov, bi bilo potrebno zgraditi do leta 2000 okrog 5000 lastniških stanovanj letno.  
Glede na stalen obseg povpraševanja po najemnih stanovanjih, še posebej v večjih mestih in regijskih centrih, bo del iskalcev najemnih stanovanj lahko razreševal svoje stanovanjsko vprašanje znotraj tržnega najemnega sektorja. V okviru potrebnega letnega prirasta stanovanj se predvideva pridobitev okrog 500 stanovanj tržne kategorije.
- zagotoviti ustrezno kakovost stanovanj in uravnoteženost bivalnega okolja -ustrezen stanovanjski in bivalni standard (quality & sustainability).  
Tudi na področju stanovanjske graditve bodo uveljavljena načela trajnosti oziroma sonaravnosti. Istočasno pa bo treba, zlasti ekološko, pa tudi tehnično, energetsko in oblikovno sanirati že zgrajena stanovanjska naselja.  
Kolektivna gradnja bo usmerjena k manjšim, skrbneje in človekovemu merilu primerneje zasnovanim naseljem oziroma sosedstvom, z nižjimi zgradbami, oblikovanimi v skladu z urbanimi in krajinskimi značilnostmi, grajenimi iz zdravstveno in ekološko neoporečnih gradiv, ob uporabi načinov, ki bodo zagotavljali njihovo varnost, varčnost, zanesljivost in trajnost.  
Na področju individualne gradnje bo Vlada RS vzpodbujala le tiste oblike, ki preprečujejo prekomerno rabo prostora in ne prispevajo k prekomernemu povečevanju prometa. Tudi na področju individualne gradnje bo s stališča varovanja narave in kulturne krajine potrebna sanacija že grajenega fonda.  
Poleg zagotavljanja stanovanj z novogradnjo mora prenova obstoječega fonda predstavljati pomemben delež v strukturi naložb v stanovanjsko področje, kar še posebej velja za varovanje kulturne dediščine to je prenovo starih mestnih jeder in ruralnih naselij, upošteva varovanja kulturne identitete in tipologije slovenskih krajin.

Vlada Republike Slovenije bo pri izvajanju Nacionalnega stanovanjskega programa uskladila prostorske, gradbene, socialnovarstvene, finančne ter davčne predpise. V ta namen bo bzosptavila in izvajala usklajevalne mehanizme med resorji, ki os odgovorni za ekonomsko, socialno, urbanistično in stanovanjsko politiko, upoštevala učinke makroekonomskih politik na sisteme zagotavljanja stanovanj, ovrednotila prispevek stanovanjske politike k ustvarjanju delovnih mest in aktiviranju sredstev prebivalcev ter s tem podpore stanovajskega gospodarstva k splošnemu razvoju; razvila takšno davčno politiko, ki bo omogočala in pospeševala zemljiški in stanovanjski trg, integrirala stanovanjsko politiko s socialnimi poltiikami za odpravljanje revščine in za varstvo ogorženih skupin, zagotovila regulacijski okvir in institucionalno podporo, ki bo omogočala participacijo in partnerstvo na vseh ravneh. Da bi sprejela in izvajala medresorski pristop k razvijanju ustrezne politike bo Vlada RS povezala stanovanjsko politiko s politiko regionalnega razvoja in politiko poselitve, povezala stanovanjsko, zemljiško in infrastrukturno politiko ter upoštevala industrijsko politiko, ki se nanaša na gradbeništvo ter proizvodnjo in prodajo gradbenih materialov.

## 4.2. ACTIONS AND INSTRUMENTS FOR IMPLEMENTATION THE STRATEGY

Slovenija bo izvajala in uveljavila politiko trajno uravnoteženega razvoja mest in naselij, upravljanja in gradnje stanovanj v skladu z izvajanjem Agende 21 in kot del svetovnega akcijskega programa (Global Plan of Action) - The Habitat Agenda. Vlada RS in drugi nosilci izvajanja bodo na tem področju pospešeno izvajali tudi znanstveno raziskovalno dejavnost. Pri tem bodo sodelovali z drugimi državami in mednarodnimi organizacijami, zlasti v okviru Evropske unije in ožjih evropskih regionalnih asociacijah. V izvajanje nacionalnega akcijskega programa bodo z ustreznimi ukrepi in instrumenti poleg Vlade Republike Slovenije in njenih resorjev vključeni vsi sektorji družbe, od lokalnih in širših regionalnih skupnosti, gospodarstva, bančnih inštitucij, unverz, strokovnih organizacij in nevladnih organizacij do posameznih državljanov.

### 4.2.1. NACIONALNI PROGRAM RAZVOJA POSELITVE

#### Izvajanje politike poselitve na nacionalni ravni

Za izvajanje politike poselitve bo Vlada Republike Slovenije v obdobju 1986 - 2000 pripravila in uveljavila kompleksen sklop normativnih in stimulativnih ukrepov. Na področju normativnih instrumentov bodo pglavitni zlasti novi zakoni in predpisi, s katerimi bomo urejali razvoj v prostoru in njegovo upravljanje, graditev, lastniška razmerja, davčne obveznosti, pogoje gospodarjenja in podobno. Kot stimulativni inštrumenti bo Vlada RS uvedla finančne stimulacije s kreditno politiko, davčnimi olajšavami, subvencijami ter ustrezno informiranje, izobraževanje, ustanavljanje centrov za razvoj... Pravni red bo temeljna predpostavka za delovanje sistema na osnovi tržnih zakonitosti, ki tudi postavlja okvire ekonomskemu motivu in ne sme povzročati negativnih socialnih, ekoloških in drugih posledic.

Ker poselitvena politika na ravni države predstavlja poseben vidik regionalne razvojne politike, ki je rezultanta številnih sektorskih razvojnih politik, bomo ukrepe za doseganje ciljev poselitvene politike umeščali v okvire sektorskih razvojnih strategij. V ta namen bo Vlada RS predhodno:

- dopolnila strategijo regionalnega razvoja Slovenije, ki je šele deloma nakazana v Strategiji gospodarskega razvoja Slovenije,
- uveljavila usklajeno regionalizacijo Slovenijo tudi na upravno-administrativnem področju, povezana z možnostmi za ustanavljanje pokrajin ter nato
- pripravila potrebno zakonodajo, s katero bo opredelila koordinirane inštrumente za doseganje strateških nacionalnih in regionalnih ciljev v procesu združevanja v okviru evropskih integracij.

Izvajanje politike poselitve bo na državni ravni omejeno na določanje omrežij javnih služb in razmeščanje funkcij v urbane aglomeracije, ki imajo funkcije regionalnih oz razvojnih središč. Da bi povečali lokacijsko privlačnost teh središč, bo Vlada RS vzpodbudila kvaliteten razvoj storitvenih dejavnosti (diverzifikacija, visoka raven ponudbe), ki so posredno v rokah občinske uprave. Njihov razvoj bo vzpodbujala predvsem diferencirana davčna politika in fiskalna inštrumenti, ki so v državni pristojnosti. Možnosti za to so sicer dokaj omejene, saj Slovenija kot majhen gospodarski prostor ne omogoča regionalno različne monetarne ali fiskalne politike. Različne davčne stopnje in olajšave morajo biti poenotene na ravni države. Razlike so možne na področju premoženjskih davkov, ki so v občinski pristojnosti ter različnih taks in prispevkov, ki jih prav tako določajo občine. Enako velja za različne carinske in druge zunanje trgovinske omejitve (kvote, itd.), čeprav se predvsem v obmejnih območjih že pojavljajo zahteve po brezcarinskih conah ali off shore območjih. Z uvajanjem različnih davkov oziroma olajšav (npr.: pri odmeri dohodnine) se bo skušalo vplivati na povečanje privlačnosti razvojno šibkih in demografsko ogroženih območij. Ob tem bo Vlada RS razvila učinkovit sistem nadzora z reformo davčne službe. Med fiskalnimi instrumenti bodo uvedeni predvsem premoženjski davki, ki imajo pomemben vpliv na odločitve posameznika pri izbiri kraja bivanja in s tem posredno vplivajo na možnosti razvoja posameznih naselij.

Kot ključni instrument za usmerjanje poselitve bo Vlada RS v obdobju 1996 - 2000 pripravila. Državni zbor Republike Slovenije pa sprejel novo zakonodajo s področja urejanja prostora in graditve. Novi zakon bo določil obveznosti posameznih subjektov in pogoje za poseganje v prostor in njegovo upravljanje. Skladno z zakonom bo Vlada RS v tem obdobju oblikovala strategijo prostorskega razvoja in na njeni podlagi prostorski plan države. Ta dokument bo jasno strukturiral prostor glede na prioritete namene in funkcije, določil pogoje in norme za njihovo urejanje ter ukrepe posameznih resorjev za izvajanje strategije, izhajajoč iz načel trajno uravnoteženega razvoja.

Politike poselitve bo država izvajala tudi z gradnjo državne gospodarske infrastrukture (železnice, ceste, javni transport, telekomunikacije), ki povezuje nosilce razvoja med seboj in širšim evropskim prostorom. S policentrično delitvijo funkcij in bistvenim izboljšanjem prometnih povezav med njimi v celovit urbani sistem se bomo približali velikostim urbanih aglomeracij, ki sicer po številčnosti prebivalstva še vedno zaostaja za srednje velikimi evropskimi mesti, vendar bo lahko po kvaliteti in strukturi ponudbe dosegla višjo raven kot jo omogoča današnja razpršenost ponudbe.

Politiko poselitve bomo izvajali z ukrepi na področju stanovanjskega gospodarstva, zlasti z ustrežno politiko in programom delovanja Stanovanjskega sklada Republike Slovenije. Aktivnosti za ohranitev obstoječega stavbnega fonda in ohranitev poseljenosti, zlasti pa vzpodbujanja gradnje in prenove stanovanj v območjih razvojnih središč bo ta inštitucija koordinirala z oblikovanjem diferencirane politike financiranja gradnje stanovanj.

Posebno področje predstavljajo instrumenti zemljiške politike, ki v Sloveniji niso združeni v okviru enega resorja. Instrumente delimo zlasti glede oblike in vrste nadzora nad posegi v prostor, ki pomenijo spreminjanje dopustnih rab oz. zemljiško-posestnih razmerij. V prvem primeru je pomembna pravica do graditve kot del lastninske pravice nad zemljiščem, ki je v dosedanjem razvoju vodila v pojav nelegalnih gradenj. V drugem primeru pa je poudarjen odnos med lastnikom in javnim interesom. Z uveljavitvijo zasebnih lastninskih pravic nad zemljišči bo Vlada RS dogradila sistem usmerjanja prostorskega razvoja in politike poselitve z davki na premoženje, davkom na dobiček na zemljišča, davkom na promet z zemljišči, prav tako pa davek na neuporabljeno zemljišče oziroma davek na odstopanje od načrtovane rabe. Za uporabo navedenih instrumentov bo posodobila informacijski sistem o zemljiški posesti in ga povezala s sodobnim katastrom na osnovi GIS, kar bo omogočalo tudi spremljanje transakcij z zemljišči in poseganje države na tem trgu.

Vlada RS bo na področju informacijskih sistemov še naprej skrbela za enotno metodologijo, zbiranje in vodenje vseh potrebnih podatkov za opisovanje in spremljanje razvoja (monitoring) v prostoru.

#### **Izvajanje politike poselitve na regionalni in lokalni ravni**

Ob še vedno nedokončani reformi lokalne samouprave in državne uprave se pojavljajo dileme o učinkovitosti najnižje ravni ob hkratnem povezovanju na regionalni ravni. Dosedanje rešitve so prepuščale preveliko avtonomijo občinam, kar z ekonomsko - geografskega vidika ni bilo racionalno. Predvidene politične rešitve pa prepuščajo oblikovanje upravnih regij posameznim ministrstvom, kar zopet vzbuja bojazen po preveč administrativnem urejanju slovenskih pokrajin. Zaradi družbenih in socialnih sprememb bodo Vlada RS in lokalne skupnosti na novo ovrednotili potrebno stopnjo medsebojne povezanosti občin v širše lokalne skupnosti oz. regije/pokrajine, določili ustrezno regionalno členitev ter naloge in kompetence regionalnih skupnosti. Te bodo na podlagi določene decentralizacije oblik teritorialne - politične ureditve v Sloveniji lahko pomembno vplivale na oblikovanje omrežij na svojih območjih. Pri oblikovanju regionalnega organizacijskega modela bo uvedena fleksibilnost, ki bo temeljila na hitro se prilagodljivih privatnih gospodarskih temeljih kooperativnih in med sabo s kompleksno infrastrukturo povezanih regij.

Pomemben instrument izvajanja politike poselitve na regionalni ravni bo Zakon o vzpodbujanju regionalnega razvoja, ki bo s koordinacijo državnega intervencionizma omogočil celovito reševanje regionalnih razvojnih vprašanj, predvsem v območjih s posebnimi razvojnimi problemi. Celovita regionalna politika bo zajela vse vrste območij z razvojnimi problemi in ne le demografsko ogroženih območij. S tem ukrepom bodo regionalne skupnosti vzpodbujale ustvarjanje novih prostorskih struktur na podlagi samovzdržujočega razvoja. Program trajnostnega endogenega razvoja bo konkretiziran na ekološkem, ekonomskem, socialnem, kulturnem in političnem področju.

Za izvajanje regionalne in poselitvene politike pomoči gospodarstvu bodo regionalne in lokalne skupnosti vzpostavile razvojne agencije. Te bodo združevale različne partnerje (državne uprave, podjetniška združenja, zbornice banke, investicijski skladi, nevladne organizacije,...) v tako imenovane "razvojne koalicije" na podlagi avtonomije finančnih odločitev na regionalni in lokalni ravni. Te agencije bodo pospeševale vključevanje v inovacijske gospodarske tokove, nudile pomoč pri vključevanju v medregionalno in mednarodno sodelovanje (npr. programi Phare, Cross Border Cooperation ipd.), subvencionirale ponudbo svetovalnih in poslovnih storitev ter zagotovile vlaganja v prometno in drugo infrastrukturo.



Kot inštrument izvajanja politike poselitve na občinski ravni bodo občinski in mestni sveti pripravili, na podlagi in v okviru državne strategije prostorskega razvoja in prostorskega plana Slovenije, občinske, mestne in druge prostorske plane ter urbanistične načrte. Z njimi bodo določili pogoje in ukrepe za razvoj mest in naselij ter celotnega prostora v okviru pristojnosti lokalne skupnosti.

#### **4.2.2. NACIONALNI STANOVANJSKI PROGRAM**

Za izvajanje politike graditve in upravljanja stanovanj so predvideni različni instrumenti, od finančnih, davčnih, socialnih do regulativnih in organizacijskih.

##### **Finančni instrumenti**

Za nujno finančno krepitev stanovanjskega področja sta osnovna finančna instrumenta povečanje kapitalske osnove Stanovanjskega sklada RS in njegova uveljavitev kot osrednje institucije za financiranje spodbujanja stanovanjske gradnje in prenove ter ustanovitev Stanovanjske hranilnice Slovenije. Vlada Republike Slovenije bo s sredstvi proračuna leta 1996 finančno podprla ustanovitev in pričetek delovanja Slovenske stanovanjske hranilnice, ki bo skupaj s Stanovanjskim skladom RS individualnim investitorjem letno zagotavljala posojila za gradnjo, nakup ali prenovo stanovanj s primernim standardom. Pri tem bosta kreditno politiko prilagodila politiki poselitve na državni, regionalni in lokalni ravni. Uvedla bosta diferencirane kreditne pogoje z ozirom na lokacijo, tip in obseg stanovanjske gradnje v skladu s cilji trajnostnega razvoja poselitve v Sloveniji, ki bodo določeni s strategijo in s prostorskimi plani občin in Republike Slovenije.

Proračunska sredstva, namenjena za gradnjo najemnih neprofitnih stanovanj, se bodo stanovanjskemu področju zagotavljala preko Stanovanjskega sklada RS. Ta bo z namenom ohranjanja in varovanja naravne in kulturne dediščine zagotavljal investitorjem prenove starih mestnih jeder večji obseg posojil pod ugodnejšimi pogoji, upošteva tudi priporočila Skupnosti starih mest v Sloveniji.

Urejanje stavbnih zemljišč se bo financiralo iz stalnega prispevka za uporabo in vzdrževanje infrastrukturnih objektov in naprav, iz enkratnega prispevka za posege v prostor (razen za gradnjo neprofitnih in socialnih stanovanj) in iz drugih prispevkov in dajatev, ki bodo določeni z zakonom ali predpisom lokalne skupnosti.

Ministrstvo za finance bo v sodelovanju z Ministrstvom za okolje in prostor pripravilo dopolnitev predpisov v zvezi z zagotavljanjem dopolnilnih proračunskih sredstev lokalnim skupnostim, ki omogočajo zadržanje oziroma odtegnitev teh sredstev v primeru neizvajanja nalog, opredeljenih z nacionalnim stanovanjskim programom in veljavnimi predpisi.

##### **Davčni instrumenti**

Vlada RS bo vzpostavila sistem stimulativenega obdavčevanja nepremičnin z namenom tudi davčni sistem postaviti v funkcijo pospeševanja ponudbe stanovanj.

Ministrstvo za okolje in prostor bo skupaj z Statističnim uradom Republike Slovenije pripravilo register nepremičnin (prednostno register stanovanj), s katerim bo zagotovljen vpogled upravnih služb na stanovanjsko področje ter bodo vzpostavljene natančne evidence vseh nepremičnin.

Ministrstvo za finance bo v sodelovanju z Ministrstvom za okolje in prostor s spremembo davčnih predpisov zagotovilo, da se davčni sistem postavi v funkcijo pospeševalca ponudbe stanovanj s tem, da se na eni strani vzpostavi učinkovit sistem obdavčevanja nepremičnin in na drugi strani zagotovi določene davčne ugodnosti za:

- lastnike, ki oddajajo stanovanja pod ugodnejšimi pogoji tako, da se jim dohodek od oddaje stanovanj v najem ne upošteva pri izračunu davčne osnove;
- lastnike, ki odplačujejo stanovanjska posojila;
- stanovanjske varčevalce.

## Socialni instrumenti

Socialni instrumenti na stanovanjskem področju zadevajo razreševanje stanovanjskih vprašanj določenih skupin prebivalstva, ki si vsled gmotnega položaja ne morejo sami razrešiti stanovanjskega vprašanja (zlasti družine z več otroki, družine z manjšim številom zaposlenih, mlade družine, invalidi in družine z invalidnim članom). Pri tem ohranjata funkcijo osnovnih korektivov socialne politike na stanovanjskem področju instrument socialnega stanovanja ter instrument pomoči pri uporabi stanovanja (subvencije).

Stanovanjska politika občin bo pri dodeljevanju socialnih stanovanj v najem upoštevala načelo racionalne rabe stanovanjskega sklada, tako da glede na kategorije stanovanj, s katerimi razpolaga (socialna, neprofitna), upravičencem do socialnega stanovanja dodeljuje stanovanja, primerna njihovem gmotnemu položaju. S sistemom zamenjav stanovanj znotraj stanovanjskega sklada bodo občine lahko sočasno zniževale tudi obseg sredstev za subvencije.

Zagotavljanje nadomestil (subvencij) za najemnino bo v bodoče imelo večjo sistemsko samostojnost glede na veljavno zožitev pomoči pri uporabi stanovanj, in sicer zgolj na denarno pomoč pri plačevanju najemnine oziroma denarni dodatek pri plačevanju najemnine.

Ministrstvo za delo, družino in socialne zadeve bo skupaj z Ministrstvom za okolje in prostor zagotovilo s spremembo predpisov s področja socialnega varstva samostojno ureditev subvencij za najemnino (izločitev iz paketa celovite pomoči družini), ob izhodišču, da neprofitna najemnina (brez drugih stroškov) ne sme presegati 20% družinskega prihodka.

Občine bodo v okviru proračunskih sredstev v obdobju od leta 1995 - 2000 letno zagotovile gradnjo vsaj 2.000 socialnih stanovanj, pomoč pri uporabi stanovanj in s prostorskimi in drugimi akti ter ukrepi zagotovile ustrezna zemljišča in ustvarile potrebne pogoje za pridobivanje stanovanj.

## Regulativni instrumenti

Ministrstvo za okolje in prostor bo izdalo smernice za načrtovanje stanovanjske gradnje in prenove, v katerih bo priporočalo:

- zasnovano manjših in človekovemu merilu prilagojenih sosedstev s smotno rabo zemljišč,
- pestrejšo ponudbo tipov stanovanj z možnostjo bivanja več generacij v sosedstvu, upoštevanje arhitektonskih in drugih posebnosti pri zagotavljanju stanovanj za ostarele in invalide,
- gradnjo nižjih objektov skladno z značilnostmi posameznih krajin, urbanih struktur in tipologijo oblikovanja,
- primerno izbiro materialov glede na zdravstveno in ekološko neoporečnost, varnost in trajnost ter racionalno rabo energije in drugih naravnih virov.

## Organizacijski instrumenti

Za vzpostavitev optimalnih organizacijskih oblik stanovanjskega področja bo država ustanovili:

- Stanovanjsko hranilnico Slovenije,
- stanovanjske sklade vsaj v vseh regijskih centrih oziroma večjih mestih,
- neprofitne stanovanjske organizacije, lahko tudi za več občin skupaj z zagotovitvijo določenih ugodnosti pri načrtovanju in izvedbi programov pridobivanja najemnih neprofitnih stanovanj,
- zbornice na stanovanjskem področju,
- lokalne ali skupne (medobčinske) nepremičninske sklade, kot neprofitne gospodarske družbe.

Za spremljanje stanovanjske politike bo Vlada RS imenovala sedemčlanski Stanovanjski svet. Naloge Stanovanjskega sveta bodo zlasti spremljanje uresničevanje ciljev na področju oblikovanja nacionalne stanovanjske strategije, ocenjevanje učinkovitosti instrumentov Nacionalnega stanovanjskega programa (NSP), teritorialno usklajevanje distribucije investicij ter po potrebi oblikovanje potrebnih sprememb in dopolnitev ciljev in instrumente NSP. Svet bo o izvajanju stanovanjske politike najmanj enkrat letno poročal Državnemu zboru RS, praviloma v času sprejemanja letnega proračuna. Stanovanjski svet bo posebej presojal tudi izvajanje ukrepov socialne politike na stanovanjskem področju na lokalni ravni in bo v primeru neizvajanja predlagal Državnemu zboru RS interventne ukrepe v smislu zadržanja oziroma odtegnitve dopolnilnih sredstev, ki jih je sicer država dolžna zagotoviti občinam za opravljanje njenih nalog.

Izvajanje Nacionalnega stanovanjskega programa v predvidenem obsegu in obdobju je odvisno od doslednega uvajanja navedenih instrumentov, kar še posebej velja za finančni in organizacijski del. Vendar primankljaja stanovanj v Sloveniji, nastalega v preteklih letih, ne bo mogoče nadomestiti v kratkem času, kakor tudi ne bo mogoče sproti pokrivati novih potreb zgolj z lastnimi finančnimi viri. To še posebej velja glede na predviden premik s kvantitativnega zadovoljevanja stanovanjskih potreb k diverzificiranemu kvalitativnemu pristopu. Le z domačimi finančnimi viri bi se izvajanje programa močno upočasnilo. Potrebno bo pridobiti tudi tuja kreditna sredstva, kar terja postopen prehod na tržno organiziranost stanovanjskega gospodarstva in zmanjševanje državnega intervencionizma v celotnem segmentu, z izjemo preskrbe stanovanj za socialno najšibkejše sloje prebivalstva. To pomeni, da bo potrebno razvijati in uvajati tudi nove oziroma prilagajati tuje modele organiziranosti na področju neprofitne preskrbe stanovanj.

## 5. QUANTITATIVE EVALUATION, KEY INDICATORS

The key indicators presented here represent the response required for preparation of country strategy plans and national reports for the Habitat II Conference (City Summit) to be held in Istanbul in June 1996. The indicators provides an abridged monitoring package for cities and shelter sector in Slovenia, based on UNCHS-Habitat II Indicators Programme, Monitoring the City and Shelter Sector, Key Indicators, Abridged Survey, Worksheet March 1995. It will be used as a tool for reviewing the conditions of cities, and providing benchmarks for the development of urban and shelter conditions and policy over space and over time. They provide a quantitative, comparative base for the analyses of cities, and show progress towards achieving urban objectives.

The instrument consists of a: (Part A) **Background Data Module** (Indicators D1 to D9), which are collected both at the national and urban levels - for three cities: the City of Ljubljana, the capital of Slovenia, and for the two important regional centers, the City of Maribor and the City of Koper; (Part B) **Urban indicators** (Indicators 1 to 27) which are collected for the three cities, and mainly also at the national level; (Part C) **Housing indicators** which are collected for the country as a whole, and some indicators also for the three cities.

Every effort was made to complete all the indicators requested. If data were not available, estimates were made, using groups of experts. "Accurate enough for policy purposes" was the rule to be followed. An approximate result is better than no result at all, since this will provide a benchmark for future, more accurate estimates. If the information requested was not possible to give, then the following codes were used: NAV (not available), NAP (not applicable).

The collection of indicators is regarded as a process rather than a product, and the collection is expected to be accompanied by reviews of the indicators and their usefulness, the choice of alternative indicators which are particularly useful in the national context, and procedures to institutionalise the collection and use the indicators as a part of national and local policy development and evaluation.

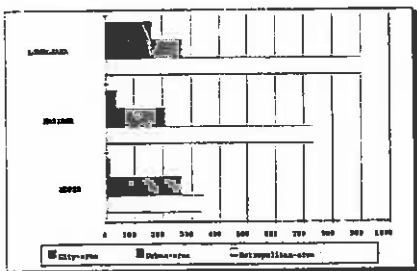
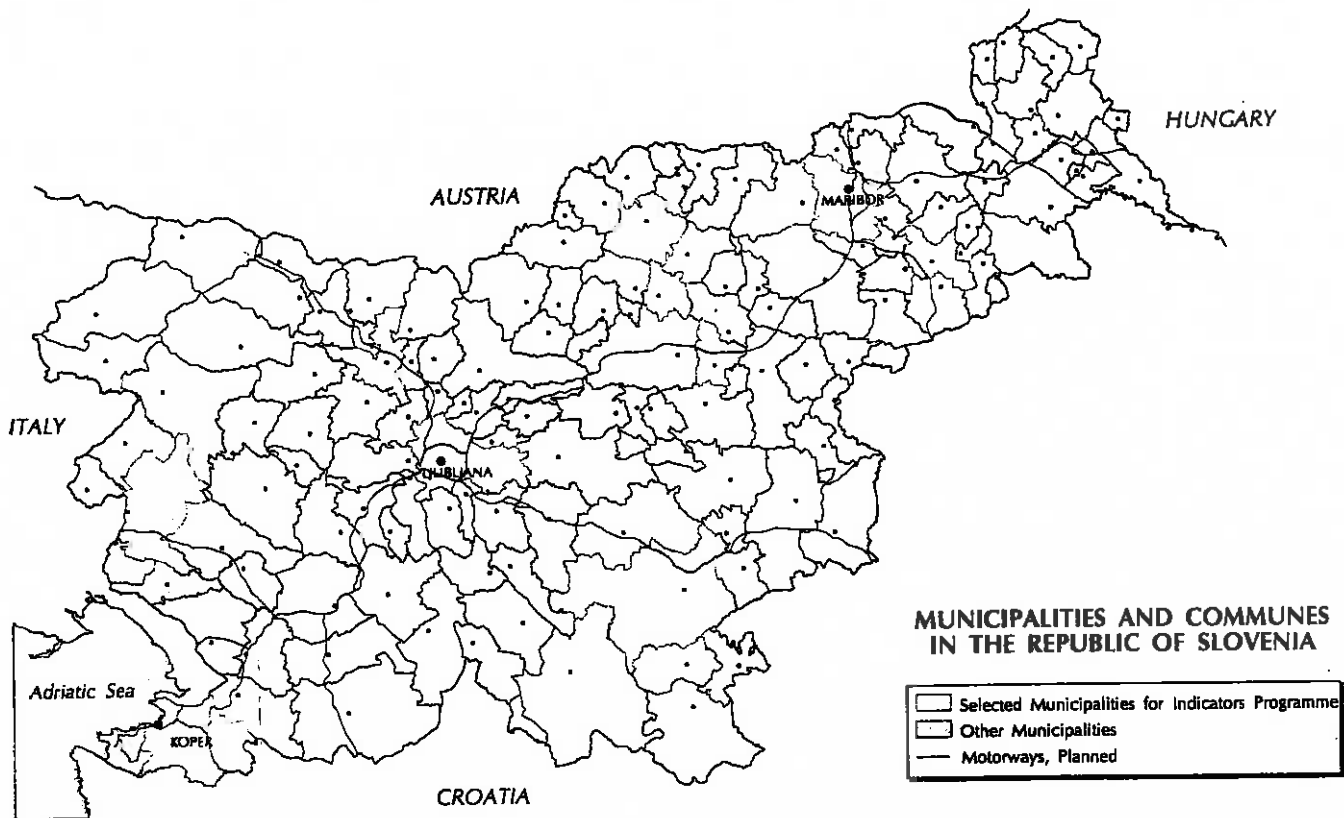
### BASIC INFORMATION ON CITIES

**Ljubljana** is the largest city in and capital city of Republic of Slovenia. In 1993 there were about 320.000 inhabitants living in Ljubljana metropolitan area, which consisted of five local authorities on about 380 sqkm. In 1994 a unified administrative reorganisation was introduced. In the city of Ljubljana itself, "in urban area", are now living 275.000 inhabitants.

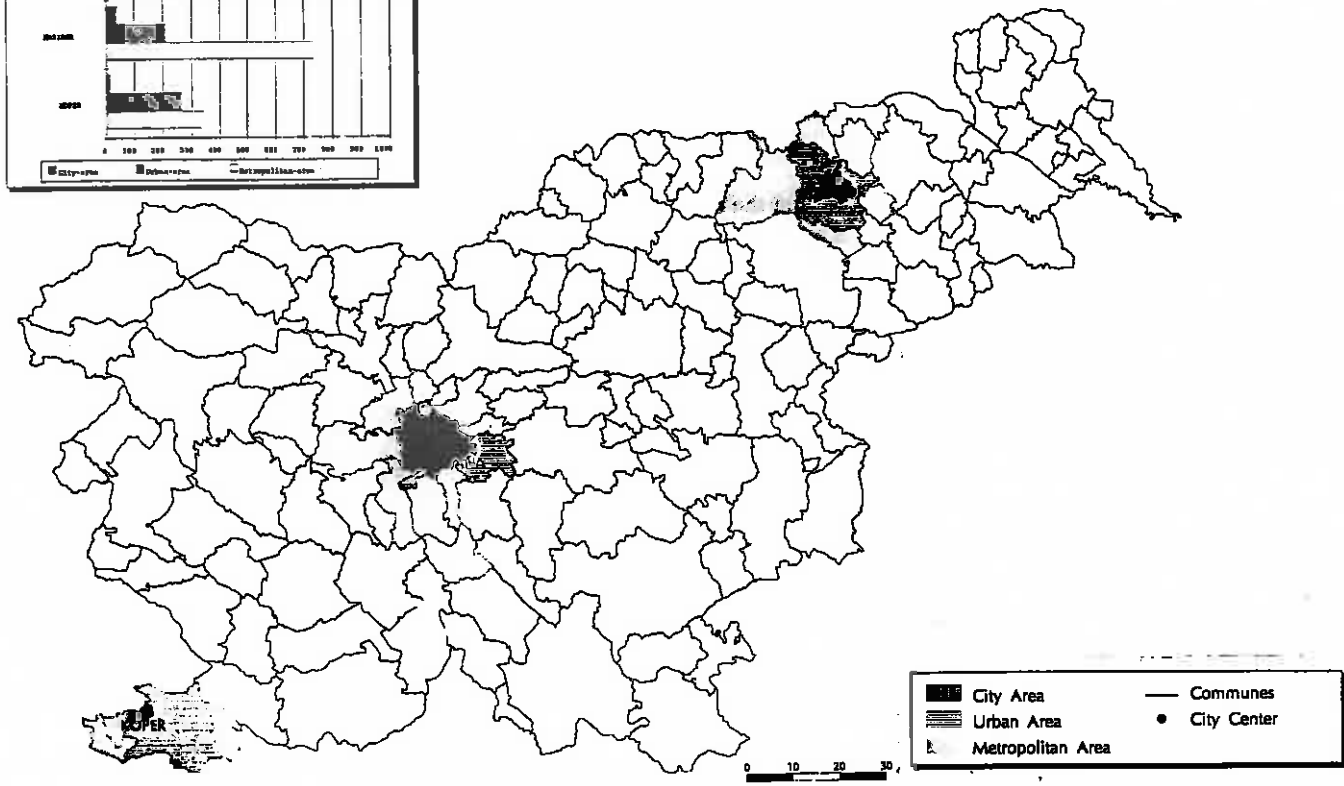
**Maribor** is the second largest city in Slovenia. It is located in the north eastern part of the state. In the metropolitan area there are about 184.000 inhabitants and in the urban area 133.000. Maribor is the regional centre and the greatest industrial city in Republic of Slovenia.

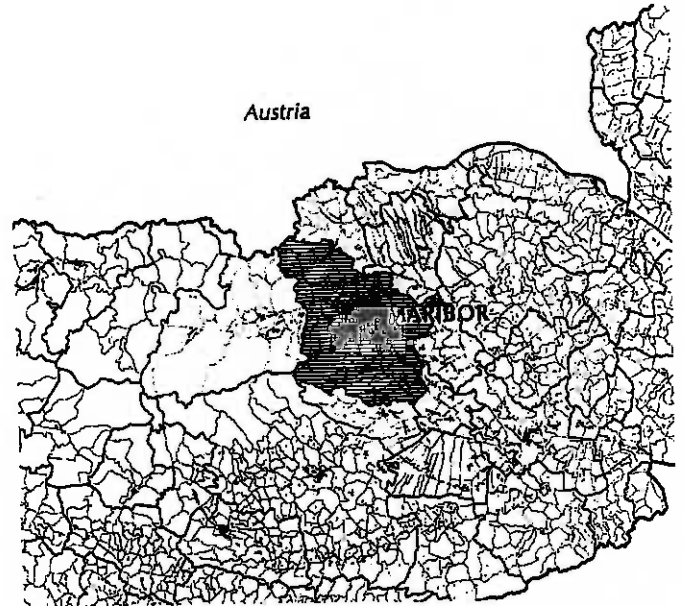
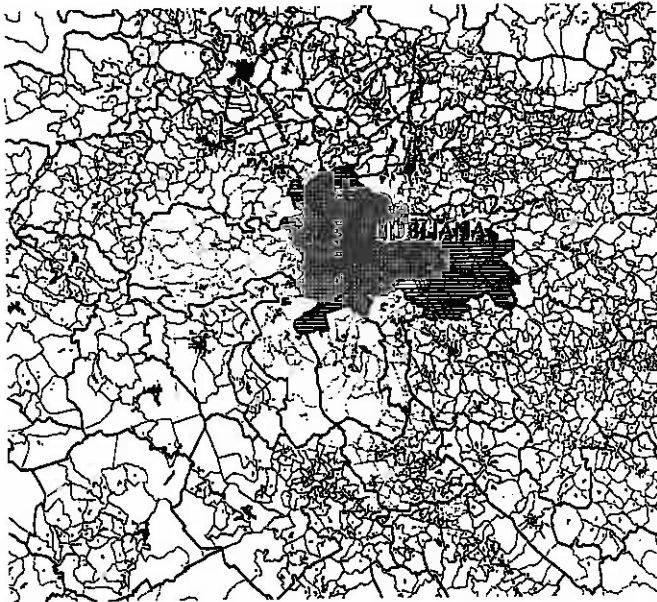
**Koper** is the center of the coastal region and the only harbour city in Republic of Slovenia. In the metropolitan area there are about 76.000 inhabitants and in the city itself in urban area there are living 45.500 inhabitants. There is about 74.000 inhabitants in Koper living on 193 sqkm. Koper is one of the most important harbours for Central -Eastern European region.

The three cities are all located on the Transport corridor Nr.V (BARCELONA - KIEV), between the Alps and the Adriatic sea.



CITY, URBAN AND METROPOLITAN AREAS IN SQUARE KM OF LJUBLJANA, MARIBOR AND KOPER





0 5 10 15 Kilometers

**CITY, URBAN AND METROPOLITAN  
AREAS OF LJUBLJANA,  
MARIBOR AND KOPER**

	City Area		State Boundary
	Urban Area		Commune Boundary
	Metropolitan Area		Settlement Statistical Boundary
	Settlement Area		City Center

REPUBLIC OF SLOVENIA  
NATIONAL REPORT HABITAT II  
October, 1995

Ministry for Environment and Physical Planning  
Office for Physical Planning

REPUBLIKA SLOVENIJA  
URADNO VEŠTAČENSTVO  
REPUBLIKE SLOVENIJE

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## DEFINITIONS

**Adult population:** for employment indicators, this should be taken as persons of 15 years of age or more. In other indicators relating to family type such as Indicators D1, 11, 13, 18, the term should refer to persons having reached majority or voting age, or defined as adult for census purposes.

**Dwelling unit:** a dwelling unit is a space with a private entrance occupied by one or more households. It may be a part of a larger building or dwelling. "Units" are used interchangeably with "dwelling units".

**Economically active population** comprises all persons over 15 years of age who furnish the supply of labour for the production of economic goods and services. The production of economic goods and services includes all production and processing of primary products, whether for the market, for barter or for own consumption, the production of all other goods and services for the market, the corresponding for own consumption. Economically active population includes all persons who are either employed or unemployed, or active in the informal sector.

**Gross City Product:** the total product of the city as defined in national accounts procedures. This may either be taken as the total income or value-added (wages plus business surplus plus taxes plus imports), or the total final demand (consumption plus investment plus exports).

**Household:** a person or group of persons who make common provision for food or other essentials of living, and often share a common budget. A group of people who eat one meal together daily may be considered a household. This definition includes domestic servants.

**Household income:** the total income from all sources of all household members, including wages, pensions or benefits, business earning, rents, and the value of any business or subsistence products consumed (e.g. foodstuffs). Payments such as allowances or board from one household member to another should not be counted twice.

**Urban agglomeration:** defined as the city proper along the suburban fringe and any built-up, thickly settled areas lying outside of, but adjacent to, the city boundaries.

### National Money Exchange Rate (DEM and USD)- (annual average)

	1985	1990*	1992	1993	1994
1 DEM	93,2801 DIN	7,00 DIN	52,13 SIT**	68,42 SIT**	79,37 SIT
1 USD	270,14 SIT	11,32 SIT	81,30 SIT	113,24 SIT	128,80 SIT

\*Denomination of DINAR by 10.000, \*\* Since 1991 National currency is TOLAR

## LIST OF KEY INDICATORS

### PART A

#### BACKGROUND DATA MODULE

- Indicator D1: Land use
- Indicator D2: City population
- Indicator D3: Population growth rate
- Indicator D4: Woman headed households
- Indicator D5: Average household size
- Indicator D6: Household formation rate
- Indicator D7: Income distribution
- Indicator D8: City product per person
- Indicator D9: Tenure type

### PART B

#### SOCIOECONOMIC DEVELOPMENT

- Indicator 1: Households below poverty line
- Indicator 2: Informal employment
- Indicator 3: Hospital beds
- Indicator 4: Child mortality
- Indicator 5: School classrooms
- Indicator 6: Crime rates

#### INFRASTRUCTURE

- Indicator 7: Household connectivity levels
- Indicator 8: Access to potable water
- Indicator 9: Consumption of water
- Indicator 10: Median price of water, scarce season

#### TRANSPORT

- Indicator 11: Modal split
- Indicator 12: Travel time
- Indicator 13: Expenditure on road infrastructure
- Indicator 14: Automobile ownership

#### ENVIRONMENTAL MANAGEMENT

- Indicator 15: Percentage for wastewater
- Indicator 16: Solid waste generated
- Indicator 17: Disposal methods for solid waste
- Indicator 18: Regular solid-waste collection
- Indicator 19: Housing destroyed

#### LOCAL GOVERNMENT

- Indicator 20: Major sources of income
- Indicator 21: Per-capita capital expenditure
- Indicator 22: Debt service charge
- Indicator 23: Local government employees
- Indicator 24: Wages in the budget
- Indicator 25: Contracted recurrent expenditure ratio
- Indicator 26: Government level providing services
- Indicator 27: Control by higher levels of government

### PART C

#### HOUSING AFFORDABILITY AND AVAILABILITY

- 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

#### HOUSING PROVISION

- Indicator H6: Land development multiplier
- Indicator H7: Infrastructure expenditure
- Indicator H8: Mortgage to credit ratio
- Indicator H9: Housing production
- Indicator H10: Housing investment



## 6.1. PART A - BACKGROUND DATA

### LAND USE - Indicator D1

#### 1 - Slovenia (National)

Indicator D1: Land use in sq. km							
	a. Total area	b. Residential (formal)	c. Residential (informal)	d. Business	e. Agricultural	f. Transport	g. Other
	20.255	NAV	NAV	NAV	8624,33	91,2	11.137,3
	b + c + d						
	402,2						

#### 2 - Ljubljana

Indicator D1: Land use in sq. km							
	a. Total area	b. Residential (formal)	c. Residential (informal)	d. Business	e. Agricultural	f. Transport	g. Other
UA	274,91	31,09	NAP	23,9	100,57	18,25	101,10

#### 3 - Maribor

Indicator D1: Land use in sq. km							
	a. Total area	b. Residential (formal)	c. Residential (informal)	d. Business	e. Agricultural	f. Transport	g. Other
MA	707,7	50,7	13,5	19,1	631,0	10,0	13,4

#### 4 - Koper

Indicator D1: Land use in sq. km							
	a. Total area	b. Residential (formal)	c. Residential (informal)	d. Business	e. Agricultural	f. Transport	g. Other
UA	276,75	16,27	NAP	7,22	249,05	3,48	0,73

#### Data sources:

Ministry of the Environment and Physical Planning, Municipal Planning Offices, Municipal Land Funds.

**POPULATION- Indicator D2****1 - Slovenia (National)**

<b>Indicator D2: Population by sex</b>		
	<b>a. Male</b>	<b>b. Female</b>
D.2.4. National	952.611	1.013.375

**2- Ljubljana**

<b>Indicator D2: Population by sex</b>		
	<b>a. Male</b>	<b>b. Female</b>
D.2.1. City proper	124.941	142.067
D.2.2. Metropolitan area	148.980	167.407
D.3.3. Urban agglomeration	127.712	144.938

**3- Maribor**

<b>Indicator D2: Population by sex</b>		
	<b>a. Male</b>	<b>b. Female</b>
D.2.1. City proper	49.093	54.868
D.2.2. Metropolitan area	88.952	95.792
D.3.3. Urban agglomeration	63.855	69.957

**3 - Koper**

<b>Indicator D2: Population by sex</b>		
	<b>a. Male</b>	<b>b. Female</b>
D.2.1. City proper	11.954	12.750
D.2.2. Metropolitan area	36.021	38.253
D.3.3. Urban agglomeration	22.227	23.164

**Data sources:**

Statistical office of the Republic of Slovenia, Census 1981,1991, Statistical Yearbook 1994

**POPULATION- Indicator D3**

<b>Indicator D3: Population growth rate</b>	
Annual growth in population - (% p.a.)	
<b>1 - Slovenia ( National)</b>	0,39
<b>2 - Ljubljana</b>	1,87
<b>3 - Maribor</b>	1,35
<b>4 - Koper</b>	0,47

**Data sources:**

Statistical office of the Republic of Slovenia

Notes: Annual growth rate in period 1981-1991

## 6.2. PART B - URBAN INDICATORS

### MODULE 1. SOCIOECONOMIC DEVELOPMENT

#### HOUSEHOLDS BELOW POVERTY LINE - Indicator 1

Indicator 1: Households below poverty line ( % )	
1 - Slovenia ( National)	1,3
2 - Ljubljana	3,6
3 - Maribor	14,4
4 - Koper	2,7

#### WOMAN HEADED HOUSEHOLDS BELOW THE POVERTY LINE - Indicator 1.1

Indicator 1.1: Woman headed households below the poverty line Defined as the percentage of households situated below the poverty-line.	
1 - Slovenia ( National)	NAV
2 - Ljubljana	NAV
3 - Maribor	6,5 %
4 - Koper	0,33 %

Poverty line in USD per month per different households		
One person household	Two persons household	Average household consists of 3,1 persons
130,-	240,-	350,-

**Data sources:** Statistical office of the Republic of Slovenia, Ministry for Labour, Family and Social Affairs, Municipal departments for medical and social welfare, Municipal centres for social work

**Notes:** Standardized method to measure the minimum living standard and eligibility for a variety of welfare bonuses is the ratio between the actual income per person in a household and the "guaranteed minimum income" (GMI). In defining eligibility for financial support as the only or a complementary source) a child up to six years old is entitled to 29% of GMI, a child up to 14 years to 34%, an older child up to the end of his regular schooling to 42% of GMI and an adult to 52% of GMI. The GMI itself is very low. For instance in february 1995 the GMI was 21,000 SIT, while an average wage was 66,000 sit. If this criteria is applied as a poverty line, there has been 27,000 persons below the line in february 1995, comprising 1.3% of the total population (according to Ministry for labour, family and social affairs). However, this definition is very strict and in some other welfare bonuses somewhat milder criteria are used.

Poverty line for households is estimated on the basis of different sources.

#### INFORMAL EMPLOYMENT - Indicator 2

Indicator 2: Informal employment ( % ) Defined as the percentage of the employed population whose activity is part of the informal sector.	
1 - Slovenia ( National)	2 - 3
2 - Ljubljana	2 - 4
3 - Maribor	4 - 6
4 - Koper	1 - 2

**Data sources:** Ministry for Labour, Family and Social Affairs

**Notes:** Data is estimated on the basis of average unemployment rate.

### HOSPITAL BEDS - Indicator 3

<b>Indicator 3: Hospital beds</b>	
Defined as number of persons per hospital bed.	
1 - Slovenia ( National)	85,1
2 - Ljubljana	36,0
3 - Maribor	47,5
4 - Koper	106,2

Data sources: Statistical Office of the Republic of Slovenia

Notes: Beds in all medical institutions are included.

### CHILD MORTALITY - Indicator 4

<b>Indicator 4: Child mortality</b>	
Defined as the proportion of children who die before reaching their fifth birthday	
1 - Slovenia ( National)	0,83
2 - Ljubljana	0,81
3 - Maribor	0,85
4 - Koper	0,83

Data sources: Statistical Office of the Republic of Slovenia, Statistical Yearbook 1994

### SCHOOL CLASSROOMS - Indicator 5

<b>Indicator 5: School classrooms - primary and secondary schools</b>		
Number of school children per classroom in		
	Primary	Secondary
1 - Slovenia ( National)	22,9	27,4
2 - Ljubljana	24,0	28,0
3 - Maribor	23,4	28,0
4 - Koper	22,9	26,2

Data sources: Statistical Office of the Republic of Slovenia, Statistical Yearbook 1994,  
Ministry of the Education and Sport

### CRIME RATES - Indicator 6

<b>Indicator 6: Crime rates</b>		
Number of reported crimes per 1000 population		
	a. Murder	b. Theft
1 - Slovenia ( National)	0,045	0,149
2 - Ljubljana	0,051	0,401
3 - Maribor	0,038	0,179
4 - Koper	0,094	0,175

Data sources: Ministry of the Interior, Information and Telecommunications Service

## MODULE 2. INFRASTRUCTURE

### HOUSEHOLD CONNECTION LEVELS - Indicator 7

<b>Indicator 7: Household connection levels</b>				
Percentage of households connected to				
	A. Water	B. Sewerage	C. Electricity	D. Telephone
1 - Slovenia (national)	97	90	92	68
2 - Ljubljana	100	99	99	84
3 - Maribor	100	58	98	31
4 - Koper	100	98	99	92

Data sources: Statistical Office of the Republic of Slovenia, Results of surveys no.617, 1994 ; TELECOM of Slovenia

### ACCESS TO POTABLE WATER - Indicator 8

<b>Indicator 8: Access to potable water (in %)</b>	
Defined as percentage of households with access to potable water	
1. Slovenia (National)	97,4
2. Ljubljana	100,0
3. Maribor	99,5
4. Koper	100,0

Data sources: Statistical Office of the Republic of Slovenia, Results of surveys no.617, 1994

### CONSUMPTION OF WATER - Indicator 9

<b>Indicator 9: Consumption of water (in litres/per day- per person)</b>	
Defined as average consumption of water in liters per day per person, for all uses	
1. Slovenia (National)	112
2. Ljubljana	160
3. Maribor	185
4. Koper	107

Data sources: Statistical Office of the Republic of Slovenia; Municipal services

Notes: Industrial consumption is not included.

### MEDIAN PRICE OF WATER- Indicator 10

<b>Indicator 10: Median price of water, scarce season per m<sup>3</sup> (in USD)</b>	
Defined as median price paid per hundred liters of water in US dollars, at the time of year when water is most expensive	
1. Slovenia (National)	0,30
2. Ljubljana	0,32
3. Maribor	0,36
4. Koper	0,64

Data sources: Municipal services

Notes: Data for Slovenia is an average price for household use. Price for industrial use is different.

## MODULE 3. Transport

### MODAL SPLIT - Indicator 11

<b>Indicator 11- Modal split</b>							
Proportion of work trips undertaken by							
	a. Private car	b. Train or tram	c. Bus or minibus	d. Motorcy cle	e. Bycycle	f. Walking	g Other
<b>1 - Slovenia (national)</b>	36,1	2,2	33,3	1,4	26,5*		0,5
<b>2 - Ljubljana</b>	35,4	0,3	44,1	0,4	19,3*		0,5
<b>3 - Maribor</b>	36,0	1,0	40,0	1,0	2,0	19,0	1,0
<b>4 - Koper</b>	71,9	-	7,6	1,4	0,5	18,2	0,4

Data sources: Statistical Office of the Republic of Slovenia, Results of surveys no.617;

Data provided by Municipal offices

Note: \* Walking and bicycle segregated

### TRAVEL TIME - Indicator 12

<b>Indicator 12: Travel time (in minutes)</b>	
Defined as the average time in minutes for a work trip	
<b>1. Slovenia ( National)</b>	24
<b>2. Ljubljana</b>	22
<b>3. Maribor</b>	28
<b>4. Koper</b>	15

Data sources: Statistical Office of the Republic of Slovenia, Results of surveys no.617;

Data provided by Municipal offices

### EXPENDITURE ON ROAD INFRASTRUCTURE - Indicator 13

<b>Indicator 13: Expenditure on road infrastructure ( in USD per capita)</b>	
Defined as the per-capita expenditure in US dollars on roads (three year average)	
<b>1. Slovenia ( National)</b>	80,28
<b>2. Ljubljana</b>	48,80
<b>3. Maribor</b>	30,47
<b>4. Koper</b>	37,73

Data sources: Statistical office of Republic of Slovenia; Directorate of the Republic of Slovenia for Roads

Notes: Figure for Slovenia includes, highways, magistral and regional roads, figures for cities include only municipal road infrastructure

### AUTOMOBILE OWNERSHIP- Indicator 14

<b>Indicator 14: Automobile ownership</b>	
Defined as the ratio of automobiles to 1000 population	
<b>1. Slovenia ( National)</b>	350
<b>2. Ljubljana</b>	416
<b>3. Maribor</b>	337
<b>4. Koper</b>	443

Data sources: Ministry of the Interior, Information and Telecommunications Service

## MODULE 4. Environmental management

### PERCENTAGE OF WASTEWATER TREATED - Indicator 15

<b>Indicator 15: Percentage of wastewater treated (%)</b>	
Defined as per cent of all wastewater undergoing some form of treatment	
1. Slovenia ( National)	NAV
2. Ljubljana	98
3. Maribor	20
4. Koper	68

Data sources: Municipal services

### SOLID WASTE GENERATED - Indicator 16

<b>Indicator 16: Solid waste generated</b>		
Defined as solid waste generated per person, in cubic meters and tonnes per annum		
	m <sup>3</sup>	tonnes
1. Slovenia ( National)	1,9	0,5
2. Ljubljana	2,1	0,6
3. Maribor	2,3	0,5
4. Koper	1,9	0,5

Data sources: Ministry for the Environment and Physical Planning , Environment report 1995

### DISPOSAL METHODS FOR SOLID WASTE - Indicator 17

<b>Indicator 17: Disposal methods for solid waste</b>					
Proportion of solid wastes by weight disposed to					
	a. Sanitary landfill	b. Recycled	c. Open dump	d. Incinerated	e: Other
1. Slovenia ( National)					
2. Ljubljana					
3. Maribor	70	15	10	1	4
4. Koper	94	6	-	-	-

### REGULAR SOLID WASTE COLLECTION - Indicator 18

<b>Indicator 18: Regular solid waste collection</b>	
Defined as proportion of households enjoying regular waste collections	
1. Slovenia ( National)	75,0 %
2. Ljubljana	99,3 %
3. Maribor	90,0 %
4. Koper	80,0 %

Median number of times per month waste is collected:

Data sources: Municipal offices

## HOUSING DESTROYED - Indicator 19

Indicator 19: Housing destroyed	
Defined as proportion of housing stock destroyed per thousand by natural or man made disastres over past ten years	
1. Slovenia (National)	0,06 %
2. Ljubljana	NAV
3. Maribor	NAV
4. Koper	NAV

Data sources: Statistical Office of the Republic of Slovenia, Statistical Yearbook 1994

## MODULE 5. Local Governement

### MAJOR SOURCES OF INCOME - Indicator 20

#### Local government per capita income - Indicator 20.1

Indicator 20.1: Local government per capita income	
Defined as total local government sources of funds in US dollars annually, both capital and recurrent, for the metropolitan area, divided by population (three year average).	
1. Slovenia (National)	336,20
2. Ljubljana	365,00
3. Maribor	276,00
4. Koper	324,00

Data sources: Statistical Office of the Republic of Slovenia, Local authorities budgets

Notes: Data refers to year 1993.

#### Sources of income - Indicator 20.2

Indicator 20.2: Sources of income						
	a. Taxes	b. User Charges	c. Other own source income	d. Transfers from higher levels of government	e. Borrowings	f. Other
1. Ljubljana	72,4	-	12,6	15,0	-	-
2. Maribor	68,0	5,0	4,0	19,0	3,0	1,0
3. Koper	60,3	1,8	19,9	10,0	6,1	1,9

Data sources: Municipal offices

Notes: Data refers to 1993



## PER-CAPITA CAPITAL EXPENDITURE - Indicator 21

<b>Indicator 21: Per-capita capital expenditure (USD)</b>	
Defined as the capital expenditure in US dollars per person, by all local government in the metropolitan area, averaged over the last three years	
1. Slovenia (national)	191,73
2. Slovenia (local)	44,38
3. Ljubljana	74,00
4. Maribor	23,59
5. Koper	129,29

**Data sources:** Statistical Office of the Republic of Slovenia , Statistical Yearbook 1994, Municipal Budgets, Ministry of Transport and Communications, Directorate of the RS for Roads

**Notes:** Slovenia( national ) in: highways, regional and magistral roads, railways, sea transport, air transport , telecommunications and average local expenditure p.capita.

Slovenia (local) includes expenditure in: water supply of settlements, outlet of waste and precipitation waters maintaining of cleanliness in settlements, arranging public green areas and childrens playgrounds, arranging public parkings and (local) roads, public electric lighting, public transport, arranging cemeteries and funeral activities, public market halls and fairgrounds, chimney sweeping service, maintenance of streets, squares roads and semaphore sytems , other community service activities.

## DEBT SERVICE CHARGE - Indicator 22

<b>Indicator 22: Debt service charge (%)</b>	
Total principal and interest repaid, including bond maturations, as a fraction of total expenditure by local governments	
1. Ljubljana	0,8
2. Maribor	3,0
3. Koper	8,5

**Data sources:** Local authorities

## LOCAL GOVERNMENT EMPLOYEES - Indicator 23

<b>Indicator 23: Local government employees</b>	
Defined as total government employees per 1000 population	
1. Slovenia (National)	5,6
2. Ljubljana	3,1
3. Maribor	3,1
4. Koper	2,8

**Data sources:** Statistical Office of the Republic of Slovenia , Local authorities.

**Notes:** Data refers to 1993

Slovenia (national) - Figure is calculated on the average of all local government employees and does not include state government employees.

## WAGES IN THE BUDGET - Indicator 24

<b>Indicator 24: Wages in the budget</b>	
Defined as proportion of recurrent expenditure spent on wage costs	
1. Slovenia (National)	13,0
2. Ljubljana	43,8
3. Maribor	37,0
4. Koper	9,1

Data sources: Statistical Office of the Republic of Slovenia and Municipal budgets.

Notes: Slovenia (national) includes government employees.

## CONTRACTED RECURRENT EXPENDITURE RATIO - Indicator 25

<b>Indicator 25: Contracted recurrent expenditure ratio</b>	
Defined as the proportion of recurrent expenditure spent on contracted activity	
1. Ljubljana	3 %
2. Maribor	2 %
3. Koper	3 %

Data sources: Municipal authorities.

Notes: Values are estimated.

## REGULATORY AUDIT

### GOVERNMENT LEVEL PROVIDING SERVICES - Indicator 26

<b>Indicator 26: Government level providing services</b>	<b>Public</b>			<b>Other</b>	
	<b>Local government</b>	<b>National government</b>	<b>State/regional</b>	<b>Semi public</b>	<b>Private</b>
water	X				
sewerage	X				
refuse collection	X	X		X	
electricity		X		X	
telephone	X	X		X	
public or mass transport	X			X	X
emergency fire/ambulance	X	X		X	X
education	X	X			X
health care	X	X			X
public housing	X				
recreation/sport facilities	X	X		X	X

**CONTROL BY HIGHER LEVELS OF GOVERNMENT - Indicator 27**

<b>Indicator 27 : Control by higher levels of government</b>			
<b>A. Can higher levels of government (national, state/ provincial).</b>			
A.1.	Close the local government (e.g. appoint new administrator, or a new council, call new elections?	no	
A.2.	Remove councillors from office?	all	some: X
<b>B. Can the local government, without permission from higher governments..</b>			
B.1.	Set local tax levels?	all	some: X
B.2.	Set user charges for services?	all	some: X
B.3.	Borrow funds?	within limits	
C.	Is the amount of fund transfers from higher governments known in advance of the local budget setting process?	All	Some: 30%*

**Data sources:** Legislation regarding local government and financing of local government and taxation.

**Notes:** \*Due to regulations regarding financing of local authorities 30 % of income taxes collected is returned to the local government budget.

## 6.3. PART C. HOUSING INDICATORS

### MODULE 6 AFFORDABLE AND ADEQUATE HOUSING

#### HOUSE PRICE TO INCOME RATIO - Indicator H1

<b>Indicator H1:HOUSE PRICE TO INCOME RATIO</b>	
Defined as the ratio of the median free-market price of a dwelling unit and the median household income.	
1. Slovenia ( National)	~ 7

	Median house price (USD)	Median annual house price(USD)
1. Slovenia (National)	~ 63.000,00	~ 9.100,00

**Data sources:** Statistical Office of the Republic of Slovenia

**Notes:** No data on median housing prices exist. Otherwise, real estate prices are denominated in DEM; these prices have remained stable for quite some time. Since the Slovene tolar has been appreciating vis-a-vis the D-mark, i.e. the exchange rate has not followed the domestic inflation and nominal wage increases and housing has thus become more "affordable".

Median annual household income in 1993 was 1,032 thousand Slovene tolar (source: 1993 Statistical office of Slovenia, Household expenditure survey). This amounted to some 9.100,00 USD. Taking 900 USD per square meter as median price, and a 70 square meter apartment as "typical", the price of such an apartment would be 63.000 USD or some 7 annual incomes of the median household.

#### . HOUSE RENT TO INCOME RATIO -Indicator H2

<b>Indicator H2:HOUSE RENT TO INCOME RATIO</b>		
Defined as the ratio of the median annual rent of a dwelling unit and the median household income of renters		
	Private ( uncontrolled rent )	Public ( state controlled rent)
Slovenia ( National)	0,327	0,046

**Data sources:** Statistical Office of the Republic of Slovenia, Statistical Yearbook 1994, Ministry of Environment and Physical Planning, (unformal enquiry).

**Notes:** Data refers to 1993, Data does not include other expenses (water supply, heating electricity, etc.)

	Uncontrolled	Controlled
Median annual rent (USD)	3624,00*	507,25*
Median annual renter household income (USD)	11092,00 **	11092,00 **

**Notes:** \*No concise data on median rent is available. Given data refers to average dwelling in public owned stock. Data for uncontrolled sector are based on informal enquiry.

\*\*Instead of median income of the renter overall average is used.

#### FLOOR AREA PER PERSON - Indicator H3

<b>Indicator H3: Floor area per person</b>	
Defined as the median floor area per person in square meters	
Slovenia ( national)	23 m <sup>2</sup>

**Data sources:** Statistical Office of the Republic of Slovenia

**Notes:** Average floor area per person is given.

## PERMANENT STRUCTURES - Indicator H4

<b>Indicator H4: Permanent structures</b> Defined as the percentage of dwelling units which are likely to last twenty years or more given normal maintenance and repair, taking into account locational and environmental hazards.	
Slovenia ( national)	99,9 %

Notes: In the Republic of Slovenia there is no temporary housing structures except about 650 dwelling units.

## HOUSING IN COMPLIANCE - Indicator H5

<b>Indicator H5: Housing in compliance</b> Defined as the percentage of the total housing stock in the urban area which is in compliance with current regulations (authorised housing)	
Slovenia ( national)	99,0 %

Data sources: Ministry of the Environment and Physical Planning

Notes: In the Republic of the Slovenia there is about 10.000 units built without building permission.

## MODULE 7 - HOUSING PROVISION

### LAND DEVELOPMENT MULTIPLIER - Indicator H6

<b>Indicator H6: Land development multiplier</b> Defined as the ratio between the median land price of a developed plot at the urban fringe in a typical subdivision and the median price of raw, undeveloped land in an area currently being developed (i.e. with planning permission).	
Cities average	0,46 - 0,56

Data sources: Municipal land funds.

Notes: Value is estimated from different data sources.

### INFRASTRUCTURE EXPENDITURE -Indicator H7

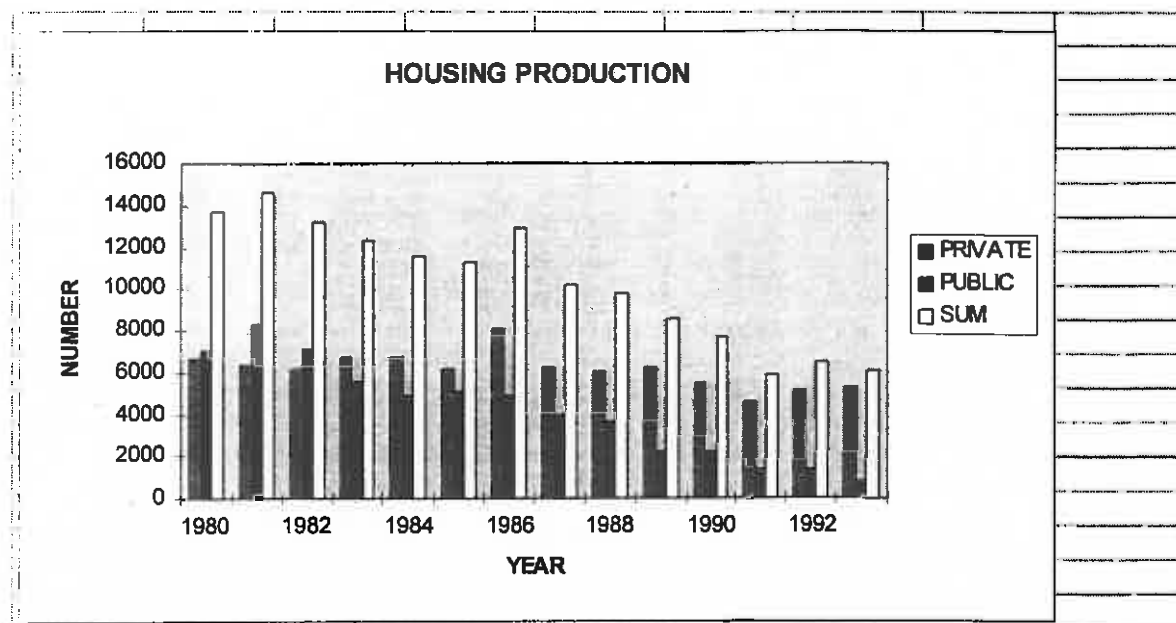
<b>Indicator H7: Infrastructure expenditure</b> Defined as the ratio of total expenditures in USD by all levels of government on infrastructure services during the current year, and the urban population.			
	Local	National**	Total
1. Slovenia	42,09*	169,93	212,02
2. Ljubljana	85,53	169,93	255,46
3. Maribor	21,00	169,93	190,93
4. Koper	154,46	169,93	394,39

Data sources: Data refers to 1994.

Statistical Office of the Republic of Slovenia-Statistical Yearbook 1994, Ministry of Transport and Communications, Directorate of the RS for Roads, Telecom of Slovenia.

Notes: \* Local includes average expenditure per capita in all slovenian municipalities in: water supply of settlements, outlet of waste and precipitation waters maintaining of cleanliness in settlements, arranging public green areas and childrens playgrounds, arranging public parkings and (local) roads, public electric lighting, public transport, arranging cemeteries and funeral activities, public market halls and fairgrounds, chimney sweeping service, maintenance of streets, squares roads and semaphore sytems , other community service activities,

\*\*National :Includes average investments in highways, regional and magistral roads, railways, sea transport, air transport , telecommunications p.capita.



#### HOUSING INVESTMENT - Indicator H10

**Indicator H10 : Housing investment**

Defined as the total investment in housing as a percentage of GDP.

Slovenia (national)	3,6 %
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Data sources: Statistical Office of the Republic of Slovenia .

Notes : Data refers to 1994. For Local level data not available.



**REPUBLIC OF SLOVENIA**

**PRELIMINARY NATIONAL REPORT  
TO THE UNITED NATIONS CONFERENCE  
ON HUMAN SETTLEMENTS  
(HABITAT II)**

**MINISTRY OF THE ENVIRONMENT  
AND PHYSICAL PLANNING**

**Working group Habitat II**

April 1995

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## **1. SLOVENIA - A NEW EUROPEAN COUNTRY**

Slovenia is one of the youngest European countries. The decision for an independent existence within a sovereign state was made by a referendum on 23 December 1990. More than 80% of voters opted for the fulfilment of the centuries-old aspirations of the Slovenian nation for an independent state in which the Slovenian people could stand side by side with other European nations with which culturally and civilisationally they undoubtedly belonged. On the basis of the rights to self-determination provided by the International Agreement on Citizenship and Political Rights\*, the link with the Socialist Federal Republic of Yugoslavia was severed. On 25 June 1991, the National Assembly of the Republic of Slovenia passed the Basic Constitutional Document on the Independence and Sovereignty of the Republic of Slovenia and six months later, on 23 December 1991, a new Slovenian Constitution was adopted. In January 1992 Slovenia gained international recognition as a sovereign and independent state, and became a member of the UN in May 1992.

### *1.1 Basic geographic characteristics*

Slovenia is located in the region dividing Central and Eastern Europe. It borders Italy to the West, Austria to the North, Hungary to the East, and Croatia to the South and East. Its short coastline of 46 km provides access to the Adriatic and on to the Mediterranean. Geographically, Slovenia is a distinct transitional area between the Alpine, Pannonian and Mediterranean climates, and throughout history formed an important communicational, cultural and geographic crossroads, known as the East-West Gateway Under the Alps.

From a geographic perspective, Slovenia is a very heterogeneous country. The landscape is dominated by mountainous alpine and pre-alpine terrain, with numerous valleys and ravines, and there is also a smaller area of flat terrain. The major part of the flat and rolling terrain is found in the sub-pannonian region. Slovenia has an area of 20,256 km<sup>2</sup>, more than half of which is covered by forests and only 10% of which is agricultural land. The variety of geographical formations is also reflected in the development and structure of its economy, the population distribution, the types of settlements and architecture present, and the polycentric development of Slovenia as a whole.

The significance of Slovenia's geographic location is also found in the numerous traffic routes which connect the countries of the European Union with Eastern European countries, the Balkans and the Middle East. Following the upheaval in Eastern Europe, the communications

axis between East and West is growing in importance - the shortest route from Milan to Budapest runs across Slovenia. Slovenia's importance as a hub for traffic routes is also increased by the Port of Koper, not just an important port for Slovenia, but also for neighbouring areas such as Austria, Hungary, the Czech Republic and southern Germany.

Ljubljana is the capital of Slovenia, and has a population of approximately 300,000. The second city is Maribor, which has more than 100,000 inhabitants. In addition, there are also twelve towns with more than 10,000 inhabitants and twenty towns with more than 5,000 inhabitants, as well as 21 other sizeable settlements with less than 5,000 inhabitants. The total population of Slovenia is just under two million, of which three-quarters live in 50 cities and towns.

### *1.2. Characteristics of economic development*

During the past five years, the Slovenian economy has been undergoing extensive restructuring due to the process of transition from a socialist planned economy to a market economy, and the disintegration of Yugoslavia which resulted in the loss of almost half of its former markets. Due to the continuing war and the economic embargo, its exports to former Yugoslav republics are now only 10% of their previous volume. One of the most severe effects of the above changes is the relatively high level of unemployment which according to ILO standards reached 9.1% in 1993. During the previous four years the working population has decreased by 13%.

Nevertheless, there has been a significant improvement in the economic situation in the last two years. Industrial production is growing, the currency is stable and GNP grew by 1% over 1993. According to the Statistical Office, Slovenia's GNP in 1993 was almost US\$ 12 billion, that is US\$ 6,015 per capita. Among the 196 countries in the world, Slovenia ranks 150th according to its surface area, 139th according to its population and 42nd according to its GNP.

In terms of the per capita income and the structure of its economy, Slovenia is an industrialised, semi-developed country. In 1993, agriculture accounted for 5% of GNP, industry and manufacturing accounted for 37%, whilst services contributed 58% of added value. General consumption represented 57% of the social product, government spending 23% and investments 19%. The lack of capital is hindering the initiation of the new investment cycle essential to the restructuring of production. A substantial expansion of the small business sector has occurred since 1990. The number of private

companies now exceeds 40,000, although the majority of these are small businesses. The process of privatisation of most of the former state-owned companies is now in its final phase.

### *1.3 Demographic characteristics*

At the end of December 1993, Slovenia's population was 1,989,408. With an average population density of 97 inhabitants per km<sup>2</sup>, Slovenia is a relatively densely populated country. A major characteristic is the wide dispersion of population amongst almost 6000 settlements. Such a distribution has been caused by geographic characteristics, historical development and a policy of harmonious regional development based on a polycentric concept of urbanisation. Through the encouragement of investment in economic infrastructure, public administration and economic development in the last 30 years, the latter factor has been the most significant in the prevention of excessive concentration of population within urban areas. This concentration is nevertheless still relatively high, as a fifth of the total population live in towns with over 20,000 inhabitants.

The demographic characteristics of Slovenia are similar to the trends in developed European countries. The birth and death rates are decreasing, and have reached a point at which natural population growth is threatened. In 1993 Slovenia for the first time recorded a negative natural population growth. The unfavourable age distribution of the population, whereby the proportion of those over 64 years of age is in excess of 11.7% and the proportion of those under 14 is 26.7%, is causing concern over future population growth in Slovenia. A continuation of this trend could have repercussion on the future development of Slovenia. The question of how growth is to be maintained with an appropriate age distribution of the population in Slovenia needs to be addressed. It can be expected that the comparative lack of size of the working population in relation to the population of old-age pensioners will create increasing economic and social problems. Even the immediate adoption of a stimulative demographic policy could not provide Slovenia with a substantially higher birth rate before the end of the century, which means that in order to preserve an appropriate population age distribution, sensible immigration policies will have to be adopted.

Although the territory of Slovenia has in the past been administered by different political systems, it has nevertheless remained ethnically homogenous. During the 1991 census only 12% of the inhabitants of Slovenia proclaimed themselves as not being of Slovenian nationality.

## 2. TYPES OF POPULATED AREAS

In respect of characteristics of demographic processes, three types of populated area can be defined for Slovenia: a) urbanised areas (areas of concentrated population, less than 3% agricultural); b) transitional areas (areas of moderate population growth, intensive daily migration, urbanisation of settlements); and c) peripheral areas (dominated by older inhabitants, depopulation, declining cultural landscape).

Type	surface area in %	% of population	population density/km <sup>2</sup>
a)	16.2%	59.3%	355.0
b)	52.3%	29.9%	53.4
c)	31.5%	10.8%	32.6

The distribution of the population during the past ten years was dominated by the process of suburbanisation, by which population concentrated within the wider areas of large and medium-sized urban centres. The analysis of the concentration of population with regard to distance from the centres of smaller and larger gravitational regions shows that approximately 1,230,000 people or 62% of the total population of Slovenia live within a radius of 2 km from the centre of a smaller gravitational region (the level of more significant local centres); 23% of the total population live between 2 and 5 km of such centres, and 15% at a distance of more than 5 km.

For the 2 km circle around the centres the population growth index is 111, for 2 to 5 km zone the index is 105 and for the zone outside a 5 km radius it is 104.

Around 95 settlements are centres of larger gravitational regions, including all the municipal centres and some of the more important employment centres. Some 81% of all the inhabitants of Slovenia reside within a radius of 10 km from such centres; 18% reside within zones between 10 and 25 km and only 1% of the total population or 14,750 inhabitants reside at a distance of more than 25 km. Areas surrounding the larger gravitational centres are also characterised by population growth - the index for the period between 1981 and 1988 for areas within a 10 km radius was 110, and was 104 for the zone between 10 and 25 km. In those areas outside a radius of 25 km from the centres of larger gravitational regions the number of inhabitants has stagnated.

The number of inhabitants is decreasing in 40% of Slovenian settlements and is stagnant in 20% of them. Although the problem of rural depopulation and thus the erosion of the cultural landscape has not been fully resolved, there are indications that the situation is improving. The proportion of settlements in which the population is falling has dropped below 50% in all regions around Slovenia with the exception of the Posavje region. This fall below 50% is more of a symbolic nature in the Goriška, Kraško-Notranjska, Dolenjska and Pomurska regions (the proportions for these regions range between 46.2% and 48.7%). In the Coastal-Karst region this proportion is 42.9%, and is below 40% for all other regions. The most favourable situation is in the Gorenjska region in which population is falling in only 27.7% of settlements, and growing in more than 50%. The population is also growing in more than 50% of settlements in the Ljubljana region. The greatest change occurred in the Coastal-Karst region, in which the population had previously grown only in settlements located in a narrow coastal belt and around some of the more important traffic corridors. At present people are beginning to move from the overpopulated and in other ways congested coastal belt back to the sparsely populated inland areas. The other two western regions of Slovenia (the Kraško-Notranjska and Goriška regions) have not experienced such great changes, although compared to previous periods there are fewer settlements in which the population is falling and more in which the population is growing. The situation is least favourable in the Posavje region where the population is still falling in more than half of its settlements, and growing in less than 30%.

Slovenia is very much characterised by a watershed of population density at an altitude of 600 m above sea level. The number of inhabitants in areas over 600 m above sea level is continuing to decrease. This trend has weakened since 1981, but there is still a question of whether the intense rate of depopulation that occurred during previous periods has stopped, or whether these areas are demographically exhausted. Only 5% of Slovenia's total population resides within the 900 settlements above the altitude of 600 metres. Due to the long-term migration of younger people from these areas, they now have a very unfavourable age distribution, with a predominantly older population. With a lack of young people who could rejuvenate economic development, essential improvements for future development cannot be expected. However, there is a rapidly growing concentration of population within the belt between 200 and 400 metres above sea level in which 50% of the Slovenian settlements containing two-thirds of the total population of Slovenia are located.

Analysis of population and urban functions (embodying both employment and service functions) has revealed that with respect to higher level functions, Ljubljana and Maribor occupy a special position; second in rank are Celje and Koper; the third level includes centres of wider regional areas, such as Kranj, Nova Gorica, Novo Mesto and Trbovlje; the fourth level comprises centres of smaller regional areas, such as Murska Sobota, Ptuj, Slovenj Gradec, Velenje, Krško, Brežice, Kočevje, Postojna, Sežana and Jesenice while the fifth level comprises certain municipal centres which due to their location (distance from or proximity to larger regional centres) maintain uncharacteristically higher functions and includes Gornja Radgona, Domžale, Idrija, Tolmin, Ajdovščina, Ilirska Bistrica and Piran. A similar distribution of urban centres was also provided by cluster analysis based on various demographic and socio-economic parameters. On the basis of these analyses a simulation of trends characteristic of the development of these urban centres during the 80's was also performed. The results showed that in view of the relationships achieved between centres within the Slovenian urban system, the positions of the most important centres would not change. A noticeable trend was the sharp division between the development of Celje, Koper and Kranj on one side and Novo Mesto and Nova Gorica on the other. Significant progress was also predicted for some of the current administrative centres but this may have been an unrealistic expectation, particularly if the new local self-government system succeeds in promoting the development of a greater number of smaller centres, thus deepening the polarisation of the urban system, most notably in the strengthening of the more important regional centres.

### **3. FORMATION OF A NETWORK OF HUMAN SETTLEMENTS - REINFORCING POLYCENTRISM**

The polycentric concept is still the most appropriate approach to the demands of sustainable development of human settlements, increasingly environmentally-friendly physical planning and the assurance of an optimal network of public administrations through the directed allocation of public investment and the corresponding promotion of certain aspects of locational advantage within the different regions of Slovenia.

The basic approach to supplementing the polycentric network of urban centres is the establishment of inter-urban infrastructure which would enable the creation of an outwardly homogenous but well-structured economic environment for Slovenia, providing equal opportunities for interaction and competition within a wider economic area.

The polycentric concept will in the future allow the creation of specific zones, regions or areas which should enable the systematic solution of development issues at the level of functionally and developmentally balanced zones. In this respect individual regional centres, whilst at the same time representing support structure for the urban system, should in particular gain higher quality functions provided that the elements of the individual hierarchical levels are precisely defined. This will be especially relevant in the field of the organisation of public services, while the specificity of other service or production functions should be based on the demand and the capacities of the corresponding gravitational zones.

In view of the trends in Europe as a whole, any attempt to ensure the competitive abilities of Slovenian towns needs to focus development on the emerging urban agglomerations which, although to a much lesser extent than elsewhere in Europe, are now displaying the characteristics of metropolitan areas or centres of development. The projected development of these centres shall be ensured by the directed development of public service networks, locating administrative offices in these centres and organising them into town municipalities. An important function will be played by the distribution of the head offices of second-level government administrative bodies and the distribution of local self-government communities (municipalities) - wider local communities which should, as a rule, be located in these towns.

According to this concept of augmented polycentrism, and in view of the existing relatively high level of the functional capability of these centres, the present quality of public services should be maintained or improved. These towns or suburbs will become regional centres, and should also become regional administrative units at the second level of state administration. It would also be reasonable if they were treated as being equivalent to the wider communities of future local self-government communities.

In the future the focal point of development initiatives should be the strengthening of the three basic development centres within Slovenia, i.e. Ljubljana, Maribor and Koper, including the settlements in their surrounding areas with which they form larger urban agglomerations, and also towns located in the central development corridor of Slovenia (Celje). A more significant role in the future should also be given to Kranj, Nova Gorica, Novo Mesto and Murska Sobota, while among the present centres of smaller regions and municipalities, priority should be retained only by centres located within peripheral and transitory areas, such as Ptuj, Slovenj Gradec, Velenje, Krško, Trbovlje, Kamnik, Radovljica, Črnomelj, Kočevje, Sežana and Tolmin.

#### **4. DEFINING THE STRATEGY/CONCEPT OF HUMAN SETTLEMENTS DEVELOPMENT**

In Slovenia urban development is proceeding under conditions of an extremely widely-distributed population and a relatively low level of population growth. As a result and similarly to twenty years ago when the polycentric concept of urban development was first formulated, there is a difficult problem of how to create a strong decentralised network of urban centres and reverse the previous development tendencies which supported further expansion of the largest urban agglomerations. The current goal in designing an urban system in Slovenia is the establishment of a clearly recognisable strategy for the development of towns and centres to ensure quality integration for Slovenia, both within its own borders and as outwards into the Central European region.

Regardless of the likely course of future demographic development, there are at least three likely development scenarios with regard to demographic distribution, which can be briefly defined as:

- **the spontaneous option** - foresees the preservation of the current relationships between centres, which means further strengthening of Ljubljana or its city area/urban agglomeration, and thus deepening conflicts with other likely important centres (i.e., Maribor, Celje, Koper, Nova Gorica, Novo Mesto);
- **reinforced polycentrism** - adhering to the principle of providing equal living conditions for all the inhabitants of Slovenia, which with regard to the organisation of the network of higher level public services and in consideration of foreseen traffic infrastructure represents a commuting time of 30 minutes - the implementation of this model (with a minor correction to the one presently in use) could form a possible basis for structuring the system of human settlements.
- **urban village** - the extent of suburbanisation, which is already leading to rural-urbanisation, could, in view of the rapid implementation of modern communications technology, lead to demands for the continuation of this process, with an awareness that a higher quality of life is possible through living in individual houses equipped with urban public utilities and built within a preserved environment - a preserved rural landscape;



#### *4.1. Growth of urban centres*

Particular attention needs to be paid to directing the process of suburbanisation towards the formation of urban areas, principally those around the largest centres in Slovenia. Only in this way and through ensuring appropriate employment and living conditions can the exertion of uncontrolled pressure on rural areas which could hamper efforts at their revitalisation be prevented. This phase of rural-urbanisation, which in industrially developed countries followed the phase of suburbanisation, should now be partially transformed into a phase of reurbanisation (renewal of cities) through the revision and appropriate outlining of existing urban centres.

#### *4.2. The role of the network of public services*

The model of human settlements system can be defined on two levels: more specifically at the level of urban settlements, and with greater flexibility at the level of rural and suburban areas. In both cases the model is limited to the definition of functions with respect to the organisation of networks of public services.

#### *4.3 Preservation of the identity of the Slovenian landscape*

Urban planning shall consider the urban/architectural design characteristics of individual types of settlement as a basis for designing and preserving those elements which are vital to the preservation of the identity of the Slovenian landscape.

Despite the extensive regions that are structurally underdeveloped or demographically threatened, the European trends should be followed, with development directed into the emerging urban agglomerations which are already exhibiting the characteristics of regional or development centres, albeit to a much lesser extent than elsewhere in Europe.

#### *4.4 The role and significance of urban system planning with respect to the present population distribution in Slovenia*

The polycentric concept adopted 20 years ago was an attempt to implement a specific regional development policy whose measures, guidelines and recommendations were designed to influence the distribution of population and locations of commercial facilities and public services. This concept provided the basis for urban development on a national level in relation to the growth of urban areas, the

development of rural areas and the equal distribution of employment, supply and service functions over the entire territory of Slovenia.

The implementation of the polycentric concept was linked to the process of decentralisation of the administrative system (dissolution of districts) and the implementation of the new system of communes, which to a certain degree prevented the full realisation of a plan concerning the establishment of a network of 12 to 14 key development centres in Slovenia. The concept was deficient because it was imprecise in relation to the measures and means by which it was to be implemented, and because there was no clear definition of the relationships between the individual hierarchical levels of the urban centres. The concept was nevertheless responsible for the decentralisation of public services and other important sectors, such as, the health service, education and banking. The lack of precision with respect to the lower hierarchical levels and the growing independence of the municipalities resulted in the emergence of municipal polycentrism, in which the municipal centre became the primary centre. Attempts to establish cooperation between the municipalities often failed because of antagonisms between individual municipal leaders. The formal willingness of municipalities to strengthen the position of regional centres within the framework of inter-municipal cooperation raised a contradiction between polycentrism, as an intentional social intervention into the environment, and the extensive role of the municipalities, as the basic social and political communities, who often considered wider development issues from the point of view of local interests. The complexity of the socially-planned system that emphasised self-management enabled the municipalities to seal themselves within their own borders. Therefore, the absence of market principles has to a large extent contributed to a slow implementation of the polycentric concept.

To some extent the implementation of polycentrism was also hindered by the rejection of the conception of a "town" and before this the "market", which could have provided administrative/status support to the hierarchical organisation of urban centres. The slow implementation of the polycentric concept was undoubtedly also due to the poorly developed urban network within Slovenia. The predominance of small towns and the qualitatively insufficient degree to which higher ranked urban centres were equipped enabled the preservation of a largely undifferentiated and by its size inappropriately designed urban network.

#### *4.5 Present state of the urban system - analysis of the implementation of the polycentric concept of urban development*

Through the designation of regional centres (towns and suburbs) and the definition of regional centres as the most important locations for the development of production and service activities, the still valid long-term plan for the period 1986-2000 reiterated and only partially supplemented (centres bordering on demographically-threatened or underdeveloped regions) the foundations for designing elementary urban agglomerations in Slovenia. Again, it contained no provisions for the adoption of direct measures for strengthening the role of such urban centres.

In addition to its definition of the urban network, the plan foresaw a distribution of population to all remaining municipal centres representing the next most important level of development. Their development was to be most actively implemented in the less developed, demographically-threatened regions and border regions of Slovenia. Further distribution of population within the urban framework at the lower hierarchical levels was based on the growth of primary local centres and was promoted in special cases by allowing the urbanisation of class 1 agricultural land.

Regional centres in which economic and social activities are concentrated represent a supporting framework for infrastructure and functionally lower-ranking centres, particularly the municipal centres. Due to their administrative role, the municipal centres are a specified boundary for production and service activities, since certain service activities have been developed irrespective of the number of inhabitants living in these areas or their surroundings.

Consequently, the major orientation in the design of an urban system should be the supplementation of the medium and high levels of supply, with respect to which different development strategies were being adopted for individual centres. In some cases concerning smaller centres there was an excessive reliance on increasing industrialisation which resulted in a concentration of population while larger regional centres attempted to gain more significant roles within the framework of particular national functions (e.g. higher education, specialist health clinics, airports, etc.). In both instances the focus was on increasing the population concentration which during the last few years was also linked with a contraction of economic development, mostly associated with the more important urban centres during periods of crisis.

An important factor in the future development of the urban system will be the assimilation of extensive suburban areas into the urban agglomerations facilitating the formation of genuine regional centres within the framework of suburbs. The division of functions will be achieved through substantial improvement of internal communications (public transport) within these urban agglomerations. Such a policy will bring closer the achievement of urban agglomerations such that, although by number of inhabitants still not reaching the magnitude of mid-sized European cities, could nevertheless provide a quality and structure of supply that would reach a higher level than that being offered under the present conditions of dispersed supply.

In view of the territorial fragmentation of Slovenia, the polycentric concept is appropriate for the formation of optimally sized gravitational areas in individual parts of Slovenia. The relatively high number of urban settlements (23) included within this system does not however ensure the appropriate linkage with urban networks in neighbouring countries with spheres of influence spreading onto the territory of Slovenia. It would thus be advisable to redefine the concept of polycentrism, and as such orient it to the adaptation of internal relationships between urban centres (less high-ranking centres) in association with the urban networks in neighbouring countries. This is especially pertinent given the projected openness of Slovenia's borders, a major factor in Slovenia's closer association with Europe. In this regard the relevant urban planning models emerging within the framework of the European Union can be relied upon, particularly the model originating from the concept of "a Europe of regions", that is the model of cooperative cities/centres of European regions. This approach could be associated with either a deliberate strengthening of the existing hierarchy of centres in Slovenia - Ljubljana being the only national centre in relation to centres of neighbouring countries - or a reinforcement of cooperation between other important regional centres and their closest foci in neighbouring countries.

A precondition for such widening of the role of regional centres is the operationalisation of means for increasing the attractiveness of the locations of the centres. This can be achieved through the construction of improved infrastructure (roads, railways, telecommunications), the responsibility of the state, and through the promotion of a higher quality of services (diversification, higher level of supply) which is indirectly the responsibility of municipal authorities and which could be achieved through a more stimulative taxation policy.

## **5. HOUSING SITUATION**

### **5.1 INTRODUCTION**

The Republic of Slovenia is located on 20.256 sqkm with approximately 2,000.000 inhabitants living in 640.000 households. The housing stock consists of some more than 650.000 units, of which 30.000 are non-residential. The latter number includes holiday units, abandoned and deteriorated dwellings.

The average age of the housing stock is 37 years, 46 % of flats having been built after the year 1970. The average size of the so-called social rental stock (construction financed out of the public resources) amounts to approximately 53 sqm. The size of units built by the private investors resources amounts to 74 sqm.

In October 1991, before the new Housing Act was put into force, the rate between the number of owner-occupied units and social rental stock was 72% : 28% in favour of the ownership fund.

The Housing Act cancelled social renting thus giving opportunity to privatisation of the housing stock under the very favourable terms within two years. As the consequence, the ownership structure has changed and caused the present 88 % of the stock being in private property.

### **5.2. FINANCING OF NEW DWELLINGS BEFORE THE TRANSITION**

In the period before 1991 the construction of dwellings was financed by resources collected out of gross salaries of all employees in the Republic of Slovenia. The sum of various levies (taxes) collected for the construction of dwellings amounted to 6% of gross salaries.

A part of collected assets (2%) was used for the construction of social<sup>1</sup> renting. The rest was used for building of rental stock and favourable loans to purchase and build dwellings in the ownership of the citizens. Besides, loan terms were favourable due to inflation, which, in that period, was devaluating the debts.

In the period among 1980 and 1990, the range of collected resources as described above met the demands of 10.000 to 14.000 dwellings p.a., or 5 to 7 dwellings per 1000 inhabitants per year, which was above average in comparison with most of the European countries.

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<sup>1</sup>social housing stock means stock built for people with low income

### *5.3. ESTIMATION OF DWELLING CONSTRUCTION REQUIREMENTS*

On the basis of the present trends, demographic analyses and plans, we estimate that in the Republic of Slovenia it is necessary to provide approximately 10.000 dwelling units yearly, of which 20% would be dwellings for those with low income, 2000 to 2500 non-profit dwellings and 5000 to 5500 owner occupied.

### *5.4. ESTIMATION OF THE PRESENT FINANCING OF DWELLING REQUIREMENTS OF INHABITANTS*

In 1991 the new act on financing was introduced, excluding almost every (assigned) levy (tax), among them also those designated for housing, which by the time resulted in severe fall of dwelling construction, e.g. 6.000 units or 3 dwellings per 1000 inhabitants p.a. in the past few years.

The new Housing Act adopted in October 1991 set legal basis to repeal social renting in the housing sector. In relation to acquiring of the dwellings the Housing Act has introduced certain new institutions. It regulates the foundation of the Housing Fund of the Republic of Slovenia, enables the foundation of community (municipal) housing funds and non-profit housing organisations, which are founded in order to acquire rental non-profit dwellings. The Act introduces new classification of dwellings. Beside dwellings permanently occupied by the owners, rental stock is classified into non-profit units, rental dwellings for those with low income, company and similar dwellings and profit dwellings, depending on the rent price, rental period and the way of financing.

- Rental dwellings for those with low income - Communities are in charge to finance and let on lease- Rents are state-subsidised.
- Non-profit dwellings are in most cases in the ownership of communities and enterprises built in order to meet the requirements of their employees - Rents are regulated and are ,at the moment, bellow the level of economic rental price.
- Profit rental dwellings - The rent is established on the demand-and-offer basis.
- Company and similar dwellings - The owner is free to establish the rent.

On the basis of privatisation programme the sale of more than a half of previous rental stock has placed Slovenia right on the European top in comparison to the portion of owner occupied dwellings, which, on the other hand, have arisen few negative aspects. The portion of multi-owner dwelling buildings (condominium) impedes the control and maintenance of the buildings, as among new owners of dwellings there is a number of those, whose incomes are only sufficient to settle the basic ownership liabilities.

Communities are becoming the owners and by that the holders of financing of social renting, whereas the companies and other legal entities are financing company and similar dwellings. The acquiring of lease dwellings is to be financed by legal or private entities who are the owners thereof, whereas the citizens are to finance the acquisition of the owner occupations.

**The Housing Fund of the Republic of Slovenia** has been founded in order to bring into effect the **National Housing Programme** and to encourage the construction, reconstruction and maintenance of dwellings and house units. Among others tasks regulated by the Housing Act, the Fund has put up for competition of four loans. Total sum of all four competition amounted to SIT 4,500,000.000 (DEM 60.000.000), of which the total amount required amounted to SIT 21,450,000.000 (DEM 286,000.000). After all four competitions only a fair fifth of the necessary or required amounts were granted. The Fund has realised the invitation to loans for projects on special dwelling requirements designed for handicapped.

Up to the present, the basic source of financing of the Housing Fund of the Republic of Slovenia has been a 20 % portion of the purchase prices as a result of the privatisation, which has been exhausted after the privatisation programme was completed.

As it is explicitly regulated by the Housing Act the future operation of the Fund depends on resources provided by the state budget, especially in the period in which the Fund shall develop into capital solid and independent institution.

The financing of reconstruction and construction of dwellings shall require the presence of banks. With regard to the fact that the banking loan policy bases on the market principles, the investors shall have applied for the loans as little as possible by the time the extraordinary high interest rates of the Slovene trade banks will fall to

the reasonable rate. The current lowest interest rate for these kind of loans amounts to  $R^2+12\%$  at the obligatory 25% loan deposit.

Along with the extremely unfavourable interest rates and with regard to the low participation of the bank in financing of construction and reconstruction of dwellings, the influence also arises from the inadequate ratio between the average net monthly salary and the price of 1 sqm, which amounts to 1:1.5 to 1:3.

With regard to the shortage of the necessary financial resources the National housing programme, being in its preparatory stage, anticipates the foundation of special Housing Saving-banks, which shall offer favourable housing loans along with the state budget assistance and resources collected by the savers.

Community housing funds are being founded at the level of local authorities, which are taking over the leading role in conduction the housing policy at local level.

#### *5.5. LAND POLICY*

The proposal of the new Act on urban affairs and construction, which will include the present Act on construction sites, requires the foundation of local (municipal) real estate funds (land banks) in charge to acquire and manage the land .

Furnishing of construction sites will be further financed out of the permanent levy set for use and maintenance of infrastructure buildings and plants, lump-sum levy added to the costs of the obtained permits to interfere into the environment due to the necessary additional construction, or new construction of infrastructure facilities, as well as out of taxes and other levies regulated by other provisions. The proposal of the new Act excludes the payment of a lump-sum levy for the construction of non-profit dwellings and dwellings for those with low income.

#### *5.6 NATIONAL HOUSING PROGRAMME*

**The National Housing Programme** is being prepared in order to solve the housing problems within the period from 1995 to 2000, as in the previous years, due to the unfavourable economic situation

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<sup>2</sup>Interest rate consists of **R** -that is equal to inflation ratio plus 12% interest

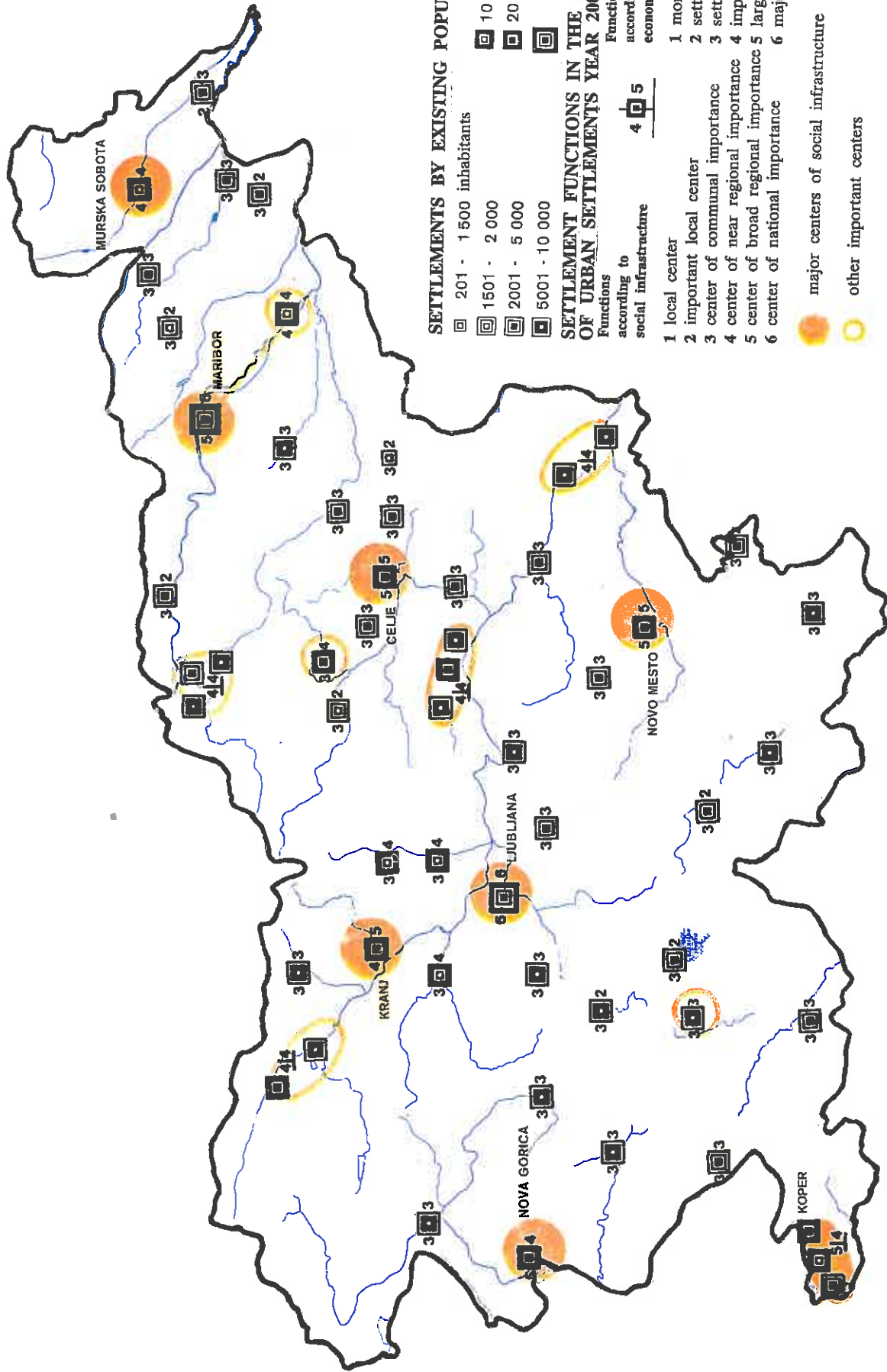


demands have not met the needs. The goals of the National Housing Programme are to regulate the following:

- To provide, at the state and community level, regular budget resources for housing sector and to encourage the acquiring of tenant non-profit dwellings and dwellings occupied by people with low income as well as owner occupied;
- To establish the rent policy in order to stimulate the development in the housing sector, most of all the construction of tenant dwellings;
- To establish non-profit housing associations in communities and regions and to secure definite benefits;
- To establish Councils for Tenants Rights and to ensure the communication with the Council for Tenants Rights of the Republic of Slovenia;
- To provide actual insight of tax agencies within the housing sector and to introduce accurate evidence of all property;
- To set the tax system in the position of stimulus of dwelling offers by establishing effective system in the field of real estate taxation, to ensure definite tax benefits to:
  - the owners, who let the dwellings on lease under the more favorable conditions,
  - the owners, who are repaying relevant loans,
  - the housing savers;
- To strictly follow regulations on repeal of architectonic and other impediments in housing construction and reconstruction
- To follow:
  - the requirements on minor neighbourhoods, which will be more thoroughly and adequately planned according to the human's criteria, along with the rational land use;
  - varied offer of dwelling types with the possibility of living of more generation in the same neighbourhood, taking into consideration architectonic and other details to ensure dwellings for senior citizens and handicapped;
  - construction of lower buildings in compliance with the characteristics of individual landscape, urban structures and design typology;
  - adequate selection of materials with regard to health and ecological integrity, safety and durability as well as rational use of energy and other natural sources.

# REPUBLIC OF SLOVENIA



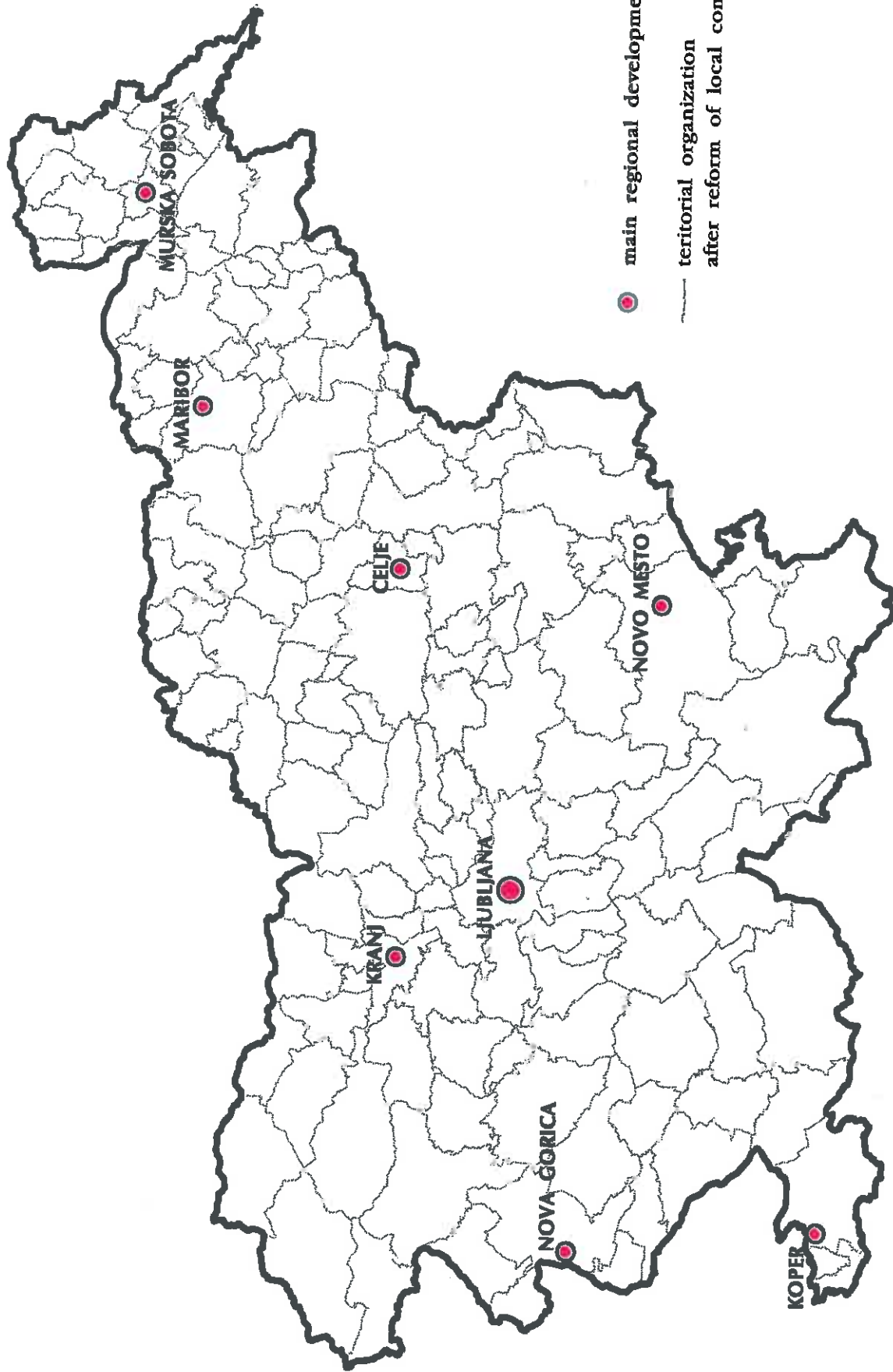


REPUBLIKA SLOVENE  
 UPRAVNO ZAVRSTILO IN PROJEKTOR  
 URAJ IN ZA PROJEKCIJSKO PLANIRANJE

Source: Long-term plan from the year 1986 to 2000, completed 1989

**SYSTEM OF URBAN SETTLEMENTS**  
**Long-term plan to the year 2000**

JUNIJ, 1995

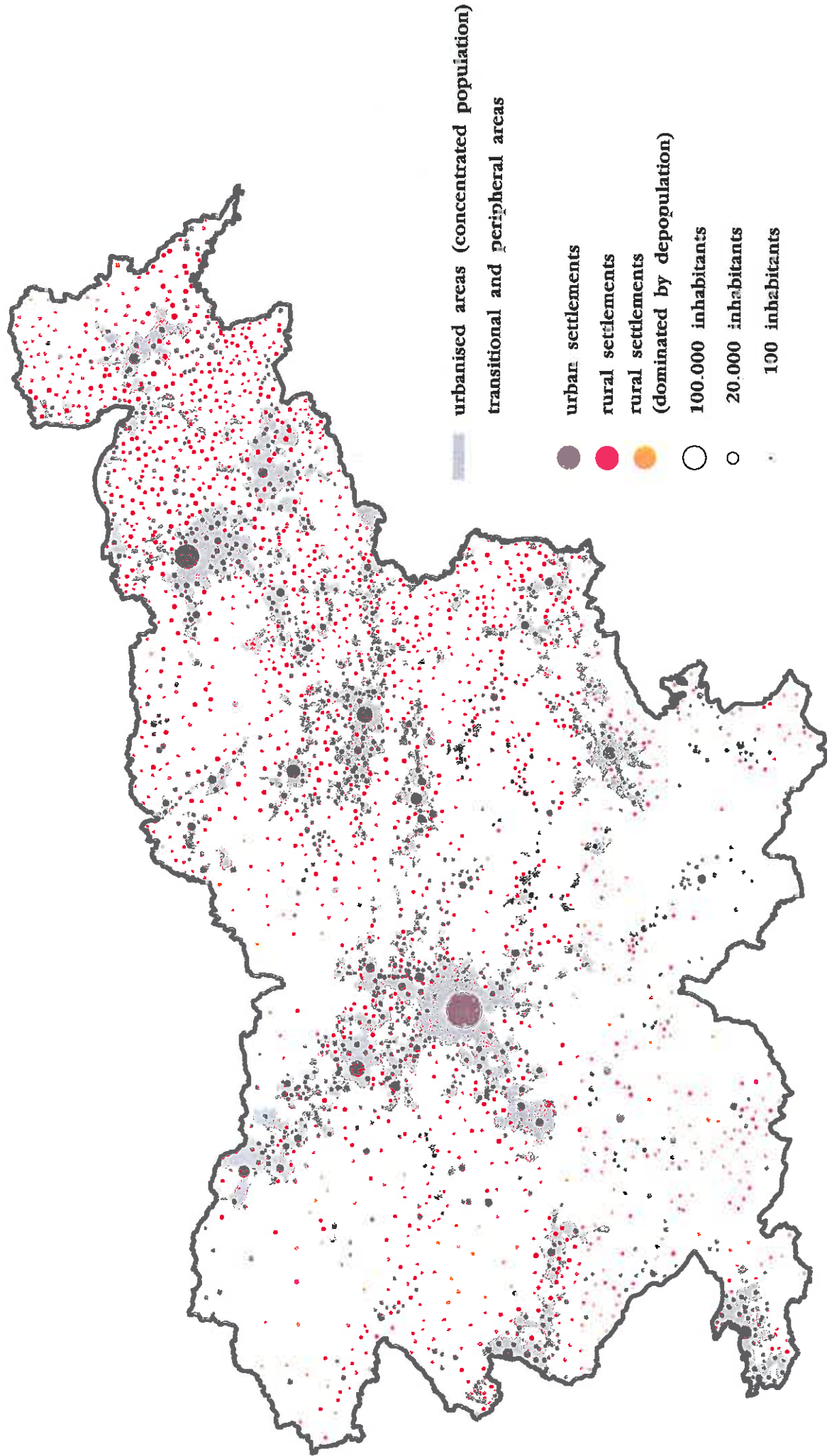


● main regional development centers

--- territorial organization

after reform of local communities in 1995





urbanised areas (concentrated population)

transitional and peripheral areas

urban settlements

rural settlements

rural settlements  
(dominated by depopulation)

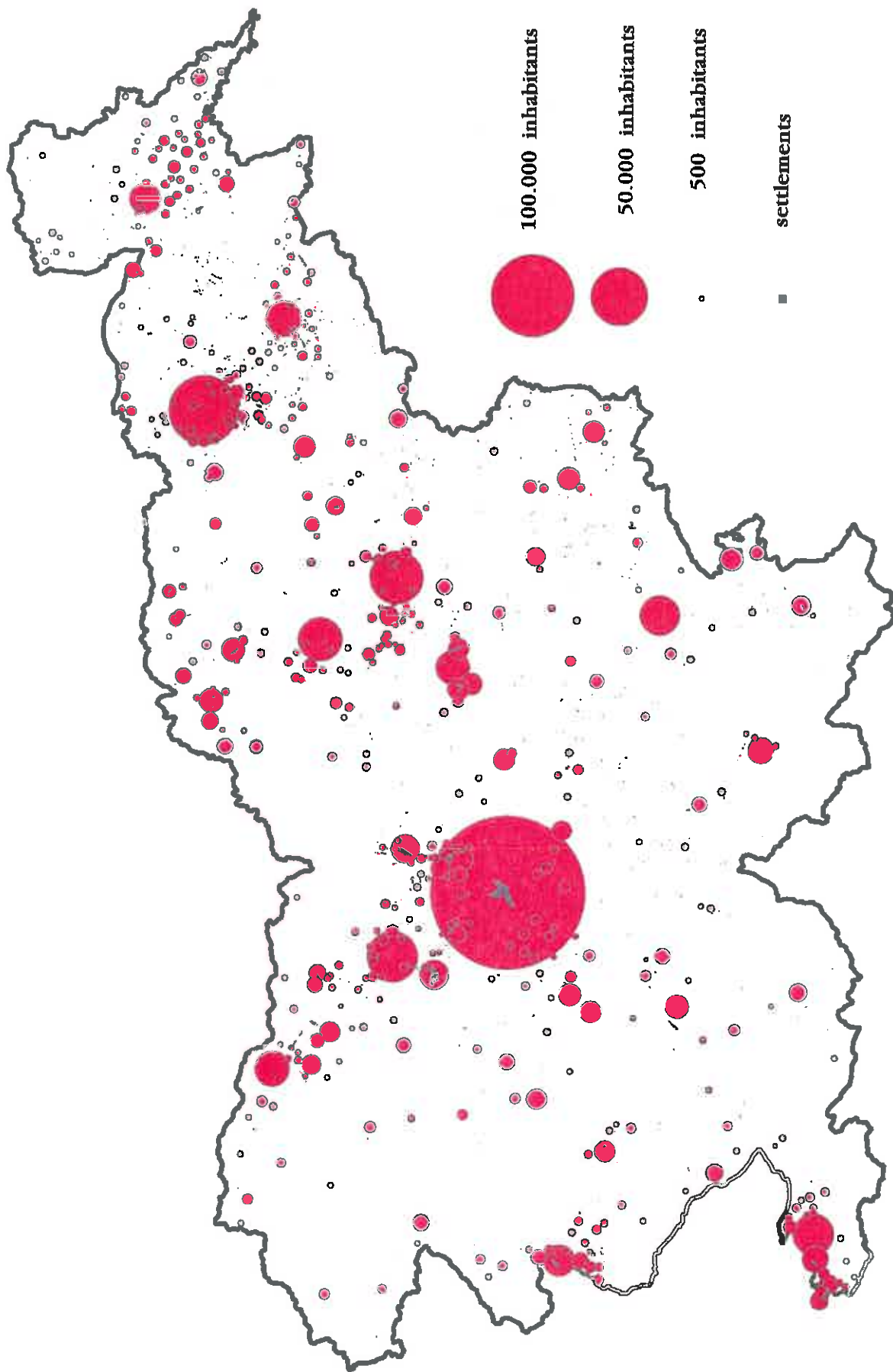
100.000 inhabitants

20.000 inhabitants

100 inhabitants

# TYPES OF POPULATED AREAS

JUNI, 1995



100.000 inhabitants

50.000 inhabitants

500 inhabitants

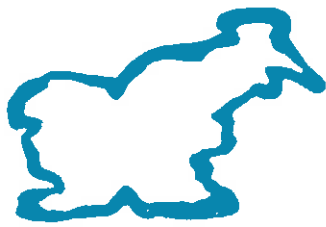
settlements

REPUBLIKA SLOVENIJE  
 MINISTRSTVO ZA OKOLJE IN PROSTOR  
 URAD IN ZA PROSTORSKO PLANIRANJE



**HUMAN SETTLEMENTS**

JUNIJ, 1995



# HABITAT II

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## SLOVENIA



The Second United Nations Conference on Human Settlements  
Istanbul  
3.-14. June 1996

OSNUTEK

# Slovenian National Report

## Part A



**Republic of Slovenia**  
National Committee Habitat II  
Ministry of the Environment and Physical Planning

December 1995

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## **PREFACE**

Slovenia is taking part in the efforts of the United Nations world-wide action for general sustainable and balanced development of cities and settlements as key bearers of development and progress. Administration and good functioning of cities and settlements connected in a unitary and co-operative urban system is also a major condition for successful development of Slovenia and all its areas. With the proclamation of an independent country and integration into Europe it is very important for Slovenia, to develop a settlement system in an economically efficient and socially, spatially and ecological balanced organism.

The Republic of Slovenia is therefore hastily preparing a policy on population settlement development within the framework of the strategy for spatial development in Slovenia (spatial plan of Slovenia), in connection to strategies of economic and social development, the national programme for environment protection, the national housing programme, national programme for the building of transport and other infrastructure etc. As a new country, Slovenia has already enforced basic laws on environment protection regulation, laws on the public sector and new systematic regulation of separate development sectors. There are new laws and regulations for the area of space management, housing properties and construction in the finishing stage of preparation. All city municipalities and other local communities, that prepare changes and supplements of the policy of spatial development and programme for apartment building and renovation, are involved in the efforts for sustainable development. Professional and research organisations, university institutions, economic organisations, non-government organisations and individuals are involved in these activities, too.

The Slovene national report is prepared according to recommendations of the UNCHS and the UN preparation committee for Habitat II. In the report we present development after the 1. world conference (Vancouver - 1976), the current state and problems as well as future policy with instruments and the activity programme for policy realisation in the area of settlement and housing economy. This is presented on the national level and separately for 3 important local communities of Slovenia: The city of Ljubljana, which is the country's centre and 2 important regional centres - The city of Maribor in north-east Slovenia and the city of Koper, that is also an important port for Central and Eastern Europe by the Adriatic sea.

The Slovene national report was prepared by the National committee Habitat II, that was nominated by the government of the Republic of Slovenia. Its members are minister of environment and physical planning (president of the committee), minister of foreign affairs, minister of economic relations and development, minister of labour, family and social affairs, minister of economic affairs, minister without portfolio - responsible for local self-government, mayors of city municipalities Ljubljana, Maribor and Koper, the dean of the University of Ljubljana, the dean of the University of Maribor, the national secretary at the Ministry of the environment and physical planning, the director of the Office for physical planning of the Republic of Slovenia, the director of the Statistical office of the Republic of Slovenia, representatives of non-government organisations, the Institute for Geography and a representative from the Urban institute of the Republic of

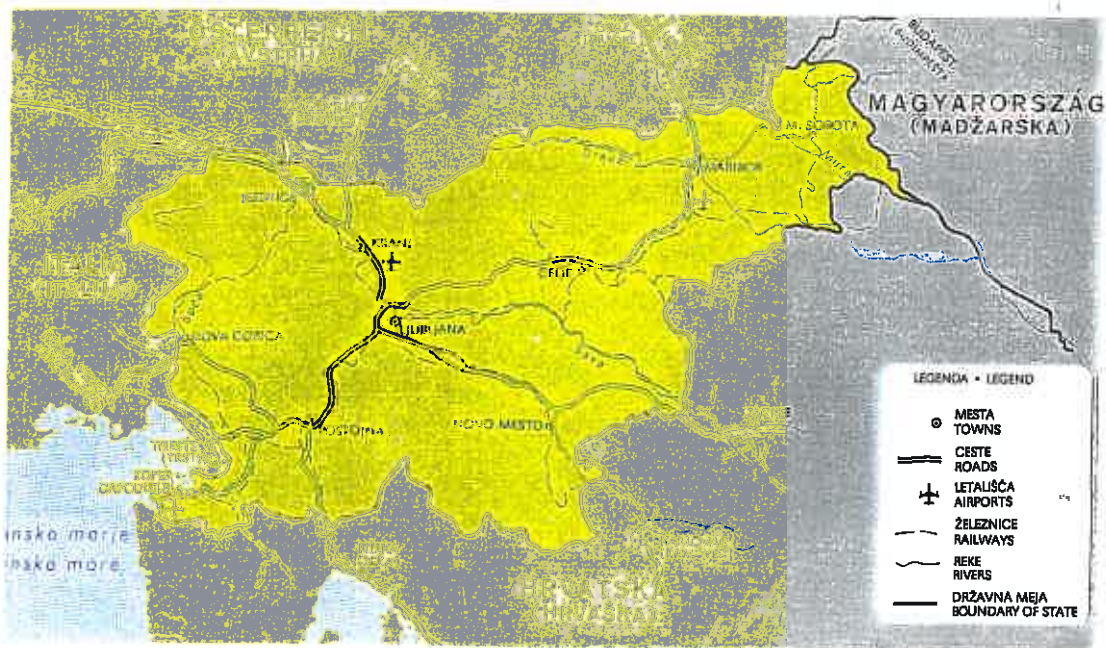
Slovenia. Operative work is being carried out by the Project committee Habitat II, its headquarters being the Office for Physical planning of the Republic of Slovenia at the Ministry for the environment and physical planning in co-operation with other government sectors, professional institutions, the University, representatives of non-government organisations and individual experts.

The National committee Habitat II will supplement this report and present it in its final stage till June 1996 to the Habitat II conference together with examples of the best practices for sustainable space management and development, construction and administration of cities and settlements in Slovenia.

Chairman of the National committee Habitat II

**Dr. Pavel GANTAR**  
**MINISTER OF ENVIRONMENT**  
**AND PHYSICAL PLANNING**

# Republic of Slovenia



## **2. REPUBLIC OF SLOVENIA**

### **Basic Geographic Characteristics**

Slovenia is a Central European country with ca 20.225 km<sup>2</sup> and population of 1.969.733 on 31.12.1994. It borders Italy to the West, Austria to the North, Hungary to the North-East, and Croatia to the South-East. Its short coastline of 46 km provides access to the Adriatic Sea. Geographically, Slovenia is a distinct transitional area between the Alpine, Pannonian and Mediterranean region. Throughout the history its territory has been an important transportation, cultural and geographic crossroads, known as the Ljubljana Gate.

The main routes from the European Union to the Balkans and to the Middle East pass through Slovenia. After the political changes in Eastern Europe, communications between the West and the East are gaining importance and the shortest link between Ukraine and Hungary on one hand and Italy, Southern France and Spain crosses Slovenia. The Slovenian Adriatic port of Koper is important not only for Slovenia but also for Austria, Hungary, the Czech Republic, Slovakia Republic and some other Central European Countries.

From a geographic perspective, Slovenia is a very heterogeneous country. The landscape is dominated by mountainous alpine and prealpine terrains, karst areas with numerous valleys and ravines, but there is also a smaller area of flat terrain. The coordinates of its geographical center are 46°07'N, 14°49'E (Greenwich). The major part of the flat and rolling terrain is found in the sub-pannonian region. More than half of Slovenia is covered by forests and only 10 % of its territory is agricultural land. The variety of geographical formations is also reflected in the development and structure of its economy, the distribution of the population the types of settlements and architecture as well as in the polycentric development of Slovenia as a whole. Ljubljana is the capital of Slovenia, and has a population of approximately 275.000. The second city is Maribor, which has more than 100.000 inhabitants. In addition, there are also twelve towns with more than 10.000 inhabitants and twenty towns with more than 5.000 inhabitants, as well as twentyone other sizeable settlements with less than 5.000 inhabitants. Three-quarters of the population of Slovenia is living in 50 cities and towns.

### **The Political System**

Slovenia is a Republic of parliamentary democracy with a Parliament consisting of the National Assembly (Državni zbor) and the National Council (Državni svet), the President of the Republic, the government, and with the independent Justice, headed by the Supreme Court. The Constitution also provides for the Constitutional Court and an Ombudsman. The constitution defines the Republic of Slovenia as a democratic republic, and as a legal and social state. The rule is in the hands of the people, the citizens implement their rule directly and through elections, according to the principle of dividing the power between the legislative, the executive and the judiciary authorities.

## **Economic Development**

During the past five years, the Slovenian economy has been undergoing extensive restructuring due to the process of transition from a socialist to a market economy, and following the disintegration of Yugoslavia which resulted in the loss of 40% of its former markets. Due to the wars and the economic embargo, to some of the former Yugoslav republics. Slovenian exports to these countries are now only 10 % of their previous volume. One of the most severe effects of these changes is the relatively high level of unemployment which according to ILO standards reached 9, 1 % in 1993. During the previous four years the working population has decreased by 13 %.

Nevertheless, there has been a significant improvement in the economic situation in the last two years. Industrial production is growing, the currency (tolar - SIT) is stable and GNP grew by 1 % over 1993, and gained status of international convertibility in 1995. Slovenia's GNP in 1993 was almost US\$ 12 billion, that is US\$ 6,015 per capita. Among the 196 countries in the world, Slovenia ranks 150th according to its surface area, 139th according to its population and 42 nd according to its GNP.

In terms of the per capita income and the structure of its economy, Slovenia is an industrialised, semi-developed country. In 1993, agriculture accounted for 5 % of GNP, industry and manufacturing accounted for 37%, whilst services contributed 58 % of added value. General consumption represented 57 % of the national product, government spending 23 % and investments 19 %. The lack of capital is hindering of the new investment cycle essential to the restructuring of production. A substantial expansion of the small business sector has occurred since 1990. The number of private companies now exceeds 40.000, and the majority of them are small businesses. The process of privatisation of most of the former state-owned companies is in its final phase.

## **Social Welfare System**

The constitution of Slovenia guarantees its citizens the right to social security and, at the same time, requires the state to ensure conditions for the operation of health, retirement, disability and other forms of compulsory insurance, as well as social protection for under privileged groups of population. The rights to social insurance are ensured for insurees and their family members through payments of the insurance fees for the loss of income due to illness, old age, death, disability and unemployment. A guaranteed minimum income is also ensured for the materially and socially endangered individuals and the social security system in Slovenia enables a higher quality of life for families and citizens, especially the elderly and the disabled. The level of social security has been relatively high in Slovenia ever so forth, that is why the main problem for the new country is to obtain greater and greater financial resources needed for its implementation and preservation.

## Demographic Characteristics

With an average population density of 97 inhabitants per km<sup>2</sup>, Slovenia is a relatively densely populated country. A major characteristic is the wide dispersion of population amongst almost 6000 settlements. Such a distribution is due to geographic characteristics, historical development and a policy of balanced regional development based on a polycentric concept of urbanisation. Through the encouragement of investment in economic infrastructure, public administration and economic development in the last 30 years, the polycentric development has been the most significant tool in the prevention of excessive concentration of population within urban areas. This concentration is nevertheless still relatively high, as one fifth of the total population live in towns with over 20.000 inhabitants.

The demographic characteristics of Slovenija are similar to trends in other developed European countries. The birth and death rates are decreasing, and have reached a point at which natural population growth is threatened. In 1993 Slovenia for the first time recorded a negative natural population growth. The unfavourable age distribution of the population, whereby the proportion of those over 64 years of age is in excess of 11.7 % and the proportion of those under 14 is 26,7 %, is causing concern over future population growth in Slovenia. A continuation of this particular trend could have repercussion on the future development of Slovenia. The question of how growth is to be maintained with an appropriate age distribution of the population in Slovenia, needs to be addressed. It can be expected that the comparative lack of size of the working population in relation to the population of old-age pensioners will create increasing economic and social problems. Even the immediate adoption of a stimulative demographic policy could not provide Slovenia with a substantially higher birth rate before the end of the century, which means that in order to preserve an appropriate population age and distribution, a sensible immigration policies will have to be adopted.

Although the territory of Slovenia has in the past been administered by different political systems, it has nevertheless remained widely ethnically homogenous. During the 1991 census only 12 % of the inhabitants of Slovenia proclaimed themselves as not being of Slovenian nationality.

## Types of Populated Areas

Evaluating demographic processes, three types of populated areas can be defined in Slovenia: a) urbanised areas (areas of concentrated population, less than 3 % agricultural); b) transitional areas (areas of moderate population growth, intensive daily migration, urbanisation of settlements); and c) peripheral areas (dominated by older inhabitants, depopulation, declining cultural landscape).

Type	surface area in %	% of population	population density/km <sup>2</sup>
a)	16.2 %	59.3 %	355.0
b)	52.3 %	29.9 %	53.4
c)	31.5 %	10.8 %	32.6

The distribution of the population during the past ten years was dominated by the process of suburbanisation, population concentrated within wider areas of a large and medium-sized urban centres. The analysis of the concentration of the population with regard to the distance from centres of a smaller and larger gravitational regions shows that approximately 1,230.000 people or 62 % of the total population of Slovenia live within the radius of 2 km from the centre of a smaller gravitational region (the level of more significant local centres); 23 % of the total population live between 2 and 5 km of such centres, and 15 % at a distance of more than 5 km.

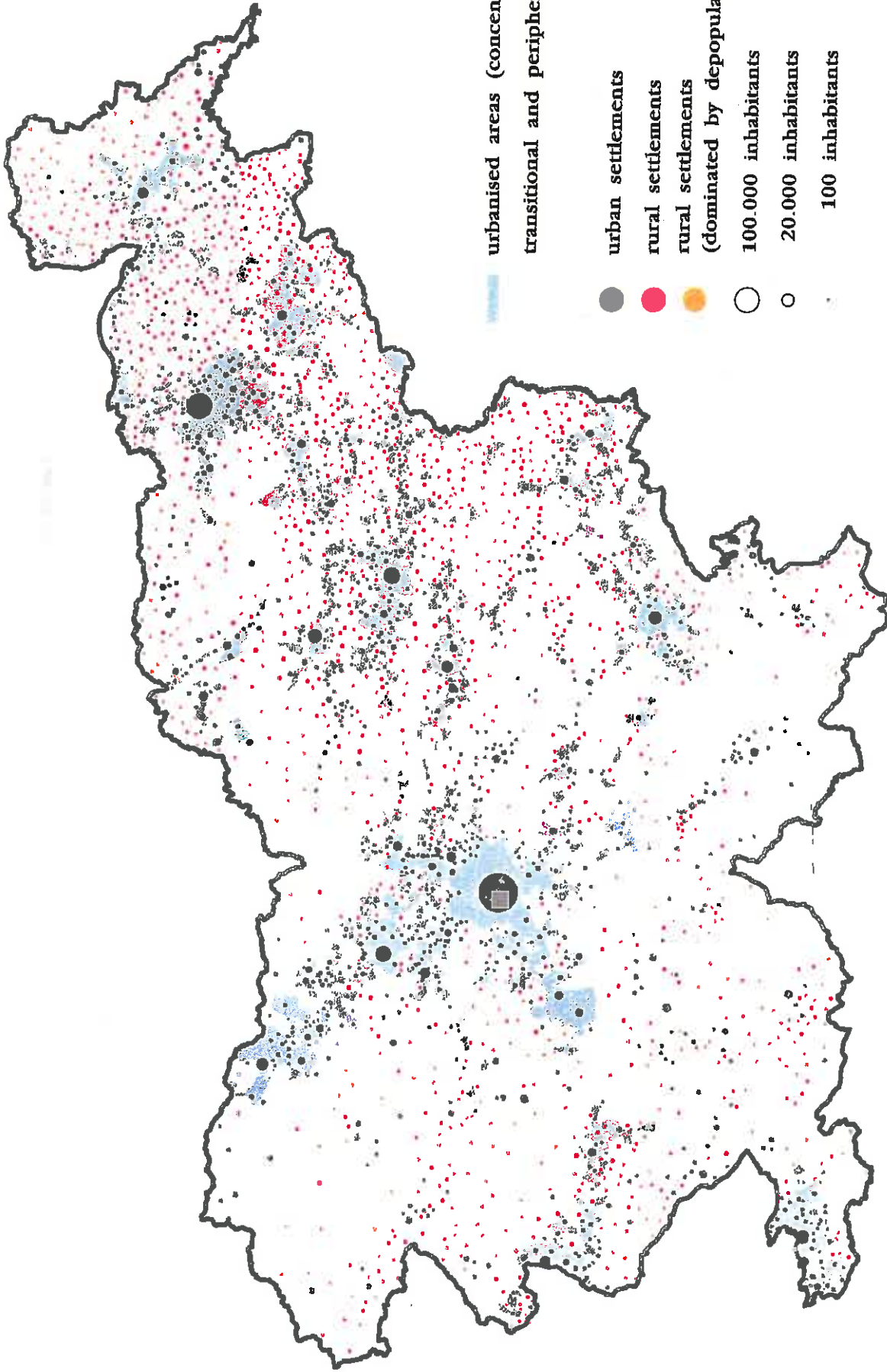
For the 2 km circle around centres the population growth index is 111, for 2 to 5 km zone the index is 105, and for the zone outside 5 km radius is 104.

Around 95 settlements are centres of larger gravitational regions, including all the municipal centres and some of the more important employment centres. Some 81 % of all the inhabitants of Slovenia reside within the radius of 10 km from such centres; 18 % reside within zones between 10, and 25 km and only 1 % of the total population or 14,750 inhabitants reside at a distance of more than 25 km. Areas surrounding the larger gravitational centres are also characterised by population growth - the index for the period between 1981 and 1988 for areas within a 10 km radius was 110, and 104 was for the zone between 10 and 25 km. In those areas outside the radius of 25 km from centres of larger gravitational regions the number of inhabitants has stagnated.

The number of inhabitants is decreasing in 40 % of Slovenian settlements and is stagnant in 20 % of them. Although the problem of rural depopulation and thus the erosion of the cultural landscape has not been fully resolved, there are indications that the situation is improving.

Slovenia is very much characterised by a watershed of population density at the altitude of 600 m above sea level. The number of inhabitants in areas over 600 m above sea level is continuing to decrease. Only 5 % of Slovenia's total population resides within the 900 settlements above the altitude of 600 meters. Due to the long-term migration of younger people from these areas, they now have a very unfavourable age distribution with a predominantly older population. With a lack of young people who could rejuvenate economic development, essential improvements for future development cannot be expected. However, there is a rapidly growing concentration of population within the belt between 200 and 400 metres above sea level in which 50 % of the Slovenian settlements are located, containing two-thirds of the total population of Slovenia.





urbanised areas (concentrated population  
transitional and peripheral areas

- urban settlements
- rural settlements
- rural settlements  
(dominated by depopulation)
- 100.000 inhabitants
- 20.000 inhabitants
- 100 inhabitants

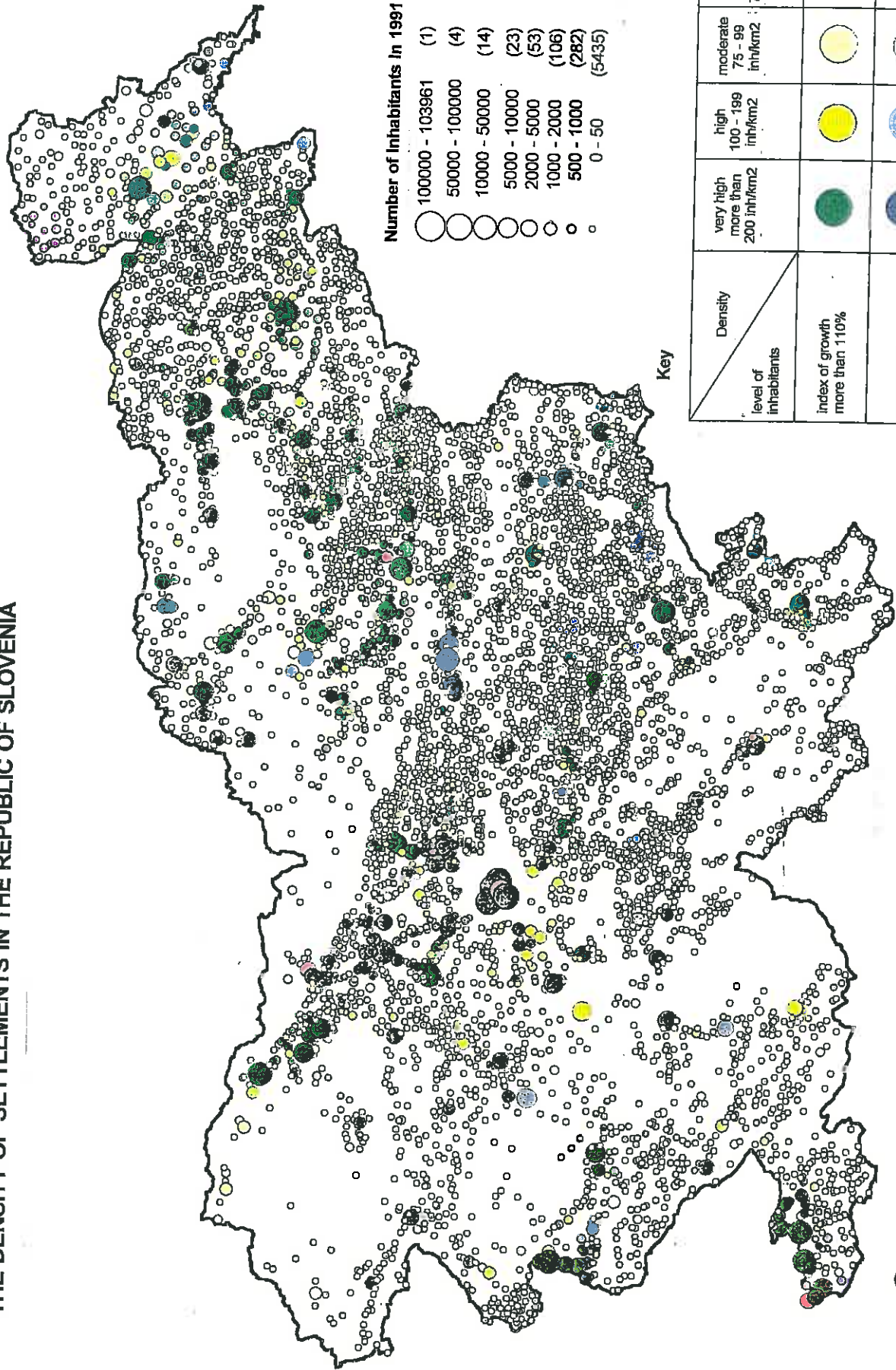
IGRULUI ROMÂNIEI  
ANUL ÎNCEPUT ÎN 1989  
URBAN ÎN SALUBRITATEA POPULATIEI



**TYPES OF POPULATED AREAS**

JUNI, 1995

# TYPOLOGY OF THE SETTLEMENTS IN RESPECT TO THE NUMBER OF INHABITANTS AND THE DENSITY OF SETTLEMENTS IN THE REPUBLIC OF SLOVENIA



**Number of Inhabitants in 1991**

100000 - 103961 (1)  
 50000 - 100000 (4)  
 10000 - 50000 (14)  
 5000 - 10000 (23)  
 2000 - 5000 (53)  
 1000 - 2000 (106)  
 500 - 1000 (282)  
 0 - 50 (5435)

Key

Density level of inhabitants	very high more than 200 inh/km <sup>2</sup>	high 100 - 199 inh/km <sup>2</sup>	moderate 75 - 99 inh/km <sup>2</sup>	low less than 74 inh/km <sup>2</sup>
	index of growth more than 110%	stagnation	index of growth less than 90%	
	green circle	yellow circle	blue circle	red circle
	blue circle	yellow circle	blue circle	red circle
	blue circle	yellow circle	blue circle	red circle

### **3. REVIEW OF HUMAN SETTLEMENTS AND HOUSING DEVELOPMENT IN SLOVENIA**

#### **3.1. HUMAN SETTLEMENTS DEVELOPMENT SINCE HABITAT I**

Principles and recommendations, accepted at HABITAT I Conference in Vancouver twenty years ago, were aimed at achieving some basic values of international community, such as: equality, justice and solidarity. Generally living conditions grew worse and worse for the majority of the World's population, and had been put into the context of social, economic, ecologic and environmental aspects. Evident on an international and national level were problems, such as: expansion of world's population, urbanisation, rural underdevelopment with non-equal housing conditions, social segregation, racial discrimination, acute unemployment, illiteracy, illnesses and poverty, disorder of social systems and traditional cultural values. The growing degradation of vital resources, such as the quality of: air, water and earth was of great concern too. Solution for these problems and the basis for more rational cooperation, efficient development and more equal share of global resources should be secured by a new economic order. This aims of the international community adopted and particularly emphasized, have shown that human settlements have to be seen as tools and objectives of the proper development.

At that time Slovenia was one of the six units, i.e. Republics of the former Yugoslavia, and the most developed one. Even then institutional organisation of urbanisation was under the jurisdiction of republic and local authority.

Urban planning was by then established as a profession, with tradition rooted in the nineteenth century. The entire responsibility for it in each of the Federal Republics of the former Yugoslavia. Similarly Planning Offices were established at local level, and each important city (town) had its own Planning Office. The research activities in spatial phenomena and urbanisation process, also in methodology and techniques of spatial and urban planning were carried out nearly for two decades. International cooperation has developed within the framework of the Organisation of United Nations, particularly within the European Economic Commission. Since 1965 Slovenia has cooperated within Physical Planning and Development especially with Austrian and Italian Associations in the framework of TRIGON, which with the inclusion of Hungary and Croatia became QUADRIGON in 1969. Described successful cooperation has led in the seventies into the formal establishment of ALPE-ADRIA. So, nearly thirty years of mutual transborder and regional cooperation had formed MIDDLE-EUROPEAN INITIATIVE. The genesis was as follows: TRIGON - QUADRIGON - ALPE/ADRIA - MIDDLE-EUROPEAN INITIATIVE - MIDDLE -EUROPEAN ORGANISATION, presently the highest form of transboundary co-operation.

Quite many bilateral projects were carried out in the framework of the American - Yugoslav Project, mainly in the field of regional and urban planning studies. Many Slovene professionals had worked in less developed countries, either on state-bilateral or commercial and development projects initiated by construction firms. Similarly our

professionals had actively participated at HABITAT I, being responsible for two demonstration projects: one on urban development and the other on construction of cities.

Slovenia has adopted all recommendations from the HABITAT I. After twenty years, it was estimated, that many of them are still valid, and in a view of some critical remarks, it could be concluded that expectations were far too optimistic. In these two decades, not all instruments and policies had been implemented yet, which were proposed in declarations within the Vancouver Convention.

### **Demographic Development**

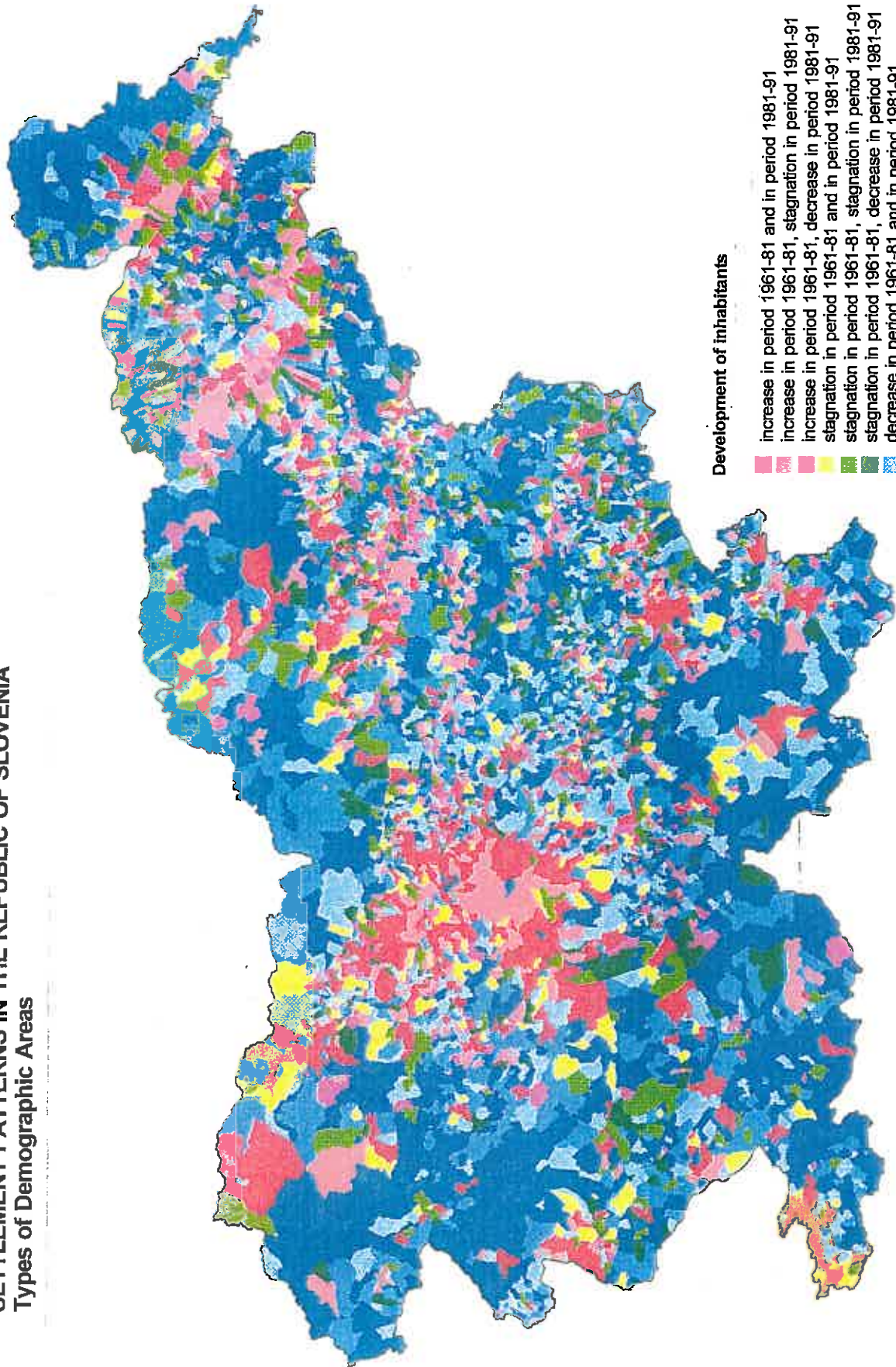
In the time span between 1961- 1991 the number of inhabitants had grown for 23% in Slovenia. The growth of the number of inhabitants was very high, comparing it to the European levels. This figure was due to a high natural growth, and high levels of immigration from the territories of the former Yugoslavia. The immigration was targeted into cities with employment possibilities, and the inner immigrations were oriented from rural to urban cities, and this was also the main reason for the fast growth of cities, and consequently for the voiding of rural areas. The highest growth of inhabitants was in greater catchment area of the capital Ljubljana, connecting to Gorenjska region, and generally to all bigger urban settlements with their hinterlands. Therefore in the inland of Slovenia, there were major differences. In this time span the number of inhabitants had increased in 2000 settlements, and decreased in 4000 of them. The settlement pattern had followed the concentration of economic activities in cities, and rural depopulation processes, so the employment pattern of settlements had changed considerably. The number of settlements with employment in primary sector had fallen for 2/3, in secondary i.e. industrial and tertiary settlements had both grown for the factor 3, and in quartern oriented settlements for the factor 10. At the end of seventies to the eighties the change in demographic development in Slovenia was due to socio-economic changes, predominantly due to low immigration the number of inhabitants has stabilised, particularly in urban areas. The growth of inhabitants had slowly reached 3,9% between 1981-1991 consecutively. Because of the slower immigration inflows the inhabitants' growth was relatively slower in urban areas, but there remained regional disparities, and number of inhabitants had fallen in 35% of the 147 municipalities.

The 1971 census had shown that, from 1.800.000 inhabitants, were 44,6% living in cities, urban dwellers increased to 48,9% within ten years, and to 50,5%, i.e. 993.043 precisely in the following ten years. These data on urban dwellers are not compatible with other developed European countries, as a particular characteristic of Slovenia is in its 6000 relatively small settlements. The next one is its diversity in terms of the surface, like mountains, karst and traditional dependency on rural hinterlands and vernacular archetypes to all of which these settlements had to comply to. The 1991 census reveals that more than a half settlements had less than 100 inhabitants.

Generally looking to the demographic development of Slovenia, for instance after the World War II, there was first noted a concentration on: republican level, followed by regional level, and in the last decade the concentration on local level, i.e. municipality level.

# SETTLEMENT PATTERNS IN THE REPUBLIC OF SLOVENIA

## Types of Demographic Areas



### Development of inhabitants

- increase in period 1961-81 and in period 1981-91
- increase in period 1961-81, stagnation in period 1981-91
- increase in period 1961-81, decrease in period 1981-91
- stagnation in period 1961-81 and in period 1981-91
- stagnation in period 1961-81, stagnation in period 1981-91
- decrease in period 1961-81, decrease in period 1981-91
- decrease in period 1961-81, stagnation in period 1981-91
- decrease in period 1961-81, decrease in period 1981-91



REPUBLIC OF SLOVENIA  
 MINISTRY OF THE ENVIRONMENT AND PHYSICAL PLANNING  
 OFFICE FOR PHYSICAL PLANNING

Design: M. Remšar  
 Cartography: I. Šušter  
 Source: Office of The Republic of Slovenia for Statistics

## MOVEMENTS OF INHABITANTS IN RESPECT TO TYPES OF SETTLEMENTS

number of inhabitants	number of settlement.	P 1961	P 1981	P 1991	% inhabit. 1961	% inhabit. 1991	i=1991/61	i=1991/81
do 50	1671	66422	48751	43802	4,2	2,2	66%	90%
51-100	1318	120275	100909	96624	7,6	4,9	80%	96%
101-200	1366	223464	199046	195678	14,1	9,9	88%	98%
201-500	1105	337545	329153	336969	21,2	17,1	100%	102%
501-1000	287	164786	184759	195161	10,4	9,9	118%	106%
1001-2000	104	95689	127951	143851	6,0	7,3	150%	112%
2001-5000	53	100569	156140	170638	6,3	8,6	170%	109%
5001-10000	23	86407	138150	153928	5,4	7,8	178%	111%
10001-50000	14	189583	276797	292997	11,9	14,8	155%	106%
nad 50001	3	205717	330208	345191	12,9	17,5	168%	105%
<b>SKUPAJ</b>	5944	1590457	1891864	1974839	100	100	127%	104%

### Types of Settlement Areas

Two basic groups of settlements areas had developed, on one side heavy urbanised plain and valley areas, and on the other side peripheral areas. The first ones are under intensive suburbanisation, and the second under depopulation and cultural landscape desintegration pressures in the last decade.

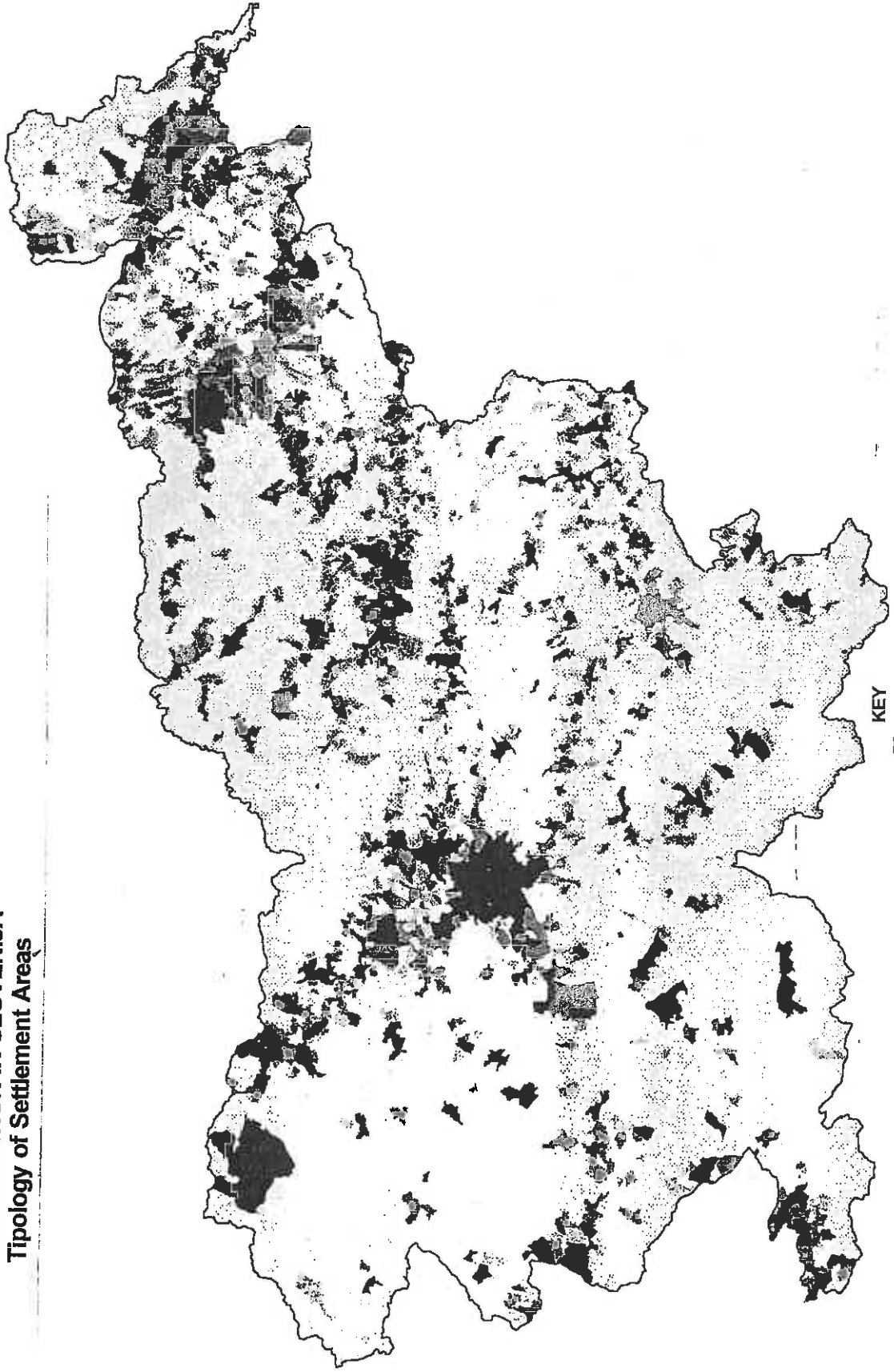
The vicinity of 1000 larger settlements is where more than half of the inhabitants of Slovenia are settled, and there are more than 2/5 of all working places. The density is three times over the average density. Its main characteristics is that the population growth is higher in suburbs than in the cities itself, and its size had also doubled in the last three decades. There live more than 50% of immigrants, both from urban and rural areas. This is the main reason why their socio-economic structure had changed completely. The inhabitants of those areas are in daily contact with main centre, which is also the employment centre in principle with intensive daily migration, predominantly for the half of the employees, and with the life style typical for the city. The predominant type of housing construction are detached individual houses.

The special group are settlements inhabited with less than 200 inhabitants, where 1/5 of the population of Slovenia is settled and occupying 1/10 of the national territory. The density is in average higher for factor two, and the number of working places corresponds to the number of inhabitants, therefore the daily migration is in small numbers only, and migrants have a relatively good accessibility to work.

Rural peripheral areas are depopulated and less developed in economic terms. The rural areas are inhabited by 1/4 of the total population, or approximately 500.000 people, characterised with high levels of daily migration. About 1/4 of the rural settlements are stable or stagnated in demographic development retaining sufficient socio-economic structure for survival, and inhabited by about 300.000 people. The density is about the half of the national average, and in average they have 150 inhabitants. Approximately 1/2 of settlements in Slovenia had lost 1/8 of the population and their average number of inhabitants does not exceed 100 people.

# URBANISATION IN SLOVENIJA

## Typology of Settlement Areas



### KEY

- areas of concentration of inhabitants and employment opportunities
- ▒ areas of moderate concentration of inhabitants and employment opportunities
- ░ areas of weak concentration of inhabitants and employment opportunities with elements of stagnation
- areas of void for inhabitants with very few employment opportunities

REPUBLIC OF SLOVENIA

MINISTRY OF THE ENVIRONMENT AND PHYSICAL PLANNING  
OFFICE FOR PHYSICAL PLANNING

Design: M. Rember  
Cartography: I. Seligo  
Source: Office of The Republic of Slovenia for Statistics

## TYPES OF SETTLEMENTS ACCORDING TO SELECTED INDICATORS

indicators	urban concentration areas		urbanised areas		rural stagnation areas		rural depopulation areas	
	N	%	N	%	N	%	N	%
inhabitants y. 1991 (x000)	1.033	52,4	435	22,0	271	13,7	234	11,9
density (inhab/km <sup>2</sup> )	331.0		199.8		55.4		24.3	
density inhabitants + working places/km <sup>2</sup>	585		222		76		42	
index of growth for inhabitants 1961/91	171		120		95		67	
index of growth for inhabitants 1981/91	112		101		99		88	
index of growth for number of settlements 1981/91	115		109		105		102	
number of settlements y. 1991	1107	18,6	642	10,8	1493	25,1	2707	45,5
working places y.1991 (x000)	546	63,0	210	24,2	55	6,3	56	6,5
imigrants y. 1991 (x000)	547	53	209	48	11	41	89	38
net migration 1982-93	+357 95	15	+90 3	9	-833	0	- 13619	-13
daily migrants y. 1991 (x000)	228	47	84	44	68	57	66	64
imigrants (per 100 inhabit)	59,6		52,2		47,2		44,5	
% of territory in Slovenia	17		10		24		49	

### Regional Development

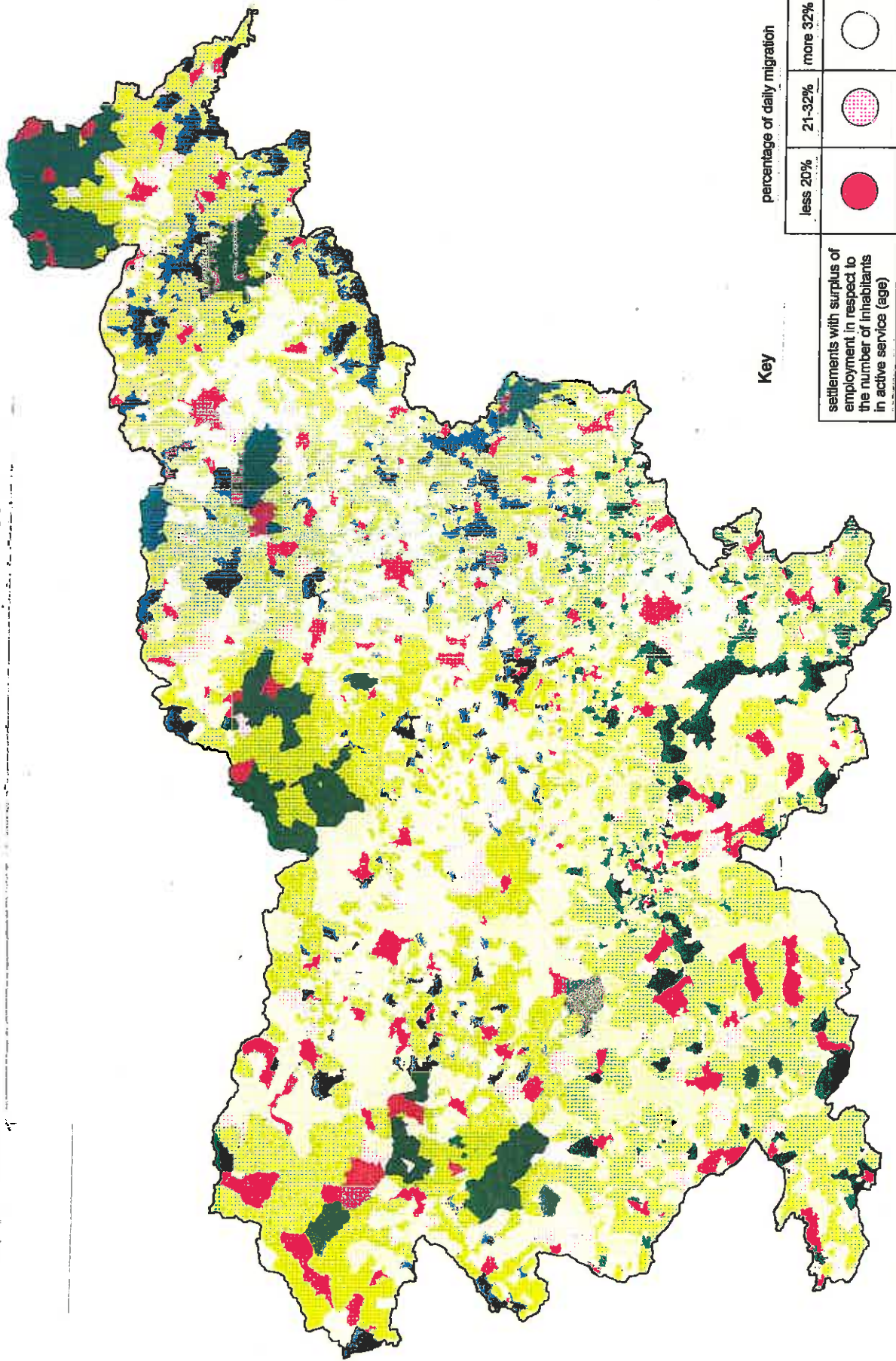
Even long before the HABITAT I in Vancouver, Slovenia had introduced the concept of polycentric development of settlements, invigorating bigger number of cities based ideologically in the socialist self management system. Due to it, had been achieved a more equal distribution of employment opportunities, decentralisation of public service, maintenance and services functions, living conditions of different regions; and particularly between urban and rural areas. One of the benefits of the polycentric development was that not even in one of the regions the number of inhabitants had not decreased since the 70s. It has considerably contributed to the development of the local initiative, innovations in the private enterprise and consequently at municipality and city authority levels, especially when final solutions suited to local requirements and needs.

The described system of polycentric development had also its shortcomings, particularly in respect to methods and instruments used for the implementation, especially concerning the relationships between different ranks of centres. Consequently Slovenia had larger number of higher rank centres but less equipped as it would be a general standard. Intolerable relationships between different kinds of centres had led into polycentrism at the local level and local community level, what resulted in municipalities to consign to themselves only, and within their own borders. Slovenia has not yet constituted local selfmanagement at regional level where genuine connections of the municipalities could be retained. A certain kind of regionalisation the overnment had achieved by 58 administrative units for different sectors.

karta:



**MOBILITY OF INHABITANTS ON THE BASIS OF DAILY MIGRATION PATTERNS  
IN THE SETTLEMENTS OF THE REPUBLIC OF SLOVENIA IN THE YEAR 1991**



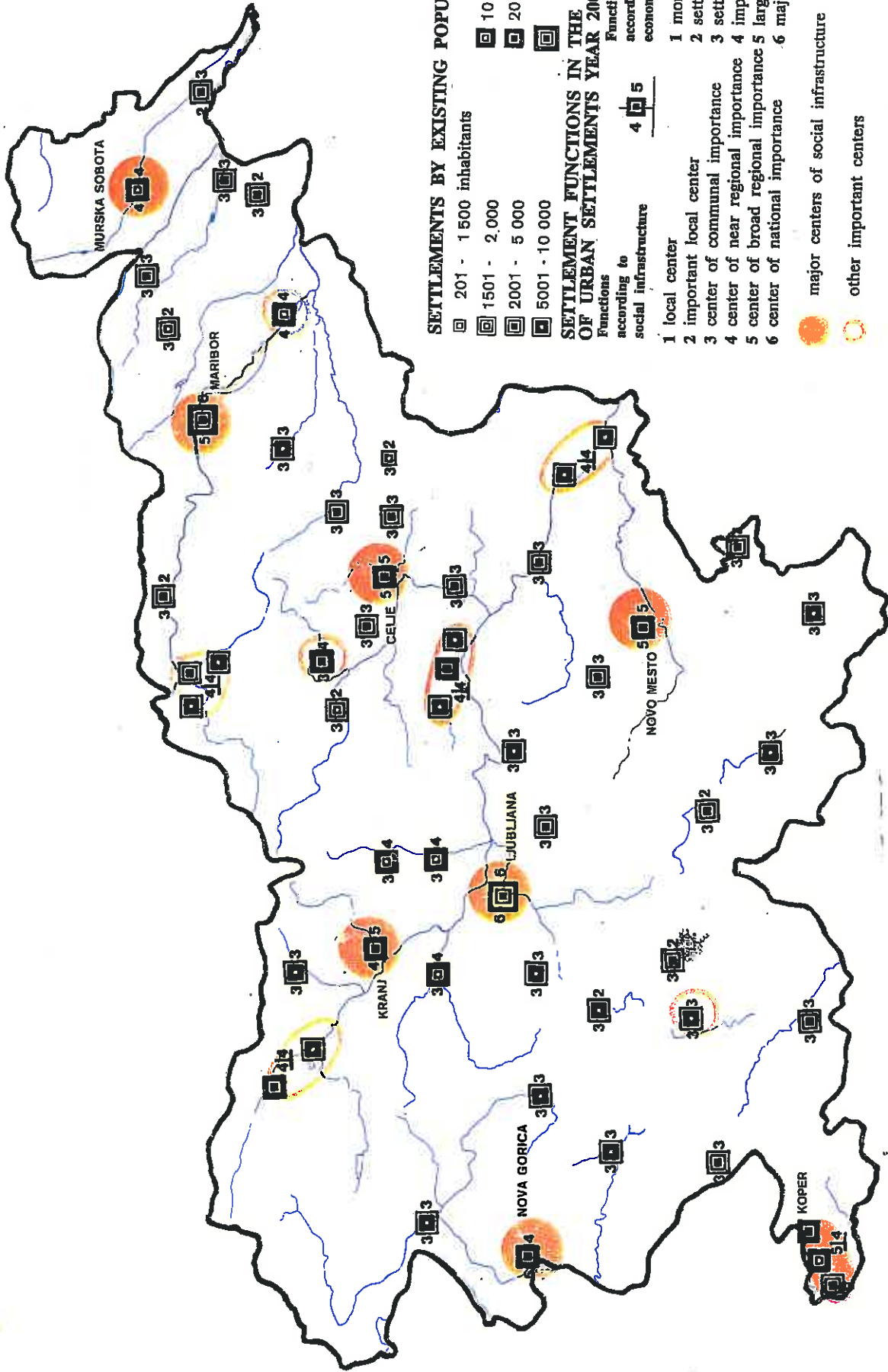
**Key**

	percentage of daily migration		
	less 20%	21-32%	more 32%
settlements with surplus of employment in respect to the number of inhabitants in active service (age)			
settlements with deficiency of employment in respect to the number of inhabitants in active service (age)			

Since 1971 Slovenia had enforced different types of regional policies, aimed to achieve more equal regional development, that was based on the support of economically less developed regions and then the support of less developed geographical areas. Since Slovenia's independence, the policy has been aimed, predominantly, towards the development of demographically endangered municipalities and mountain areas with limited natural resources for farming. Although these areas occupy more than 1/2 of the Slovene territory and are populated by 1/4 of the Slovene population, the funds, diverted to the development of these area's infrastructure relatively low. Hence, the number of national interventions in the economy has increased, i.e. the estimate for 1992 is 5.8% of the (GNP). But these are in strict sectors and their regional effects are not very noticed. With the preparation of the new government regulations on regions, that are considered to be demographically endangered, we have determined, that in these years, there was practically no changes in the demographical pattern in these areas. This is why it was, with the help of experience, gathered during the implementation of the law and with reference to the legislation of other developed European countries, and within harmonisation of our system, determined the new legislation in the area of promotion of equal regional development, and development of demographically endangered areas.

### **System of Cities**

The current system of cities shows great differences. The biggest city is Ljubljana, with 300.000 inhabitants, followed by Maribor which is less than half of the former in size. Besides the two mentioned semi-large cities, that can not be easily compared with foreign cities, and are rather relatively small towns, i.e. from the international p.o.v. Only three towns have more than 50.000 inhabitants, and there are 10 important regional centres with inhabitants between 20.000 to 50.000, with suburbs included. The majority of centres along the borders are rather a small towns, and not in order to be able to compete with stronger cities of the neighbouring countries, such as Trieste, Gorizia, Rijeka and Zagreb. Hence, the capital Ljubljana and the majority of regional centres: Koper and other coastal towns, Nova Gorica, Celje, Maribor, Velenje, Kranj, Novo mesto and Murska Sobota are far too small in size, and unappropriately equipped, but economically strong, with developed economic infrastructure, and citizens with a high levels of education. In the period after 1990, the time of so called transition period, there is a certain discontinuity in the development of the urban system. This standstill in the development being caused by the transformation of the system of values and priorities, what could in the long run leads to a certain loss of the long term qualities for the gain of short term benefits. In these special conditions, the management of settlements as a process, has particular importance and reason.



## SYSTEM OF URBAN SETTLEMENTS

### Long-term plan to the year 2000



## Management of Settlements

In the field of management of settlements new paradigms are needed to first determine changes with the long term effects resulting from growing ecological awareness, the new meaning of development, economic recession and political changes in the 80s and 90s. But lately, it could be observed, that ecological awareness of a larger portion of the population also caused too much caution and unwillingness for some spatial changes, especially in accord with some narrow personal interests in areas included in development projects. Political changes and their traumatic consequences changed the hierarchy of priorities and our urbanism has been hit by these changes in our most fragile segment - professional jobs and personnel. The consensus needed for the implementation of urban or regional projects is very hard to reach in the state of political pluralism, and many previously approved projects must now be changed and harmonised now. Beside all this, it has to be considered the qualitatively new national sovereignty and regionalism as opposite to former ideologically based interventions, and developing globalism of post-industrial and multinational capitalism.

Slovenia has, in the era after the World War II., formed two new cities - Nova Gorica and Velenje, and many of them were considerably changed in character due to new buildings. Considering the extent of new building, this category could also include the areas of Portoroz and Lucija around the Piran bay of the Adriatic sea. Nova Gorica has formed after the new border with Italy, right on the national border and right beside the old town, that was an urban center for the Slovene part of the city as well. Velenje was formed close to the large lignite mines with the aim to diversify that industrial base. The good location of both the cities in the urban system of Slovenia has influenced the relatively fast and balanced development of tertiary and higher urban functions.

Special phenomena are rural settlements where Slovenia's experience could be interesting in a wider interest. Referring to the persistence of farming communities on one side and of structural changes that show in the attempts to stop economic and demographic dying-out of a number of villages and farming settlements on the other. In the process of post-war renewal of burnt-down villages, some new rural settlements have formed, of which a good example is Nova Gabrovica in the karst region. All these settlements can be considered to have been planned in the regional framework and are an example of definite national settlement strategies and development goals. The role of mining settlements, that are spatially very well spread and have therefore formed a permanent functional and schematic system, is very important with reference to the concept of sustainable development. This doesn't only include the reproduction of the inherited cultural landscape and its evidence of man's activity, it also has an economic and social meaning. All these characteristics have become the explicit criteria for the policy of the resource spatial arrangement and bind many other sectors like water economy, forestry, wood industry and food industry.

The lack of appropriate land policy had led to expansion of the periphery, also in the form of suburban sprawl, caused a conflict with preservation of quality farmland.

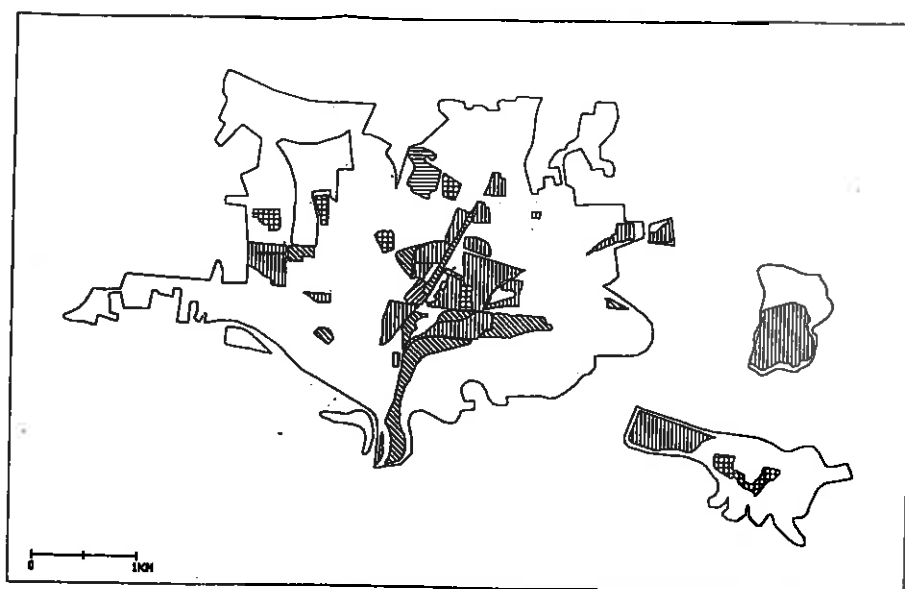
## Conservation and Preservation of Settlements

After the World War II, the majority of the best buildings and dwellings were nationalised, and quite many of them were designated as cultural heritage, but not sufficient funds were attributed for their maintenance.

In Slovenia, the systematic conservation, preservation, reparation and revitalisation of the old city centres started after 1964 with special decrees for the declared protection of some of the most important old city centres. The process of Rehabilitation and Renewal affirmation was relatively slow due to lack of legislation and normative standards suited to new constructions only, and a whole decade passed before the goals of building heritage protection in protected parts of settlements with all other demands of urban planning could be some extent connected to actual plans and projects. Hence, a particularity of this era was the fact, that most of the high quality old buildings in settlements were nationalised after the World War II., and were therefore automatically included in the category of cultural heritage as public goods. In the 70s the first initiatives for change were proposed by the Office of Historic Monuments the beginning of the seventies. With systematic documenting of building heritage in protected areas of settlements and with the making of informal plans; so called Local Plan for Building Preservation, and so started to imply principles, that were then common in other European countries. In the years between 1976 and 1984 professional institutions have, more than the country itself, actively participated in the implementation of principles of restoration and protection of old city centres, which were by then approved in a number of legal international documents. The next step promoted a methodologic approach, as recommended by UNESCO and developed and tested in western European countries. Our experience shows, that harmonised restoration and protection of building heritage was rather successful, despite some methodologic difficulties. This is how restoration was implemented in most Slovene cities, like Trzic, Radovljica, Skofja Loka, Ptuj, Piran ...). Finally, it is proved that protection of cultural heritage can be economically viable, and profound new or restored apartments offer high residential standard, what all strengthened the initiative for complex rehabilitation.

Lately the professional interest has moved on from renewal and reconstruction of urban heritage in the city centres to rehabilitation processes of the city quarters and neighbourhood areas build between the wars and after the world War II. To the same strategic decisions we can attribute also reconstructions and revitalisations of degraded urban, and derelict industrial areas. The actual level of degraded urban areas are approximately 13,7% from all urban territory, i.e. Kidricevo 48,8%, in Zagorje 24,8%, Celje 18,2%, Maribor 14,2%, Ljubljana 10,6%, Novo mesto 2,5%, Koper 2,2%, and in Domzale 1,2% of the total.

## NATION OF DERELICT URBAN AREAS IN REPUBLIC OF SLOVENIA



CELJE 1134,89 ha

Deleži DUO ha

Industrijska območja 128,48

Rudarska območja 10,31

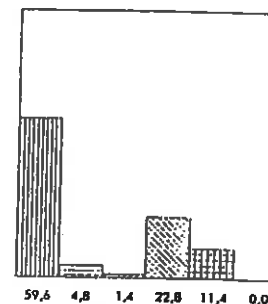
Vojaki območja 3,10

Sive cone 49,15

Stanovanjska območja 24,52

Predmestja 0,00

Strukturna razmerja DUO %



215,56 ha DUO predstavlja  
18,9 % celotne urbane površine.

### Urban Planning

In last decades the complex legislation was developed to ensure the long term development, enhancement, rational, and gradual construction of cities. At the same time the era is characterised by a very strict preservation of arable land, which affected extensively the design activities and their continuity, in general. A very strong factor for destabilisation of the town and country planning was the economic insecurity of the former Yugoslavia, with hyperinflation being one of the main reasons for non-existence of any kind of systematic, and long term management policies in the last years of existence. After 1991, in a new system of order, Slovenia has prepared a new system of urban planning and management of settlements in accordance with sustainable development recommendations.

Urban planning has always been strongest on the local level. In the last decade, except the spatial plan on local level - Local Plan (LP) - different types; Theme Oriented LP, Site Plan, Location Plan, each of them a special type of document for urban planning, and spatial management criteria as a particular type of document, were introduced. At first this was thought of as a document that controls restoration and new construction in developed areas, but it soon expanded to control a good portion of decisions on new buildings. The main reason for this is the wide-ranging legal factor of the once dominant construction plan, that allowed the possibility of the country's intervention in the possession of land being under construction. The municipalities have, due to public pressure and in order to avoid long lasting legal procedures, started to avoid the making of complex building plans for homogeneous functional programme and architectural areas and have almost in whole switched to disjointed incrementalism. With this rather critical remark, we must stress,

that the system of zoning in the land use plan was in use, and is still considered to remain in current dynamic conditions of transition.

In neighbourhood planning, which has conceptually begun in the second half of the fifties, we can only talk about success stories. We must stress the long search for urban criteria and new ways of local self-control, i.e. self-management. The urbanistic profession was aimed at balancing the concepts of the unified neighbourhood and the local community to avoid the typical social differences that have shown in monofunctional, and often spatially segregated living suburbs of the developed world. Urbanistic research was, like in many other countries of the developed world, aimed at finding a spatial configuration of new neighbourhoods, that would design and create a more classical spatial qualities of the city life.

It has to be stressed that beside all this, only a small part of the building substance, constructed in the past 3 years can be connected to planned construction, according to some estimates only 30-40 %. The larger part of it was forced with the argument of available land and lower costs or created outside the law and the proper administrative measures. This phenomena was indubitably also influenced by the tradition of building, including mutual and self help, and the tendency to gradual expansion of the family house, that was dependent on available material and financial possibilities.

With the change of the family system, some primary basis for spatial planning have changed. In this profession we must now also consider the main characteristics of capitalism: the protection of personal possessions, the legal state, the function of capital and the market, the high number of private initiatives and the larger social differences, that all effect the needed changes in spatial legislation and the processes of planning.

Lately, great effort is also aimed at degraded urban areas, that represent one of the possibilities for reorganising industrial cities in modern development processes. Professional interest has been diverted from the question of reconstruction of the historic town towards the question of the development of suburbs and the reintroduction of gray zones within city agglomerations. In this context, the perception of degraded urban areas as a permanent deformation of urban development is being replaced by a p.o.v. that sees these as a transitional form of interior reorganisation of activities, that are changing from closed zoning to an open city structure.

Degradated urban areas first formed in industrial cities in dense centers. In the second phase of industrialisation they began to form scattered within separate condensed areas and functional regions in the countryside. Today they are a very basic and widespread phenomena in all dense and urban areas of Slovenia, although they are still not monitored thoroughly and are still not researched systematically.

No less important is the spontaneous forming of neighbourhoods in the conditions of spontaneous scattered suburban and periurban family building. It is a consequence of administrative stiffness and weaknesses of the transitional period. The forming of new shapes of local control has once again promoted environment protection, since a good deal of self-determined construction and other changes to the environment take place in areas, that are not well equipped with communal and energetic infrastructure or areas that are protected from construction due to some criteria of nature conservation.

Slovenia doesn't have a lot of experience with temporary homes, although we have a native Gipsy community, and although we had to resort to this kind of human settlement during the Furlanski earthquake in 1976, which also hit the border area by the river Soca. We have taken on this challenge once again with the arrival of tens of thousands of refugees from Croatia and Bosnia. These three cases all differ a lot in the conditions and the complexity of the problem. Here we can also include planning for natural disasters, i.e. contingency planning, which we are trying to integrate into the urban and administrative organisation activities.

One of the main problems for the implementation of good urban policy is indubitably the lack of information. Geodesy cadasters are old and are only lately being introduced to computer technology. The information in land books is out of date and the geographic information system is still not harmonised. Slovenia is, however, covered by a system of national maps in scales 1:50.000, 1:25.000, 1:10.000 and 1:5.000 and cyclic fotogrametric shots, which gives a good basis for spatial planning on the national level. A good basis is also the evidencing of houses in a Registry, and periodic census of dwellings.

### **Planning Legislation**

In the era after HABITAT I the all embracing social change at the beginning of 80s had also affected spatial planning. The Law on regional and spatial planning and Law on urban planning from 1967 had been changed in 1984 with a new type of legislation, called a system of societal planning. Spatial and urban planning was an integral part of integrated societal planning which incorporated economic and social elements into the planning process. New spatial legislation was a part of an integral Law on system of societal planning defined in three Acts. Act on Management of Space which defined into detail elements of societal plans, Act on Management of Settlements and other Spatial Interventions, which defined spatial instrumentarium for the execution of the spatial decisions made through the planning system - Spatial Implementation Acts and defining the process of permissions for construction and spatial interventions, and finally Act on Construction Plots defining new organisational structure for acquiring the land and plots for the construction purposes, and societal ownership and management of land. The former act did not re-define the land ownership status for the land on which the state had special interests, and equally in areas of "organised societal construction", where the private ownership was not recognised.

Unrecognised specifics of spatial planning and management of space in general, particularly its forced position into self-management agreement system of the integral development decisions, had made the system extremely complicated, static, and in implementation phase not effective. With an independence of Slovenia, and new political system, it is necessary to change and adapt basic legislation and acts on spatial planning and construction, which is additionally conditioned by the urgency of harmonising it with the EU. The questions to be dealt with are as follows:

- recognition of the equal status of the private and public ownership,
- changed attitude between the state and local community, especially it is needed to find solutions for spatial legislation in a manner of the new Constitution the responsibilities to be clearly divided between the state and local community in the matters concerning spatial planning and management, a new system of communication had to be established between them,



- the status of Region or Land,
- omission of the system of societal planning which enables a new system of spatial and urban planning and its instruments, including planning permissions for construction and spatial interventions, particularly it is needed a more simple and effective of the procedures in decision making, and at the same time the incorporation of high levels of the public participation,
- legislation on environmental protection,
- introduction of the market system instead of the planned economy which needs a new organisational structure in the administration and economic sphere - professional association for planners, status of project engineer, conditions for project programmes, and new relationships between capital and investments in terms of spatial organisation and planning.

## Land Policy

Land as a spatial, economic and political category has undergone important value changes in the transition of the social, political and economic system and under the conditions of raising ecological awareness of the public. We should not forget, that in the socialist era, 80% of the farmland remained in private hands and that the nationalisation of city land was also never thoroughly carried out. In these conditions, questions about the adequacy of land control remain unanswered, a number of educated professionals in this areas are missed, cases of land speculations arise and the legal land market and tax system do not contribute enough finances to allow the city community or the country to lead a land-term settlement development policy. The recommendations of Habitat I in this area, were the reason for the well known political dispute, that among other things proved, that the question of land administration is very sensitive. The control over the changes in land use is to some extent suitable, mainly due to urban measures and documents described.

From the basis of the primary urban legislation that only covered the so called building areas, complex legislation, that balances land use, but still rarely realizes long term natural changes and improvements as well as appropriate city growth, has developed in the last decades. Since 1984 the Fund of building plots is the basic institution by which local communities can acquire building plots on a market with free, and rarely with compulsory purchase. After 1990 the compulsory purchase is not in use any more which all contributes to a gradual expansion of settlements and the criteria for the spatial interventions and planning, and particularly the housing construction field. The usual construction of huge housing estates became virtually an exception.

The equipment and investment of construction sites is financed from the one off tax for new construction, taxes to local community and from the permanent tax which is payed for the use and maintenance of infrastructure.

In the former era, we have not managed to involve additional values, being the consequence of changed location characteristics of communal equipment and city estates involved, to a social benefit. Most private land transactions are still not adequately taxed. This is the main reason for the shortness of funds to lead a long-term and more systematic land use policy in city communities. Another problem is the question of communal donations of the builders and the appropriate valuing of the vocational rent. This

is the reason why some structural changes in the location of activities in cities does not suit the economic criteria and influence the irrational dynamics in the distribution of urban functions. Cities also lack funds for the appropriate management of land and a systematic long term land policy.

### **Local Selfmanagement**

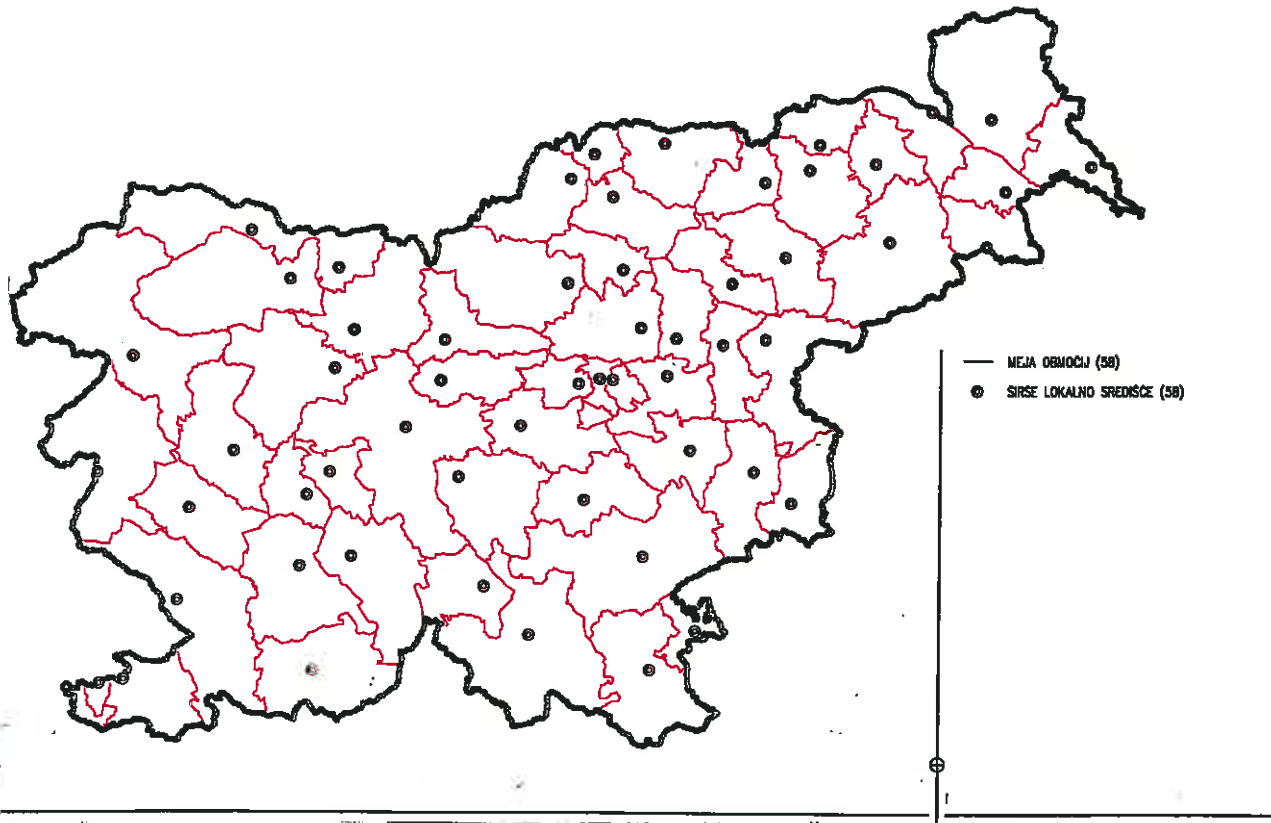
Slovenia has gone through many changes in the structure and division of territorial authorities after the WW II. Since 1955 there was a system of 130 communes, reduced between 1963-64 into 62 units which lasted until the formation of an independent state. In the new state the reform of local government units and local selfmanagement was introduced. Since 1994 Slovenia has 147 municipalities, and the government had distributed a part of their responsibilities into 62 governmental units, headquarters of the former municipalities, some ministries had organized their offices into 8-12 regional units covering different territorial units.

The still not finished reforms of local self-control and national control cause a dilemma about the efficiency of the lowest level with connections to the regional level. The distribution of administrative and social, economic and territorial functions from one level to another (regional), has hardly been discussed. Slovenia therefore still hasn't regions, that would also be administrative units and would represent the economic, geographic and generally functional connection of larger local municipality groups. The creation of a network of economic and functional regions must be considered more as an attempt to find economically more successful territorial communities, based on private economy, that will loosen the main principles, based on the existing municipalities and bind them again on a wider economic basis.

### **Public Participation**

The participation of the public has, with the development of institutions of the civil society and as episode of socialism, gone through some interesting phases and is now a strong influential force on urban spatial decisions on all political levels. In the period before the first democratic elections a delegate system in self-control interest groups and in social-politics groups, that included a very large number of people and somehow strengthened or improved public initiatives, was developing. The breakdown of that system and the differences between the current political parties creates new challenges, that are exceptionally large in huge cities. In village settlements, strong systems of traditional informal decision making still remains. We can say, that the role of public participation in the planning process are backed in existing legislation and are regularly in practice.

Indirectly it has been mentioned the mobilization of resources for building and regulation in cities and settlements, that is closely connected to local initiatives and has shown in the form of contributions and donations and specific projects and control mechanisms. Donations and contributions are still numerous and are rising even after the break of the socialist regime, and will probably be also an important source for planned development actions in the future.



REPUBLIKA SLOVENIJA  
 MINISTRSTVO ZA ČISTOTI IN PROSTOR  
 Urad Republike Slovenije za prostorsko planiranje

POSELITEV  
 ORGANIZACIJA PROSTORA  
 REGIONALIZACIJA IN  
 REGIONALNI SISTEMI

## Agenda 21

The Republic of Slovenia has actively implemented the Agenda 21. At the level of the international co-operation has adopted The Convention on Biological Diversity and the major framework of the Convention on Climate Change, had been associated into UNEP, besides active in: European Economic Commission, Middle - European Initiative, Working Group Alpe - Adria, Mediterranean Sea Protection Programme, and Panonic Basin Protection Programme. The active role is played in Environment for Europe and in preparation process of the Report on Environment, and had ratified: Alpine Convention, Basel Convention on control over the international transport and disposals of the hazard waist, London Amendment to Montreal Protocol to Convention on Protection of the Ozone Layer, Act on II. Sulfur Dioxide Air Pollution and Transmissions Across Borders, Protocol on Protection of Epicontinental belt, Sea bad and subterranean areas as Amendment to Barcelona Convention.

Slovenia has adopted new social legislation, established inter-government council for the policy on inhabitants, the legislation on spatial planning is being prepared as the basis for the new National Plan and Local Plans. In the year 1992 has adopted on the basis of Agenda 21, general Law on Environmental Protection, enabling, encouraging and demanding the state to the policy of sustainability, particularly to sustainable development. The special task is to prepare The National Environment Protection Programme and with The Vulnerability Study of the Environment to pave the way for the environment to be the statutory element of all policies, strategies and programme involving development.

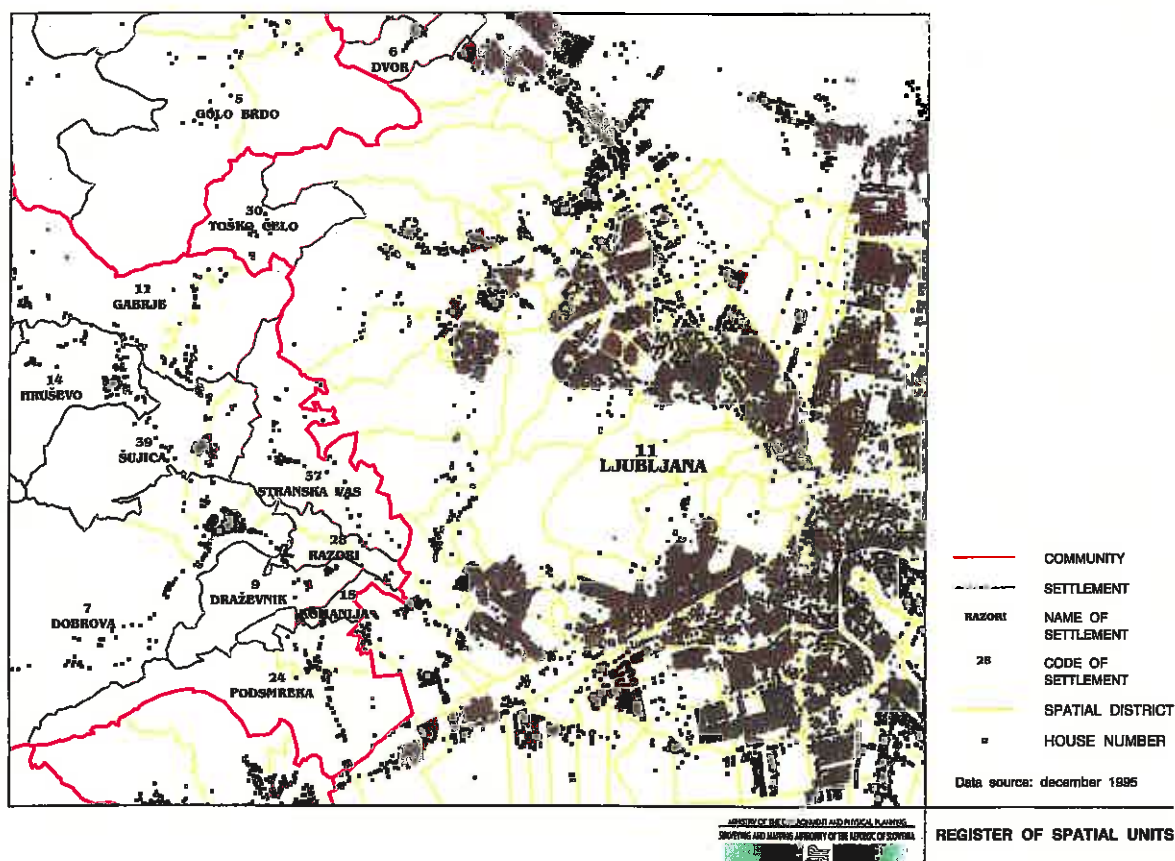
After the adoption of the Agenda 21 in Rio 1992, the NGO's activities had sharply increased, i.e. more than 80 only in the year 1995. These institutions are involved in solving actual environmental problems, including spatial ones. In the year 1995 under the auspices of Umanotera, Slovenian Foundation for Sustainable Development, Agenda 21 was published for Slovenia as a result of two national and four regional Workshops. The document had been prepared to encourage public debates and civil initiatives to tackle the sustainability goals. As the feedback to sustainable settlements, Par. 7. and Local Community, Par. 28 policy in The Agenda 21 projects are prepared, and 51 NGO's are taking part in it, and are partially financed by the Ministry of Environment.

In the primary and secondary schools the programme on environment is incorporated as a compulsory education system, co-operation in international projects funded by OECD-CERI, Environment and Educational Initiatives, Ministry of Environment supports financially the purchase of literature, text-books, video presentations. There were also put 200 signs to the attention of the general public to preserve water resources. Slovenia has contributed to the European Year of the Nature Conservation 1995 an Exhibition of the Conservation Theory and Practice, Posters with specific themes, particular publications, calendars, International Conference on Preservation of Non-protected Natural Landscapes, Meetings of professionals for the Day of waters.

## Information System

Already in 1959 was established statistical cadaster, for the purpose of statistics and related research, and it represents a permanent territorial units changing solely in the case of the settlement expansion. The statistical cadaster belongs exclusively to one settlement. The Geodesy Office of the Republic of Slovenia has since 1978 the Register of the territorial units based on integrated method which is a base for the census and other research tasks. After 1995 the standard classification of activities was implemented which corresponds to EU guidelines of the Office for Statistics.

One of the basic problems in management of rational urban policy is the availability of the information. Geodesy Cadaster are not updated properly and are only recently turned to modern computer technology, similarly are outdated Judicial Land Registers, and not yet properly implemented Geographical Information system (GIS). Slovenia is covered by system of government maps 1:50.000, 1:10.000, 1:5.000, and with cyclic photogramtraic shots, which all represents a relatively solid basis for the spatial planning on the national level, and similarly introduced the Register of houses and apartments.



## 3.2. HOUSING DEVELOPMENT SINCE HABITAT I

### Residential Development and Administration until 1991

The state of the Slovene housing sector in the newer Slovene history always showed all the characteristics of the current economic, social and political system. The most important landmarks in the past 45 years have been the consequence of many structural changes in politics and economics. In the first decade after the second world war (WW II) the housing sector was marked by utterly administrative apartment distribution and many cases of nationalisation of apartment buildings and apartments, as well as the introduction of joint-neighbour relationships. This period lasted in its primary form till the implementation of the Yugoslav federal Administration act for apartment buildings in the year 1954.

In the period between 1956 and 1972 the administration of the housing sector was in the hands of the federal country. Federal legislation, which first introduced a Housing Contribution of employees, that went towards the building of new apartments, from 1956 on it was present in a modified form up to 1990, also formed national funds for the building of dwellings. In the year 1958 most of the apartment buildings- dwellings for rent and most construction sites were nationalised.

After the constitutional changes in 1974 Slovenia improved the republics housing legislation. These changes began in 1972. Many laws, that regulated housing in segments, have been introduced. In the period concerned, companies and other so called users of social funds have, as the most important investors in apartment building, collected the following resources:

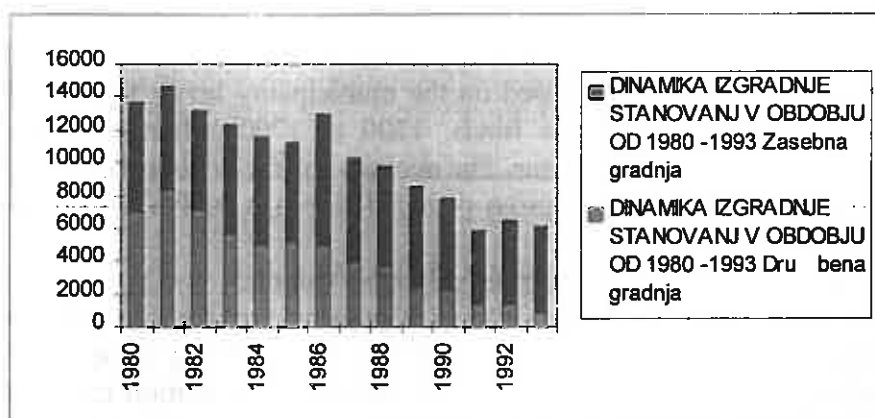
- Funds from profit for solidary (unalterable) union.  
These resources were mainly used on the municipality level for the building of solidarity apartments. From these funds, 1200 to 1700 solidarity apartments were bought or built in Slovenia each year. The average solidarity contribution rate in the ten year period was round 1.65% of gross personal earnings, and was paid from earnings of organisations.
- Resources from pure earnings for mutual (alterable) union.  
These funds were intended for the solving of housing problems in companies, for the building and restoration of private apartments, the building of apartments for the single, for trained specialist apartments...The average contribution rate in the ten year period was 0.95% of the gross personal earnings.
- Funds from pure earnings, excluded after the final bill.  
These funds were meant for the solving of housing problems of the employees, for insuring housing credits for employees, for specific bonds in banks... These funds covered from 2.5% to 4.5% of the gross personal earnings, depending on the economic capabilities of the company.

The population has cooperated in the funding of apartment building with funds through the buying of apartments, with voluntary work and friendly help in the building of individual houses and the payments for their own participation in the allocation of the apartment and the gaining of housing rights. Indirectly, the people also helped with special savings and the repayment of housing mortgages, and credits as well as with the amortization of public apartments, settled in rents.

Banks also participated in the financing of apartment building, mainly because of their obligations, than because of business interests. Banks have given credits on different basis (for instance on the basis of deposits in state or foreign currencies, on the basis of foreign foreign currency selling or on the basis of a pre-payment of part of the value of the credit).

The system of fund gathering for apartment building described above has in the past years enabled the extent of apartment building to be rather large.

DYNAMICS OF HOUSING CONSTRUCTION BETWEEN 1980-1993			
Leto	Družbena gradnja	Zasebna gradnja	Skupaj
1980	6999	6673	13672
1981	8281	6393	14674
1982	7105	6140	13245
1983	5634	6710	12344
1984	4910	6702	11612
1985	5114	6138	11252
1986	4887	8050	12937
1987	3963	6249	10212
1988	3684	6115	9799
1989	2260	6281	8541
1990	2246	5513	7759
1991	1332	4586	5918
1992	1349	5143	6492
1993	794	5309	6103



The extent of apartment building, especially so called public building started to fall considerably in the year 1987. The reasons for this are many:

- Fast growing inflation caused a fast devaluation of the collected funds, since interest rates did not insure the preservation of their actual value.
- Banks started to give credits with stipulation on monthly revalorisation. The introduction of revalorisation especially slowed the buying of private apartments in so called public building, since personal earnings usually did not allow people to take larger credits.
- The falling of the economic power of many companies. While companies gathered mutual funds at around 1.1% of the gross personal earnings in accord with agreements from 1981 to 1985, that rate from fell after 1987 and only measured 0.29% in 1990. The consequence was the shrinking of credit funds of housing societies.

Great changes in the housing sector could already be seen in the constitutional amendments from 1989, that changed the organization of the housing sector and temporarily included it under the jurisdiction of municipality executive committees and special socially politic societies.

### **Residential Development and administration from 1991 - 1995**

In the year 1991 new financial legislation was formed. This canceled almost all contributions, among these also housing contributions from earnings and gathering of funds from pure profit. Because alternative funds for the financing of apartment building were not insured, a drastic cut in apartment building could not be avoided.

In the year 1991 the Housing Law was endorsed (Ur.L.RS 18/91- Official Gazette), that enabled many innovations, described in the following paragraphs, in the housing sector.

With the introduction of the Housing Law in October of 1991 a legal basis has been formed for the abolishment of public property in the area of housing. In connection to gaining new apartments, the housing law introduced some new institutions. A housing fund of the republic of Slovenia was to be formed. The law also enabled municipality housing funds and unprofitable housing organisations, that are founded with the aim to gain and rent nprofitable apartments and to manage them. The law also categorized apartments. Beside the category of the private apartment that is used by the owner for his constant living needs, the law also sorted apartments for rental into unprofitable (lending), social, official and profitable apartments with different characteristics according to the height of the rent, the period for which it is rented and the type of financing.

The housing law with its acts on the National Housing Programme, the Housing Fund of the Republic of Slovenia and on help in apartment allocation, pointed towards a new system of solving housing problems, that is adapted to the conditions of the market economy. The law also brought a basis for the implementation of parallel social action, that should play a role of social equalization. In this, the law roots in the principle, that individual problems are basically the worry of every individual while the country through a system of social acts takes care of groups of individuals that could not solve their housing problems without national help (the people entitled to receiving a social apartment for rent).

In this way the housing law modernly and appropriately implements the enabling approach as an opposite to providing according to the known document "Centers for Human Settlements" of the UN with the title "The Global Strategy for Shelter Till the Year 2000" from 1988. With this document the international community basically recognizes the right to a suitable shelter, so it is the responsibility of each government to appropriately contribute to the solving of housing problems of its people. The modern enabling approach that they recommend, is to replace the old practice of providing. At the same time this kind of approach means a debureaucratisation of the housing sector and the changing of administrative apartment distribution with measures to organise a housing market with support for private initiatives.

With the privatisation of the housing fund, that started with the implementation of the housing law in October 1991 and lasted two years, the ownership structure of the fund



has changed considerably. Before the privatisation around 70% of the housing fund was in the hands of individuals and around 30% was in public hands.

#### STRUCTURE BEFORE PRIVATISATION



#### STRUCTURE AFTER PRIVATISATION



For the stimulation of building apartments - dwellings, renovation and maintenance of apartments and apartment houses, the Housing fund of the Republic of Slovenia was funded on the basis of the housing law. The main source of financing for this fund was a 20% share of income from the privatisation of apartments, that died down with the end of the privatisation. The extent of the interventions of the fund is very much below the needs. Beside this, the financial basis of the fund doesn't enable stable and permanent interventions in the housing sector. In the future, finances for the work of this fund will also have to be maintained from the national budget. This is also anticipated in the 80. paragraph of the housing law until the fund does not become a financially strong and independent institution.

So far in the implementation of the housing law, the Housing fund of the Republic of Slovenia, despite the mentioned difficulties, was the most important provider of housing credits with a favorable interest rate.

The primary characteristic of the housing supply at this moment is the acute lack of apartments-dwellings, especially in larger city areas. The lack of social apartments is especially typical, while a lack of unprofitable apartments for rental is also felt.

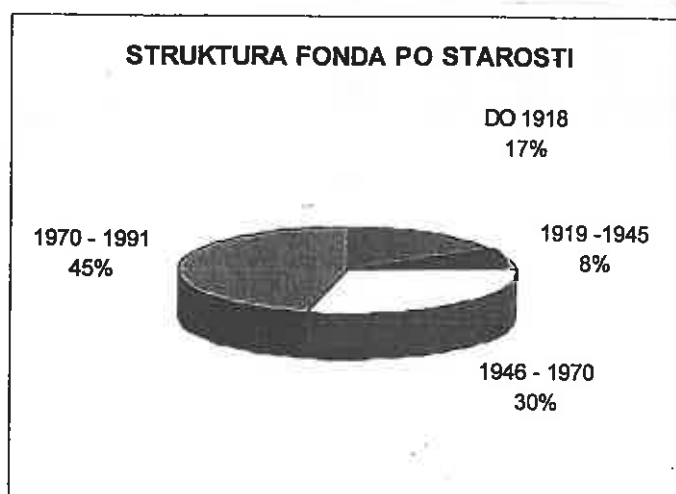
Slovenia has, in total, somewhat more than 650 housing units. Of these around 350.000 (more than half) can be found in city areas. Of the whole number of apartments almost half have two or three rooms (2.6 in average) with an average of 68.7 square meters of living space and 3.1 inhabitants on average. The basis information on the characteristics of the housing fund in Slovenia are shown in the graphs and charts below.

NUMBER OF HOUSEHOLDS		
CENSUS 1991	PROJECTION 2001	DIFFERENCE
640195	692769	52574

HOUSING DEFICIT		
1	DEFICIT IN YEAR 1991	20.000
2	NUMBER OF DWELLINGS NEEDED AS RESULT OF HOUSEHOLD INCREASE UNTIL 2000	52547
3	TOTAL BETWEEN 1991 - 2000	72547
4	NO OF CONSTRUCTED DWELLINGS BETWEEN 1991-1993	18513
5	NUMBER OF CONSTRUCTED DWELLINGS IN 1994 (estimate)	6000
6	TOTAL	24513
7	REMAINS TO BE BUILT BETWEEN 1995-2001	
8	AVERAGE NUMBER OF DWELLINGS NEEDED DUE TO HOUSHOLD INCREASE	6863≈7000

STRUCTURE OF HOUSING STOCK BY AGE		
PERIOD OF CONSTRUCTION	NUMBER	PERCENTAGE
UNTIL 1918	108459	16,6 %
1919 -1945	49344	7,6 %
1946 - 1970	193614	29,7 %
1970 - 1991	301005	46,1 %

#### STRUCTURE OF THE HOUSING STOCK BY AGE



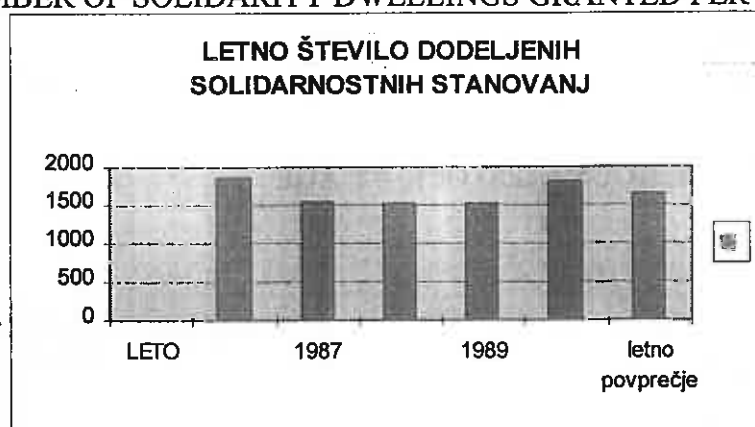
NUMBER OF DWELLINGS FOR RENEWAL AND REPLACEMENT				
PERIOD	NUMBER OF DWELLINGS	RENEWAL	REPLACEMENT	TOTAL
DO 1918	108459	24403	10845	35249
1919 -1945	49344	4934	4934	9869
1946 - 1970	193614	15973	9680	25654
1970 - 1991	301005	15050		15050
<b>TOTAL</b>				<b>85822</b>

For the estimate of the number of needed social shelters, precise information exists only for the period before 1990, while information from the following period does not show the actual state and needs. In the year 1990 the fund of solidarity apartments included 31,090 housing units. In the last period for which we have reliable information, the following number of these shelters were distributed - 1700 per year.

From the information given, one can see, that in the mentioned period the number of social apartments moved between 15% and 20% of all annually built housing units.

NUMBER OF DWELLINGS GRANTED BETWEEN 1986 - 1990	
YEAR	NUMBER OF DWELLINGS
1986	1.868
1987	1.546
1988	1.526
1989	1.538
1990	1.821
TOTAL	8299
ANNUAL AVERAGE	1669

NUMBER OF SOLIDARITY DWELLINGS GRANTED PER YEAR



Unprofitable apartments for rent are intended for residents with average or slightly above average earnings, which indubitably represent the majority of the population. As we can see from the analysis 2000-2500 apartments are needed annually to cover the needs of this population group. The organisational framework for the allocation of these kind of apartments-dwellings is implied together with unprofitable housing organisations, that play their investitory role with the funds from credits of the Housing Fund of the Republic of Slovenia and of the municipalities.

Self-investments of private owners was usually the common way of dealing with housing problems of the Slovene population, since it reaches between 50% and 60% of all construction on average. This has many reasons, that we cannot fully explain. This way of dealing with the problem has become so common that it affects the values of the population and is therefore so widespread. The most definite continuation of this kind of building will give 5000 new private apartments per year in the future as well. This segment could gain with the availability of new apartment units due to restoration and renewal of unused apartments and apartment houses. This is reachable with a complex implementation of support mainly with reference to taxes. This could be a long-term goal and its effects are therefore not included here.

According to the constant extent of interest for renting apartments - dwellings, especially in larger cities and regional centers, it is estimated, that part of the population searching for apartments to rent will solve their housing problems within the market (profitable) renting sector. In the framework of the needed annual increase of shelters we expect around 500 apartments of this category.

Beside gaining dwellings by construction, restoration of the existing fund should represent an important share in the investment structure for the housing sector. This especially applies for cultural heritage protection, like the renovation of old city centers and the protection of the cultural identity of Slovene landscapes.

The Housing law from 1991 could not entirely solve the problems that have piled up, partially because the instruments and institutions it introduced did not quite live up to expectations.

The only financial source for the housing sector from 1991 to 1995 were funds acquired in the privatisation of apartments. The funds that are collected in municipalities can not even cover the most urgent needs for social shelters. In the period 1991 - 1994 little over 300 social apartments - dwellings were provided, while in the period 1981 - 1989 on average 1700 were provided annually. The funds collected on the level of the Housing fund of the Republic of Slovenia are not sufficient to form a capital basis, that would enable stable and permanent intervention in this area.

Till this year there were no budget funds for cofinancing or credits for apartment building and for subvention of apartment use. No part of the housing sector except housing for trained specialists was included in the system of public spending.

With the canceling of housing contributions did not however make the fiscal and parafiscal burdening of gross earnings any smaller, which means that the funds once collected for dwelling building, now flow into the integral budget and are allocated to other sectors of public spending. The lack of suitable budget funds for financing apartment building on the national and municipality level represents a very urgent problem, especially in connection with the needs of the unprofitable housing sector, where a large part of the population is searching and will be searching for the solution of their housing problems. This problem needs urgent attention. This is also very important since the cancellation of systematic sources, which were typical for the past and were the main source for housing credits, rendered the purchase or building of a private apartment - dwelling impossible for most of the population. The same reasons, connected to some other system changes also practically stopped apartment - dwelling renovation.

At this time there is no specialist institution in Slovenia, that would allow successful housing savings for the population and would give credits for the purchase and building of apartments with funds from savings, enriched with financial business. The current interest rates that commercial banks demand are very high, which prevents the solving of housing needs even for the richer part of the population. Most of the commercial banks do not even offer housing credits.

<b>INTEREST RATES FOR HOUSING LOANS IN SLOVENIA AND IN SOME COUNTRIES OF EUROPEAN UNION, 1991</b>	
<b>COUNTRY</b>	<b>REAL INTEREST RATE ( in %)</b>
BELGIUM	8,3
DENMARK	7,7
GERMANY	6,5
GREECE	5,1
SPAIN	8,7
FRANCE	8,7
IRELAND	8,2
THE NETHERLANDS	5,3
PORTUGAL	9,6
GREAT BRITAIN	5,6
<b>SLOVENIA (1994)</b>	<b>12,0</b>

Because of the conditions described, the social and financial access to apartments - dwellings is very limited. Limited access is not typical only for the poorer part of the population, apartments are becoming unreachable even for the richer. At the same time a growing and cumulative lack of apartments can be felt in Slovenia. There is no precise information on the lack of apartments, but we can make a close estimate based on facts and projections.

This kind of organisation will most definitely have an effect on future types of apartment building. The building of large apartment neighbourhoods, that was usual for the past will be quite rare in the future.

### **Housing Architecture and Urbanism**

Extensive development of socially aimed apartment building - dwelling in the past decades caused the forming of large block areas (neighbourhoods) in the outskirts of larger cities on one side and scattered individual building (of a private and often illegal kind), that is typical for suburban settlements and rural areas on the other.

In the first case one can usually find urbanistically, socially and architecturally questionable agglomerations, which are not suited to human needs (unsuitable - small apartments, in large and too high objects with a large number of apartments per floor and per staircase). Soon after the first occurrence of these neighbourhoods and especially after the promotion of so called building for the market, the building of these kind of neighbourhoods became subdued to "rationalisation" and "industrialization" of building from the planning stages to the finalisation. The extent of this "rationalisation and "industrialization" was decided by the builders, which were at the same time investors and projectors. This usually meant that architecture and even urbanism were subdued to their building technologies.

These types of complex building also ruled out any possibility of the future buyers or tenants to influence the characteristics of the building. On the quantitative side, however, problems were adequately solved. In transparent relations and financial constructions did not support attempts for technical quality and durability of buildings and building material included for a prescribed period of time. Usually, if not always, the relations between owners and users of apartments were not clear, as was the use of public parts of the buildings and functional property.

The consequences of conditions described are a number of apartments with inadequate building physical fundamentals, mainly built from structurally enforced concrete and inadequate living conditions. The quality of craftsmen work and exposed building products are often of poor quality and cause high maintenance costs, that start occurring soon after the short guarantees.

The technologies and material described often cause stiffness and prevent or obstruct adaptation to the needs of the inhabitants - users.

As an organisational, financial, social, urban, architectural and ecologic opposite to collective building, scattered -dispersed single family housing has formed in the wider city area or within the radius of acceptable access. This type of housing often has an improper or insufficient communal infrastructure and includes a number of illegal or partially legal buildings. It also represents wasteful land use and often houses far larger than needed, that are not rational in traffic accessibility and in the use of energy.

A number of illegal constructions in the framework of scattered building does not only mean that the owners simply took the right to build on certain land and in some cases the took the land too, it also means that they avoided payment of their obligations, that were thus diverted to the obligations of legal builders. At the same time they gained considerable financial advantages and avoided inspection of the technical adequacy and safety. Scattered building including illegal buildings, which the government did not fight soon enough, has now definitely expanded to such a degree, that it seriously threatens the development possibilities for future use of the Slovene land, as well as the environment (especially drinking water).

Urbanism and architecture of typical projects too often didn't consider even the most basic characteristics of regional forms. This is the reason why new settlements of scattered individual buildings never obtained a noticeable and acceptable identity. Because of these settlements old village settlements throughout Slovenia are gradually losing their former distinctive and recognizable identity.

## **4. NATIONAL PLAN OF ACTION**

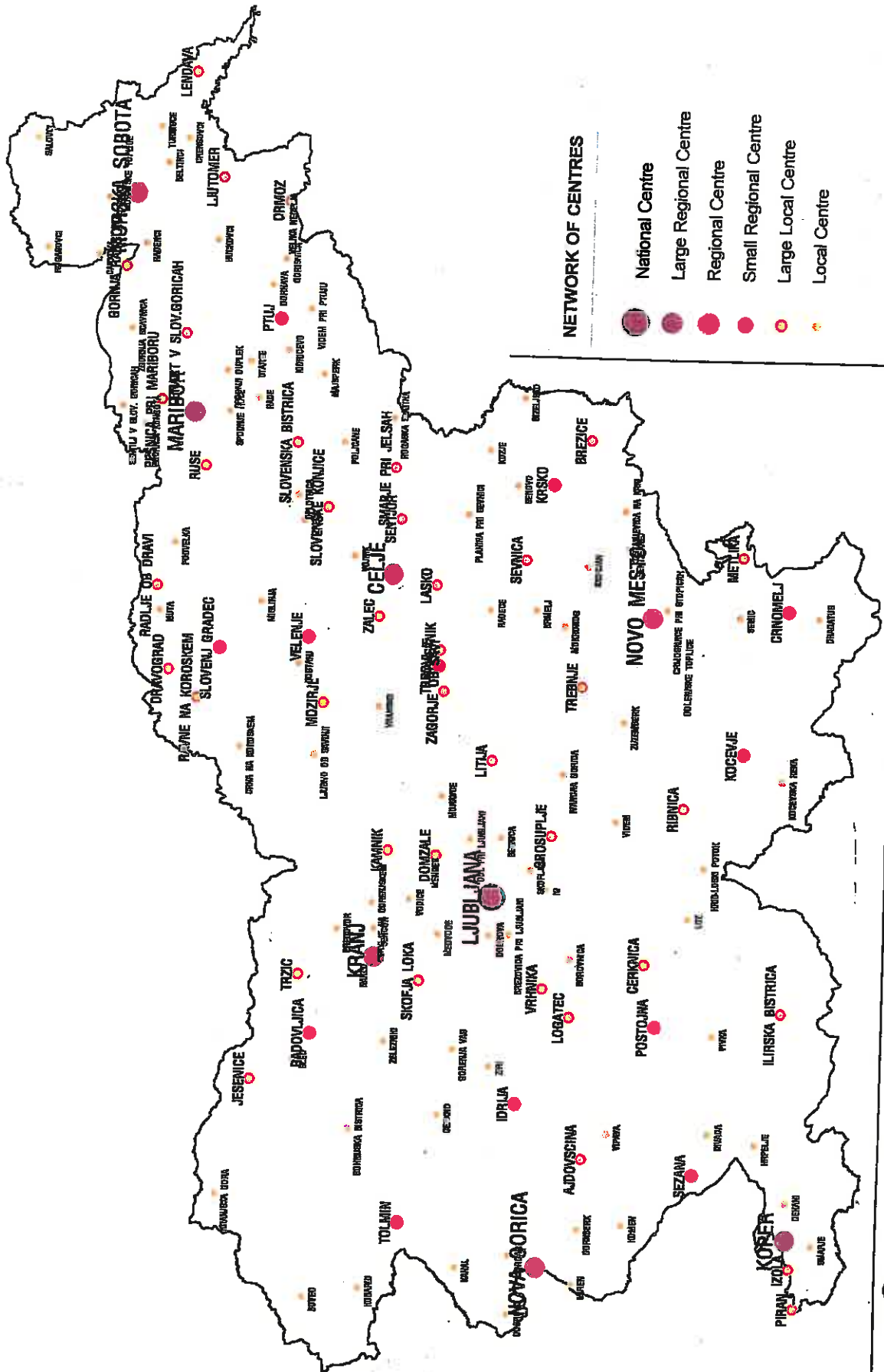
### **4.1. THE STRATEGY OF HUMAN SETTLEMENT'S DEVELOPMENT AND HOUSING**

#### **4.1.1. SETTLEMENT POLICY**

##### **National Settlement Policy**

Slovenia has particular role in the three macro-regions: Mediterranean, Central European and Pannonic. At the crossroads and meeting point it can serve as an amalgamator between them, and the abgrader of their differences. In the politics of the development of cities and settlements in Slovenia are relevant spatial guidelines which emerge within European Union. This is particularly the the model of cooperative city centres of European Regions. This approach is connected to a paradigm of the sustainable development, and with the pursuit of the established polycentric development strategy of the urban system, with Ljubljana as a capital and centre in relation to other countries capitals, including promotion of co-operation between remaining regional centres and their counter parts in the neighbouring countries. The polycentric system of development is the most appropriate in terms of suburbanisation and the necessity of the sustainability of the regional development, and equally for achieving economic and social stability of the country, and for establishing the balanced development opportunities for the countryside, in areas of stagnation and in the border areas on the both sides. This concept enables an optimal system of the public network of administration which will stimulate the locational advantages in certain areas with direct allocation of public investment, and at the same time achieving the balance of regional development axes of the settlement development on the national level. The basic standpoint with establishing the polycentric network of development centres is the existence of inter-urban transport connections, i.e. rail, road inter-modal crossroads and tele-communications, enabling homogeneous, and well structured economic space of Slovenia. This would then enhance the more equal co-operation and competition in a wider European perspective. To achieve it regional centres, forming the framework of urban system, have to gain in quality of functions at distinct elements of the hierrachical level of the organisation of public services and administration. The specifics of the offer for other services or production functions has to be estimated from the demand and the need of the gravity areas.

In elaboration is The National Spatial Plan where distinct changes of the existing urban system are foreseen: Ljubljana as a capital, functions of wider regional centres taken by metropolitan municipalities: Ljubljana, Maribor, Koper, and besides as regional centres to be developed are: Celje, Kranj , Novo mesto, Nova Gorica and Murska Sobota. In urban system are included 12 regional, 38 wider local and 91 local centres at the lowest functional level.



**NETWORK OF CENTRES**

- National Centre
- Large Regional Centre
- Regional Centre
- Small Regional Centre
- Large Local Centre
- Local Centre

**STRATEGY OF THE URBAN SYSTEM DEVELOPMENT**



The polycentric urban system is based on the development of homogenic regional areas of Slovenia, mainly on the basis of indigenous potentials of separate regions and functions of their centres. Due to historic development of territorial-administrational division of the Slovene territory and existing spatial connections, division on 8 planning regions with clearly determined regional identity of the population is already fairly strong. Reviving of regionalism and orientation towards self-supporting regional development from within, connected to the democratisation of social relations, represents an important stimulative factor for the solving of general development problems on the level of separate regions.

Regional policies are met by demands, that they should be selectively independent and mobilise regional resources as much as possible and not controlled from outside as was usually the case before. Orientation towards indigenous regional development is connected to demands for decentralisation, which would mean a rise in the political and administrative role of the regional level. Territorial and development demands for cooperative decision-making will be more successful if supported by optimal centralisation of decision-making and strong, functionally whole and suitably equipped regional centres. Development centres formed this way will create synergy in development possibilities in their area of influence for undoubtable and more sustainable development than the policy of accelerating demographically endangered areas ever assured. The main task of the regional settlement policy will also be to contribute to some changes in thinking. Periphery, countryside and farming should not automatically mean something structurally weak, just like a central position in the modern world no longer guarantees all-out economic success.

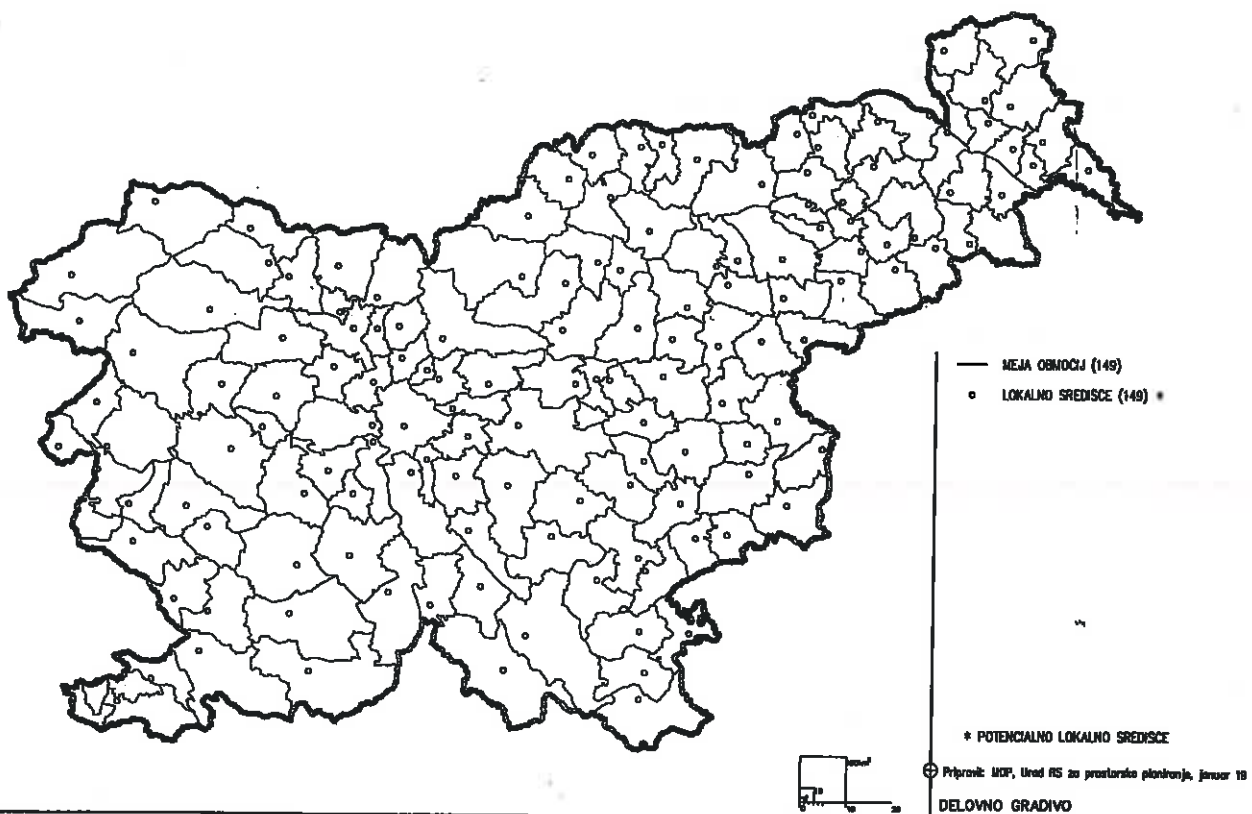
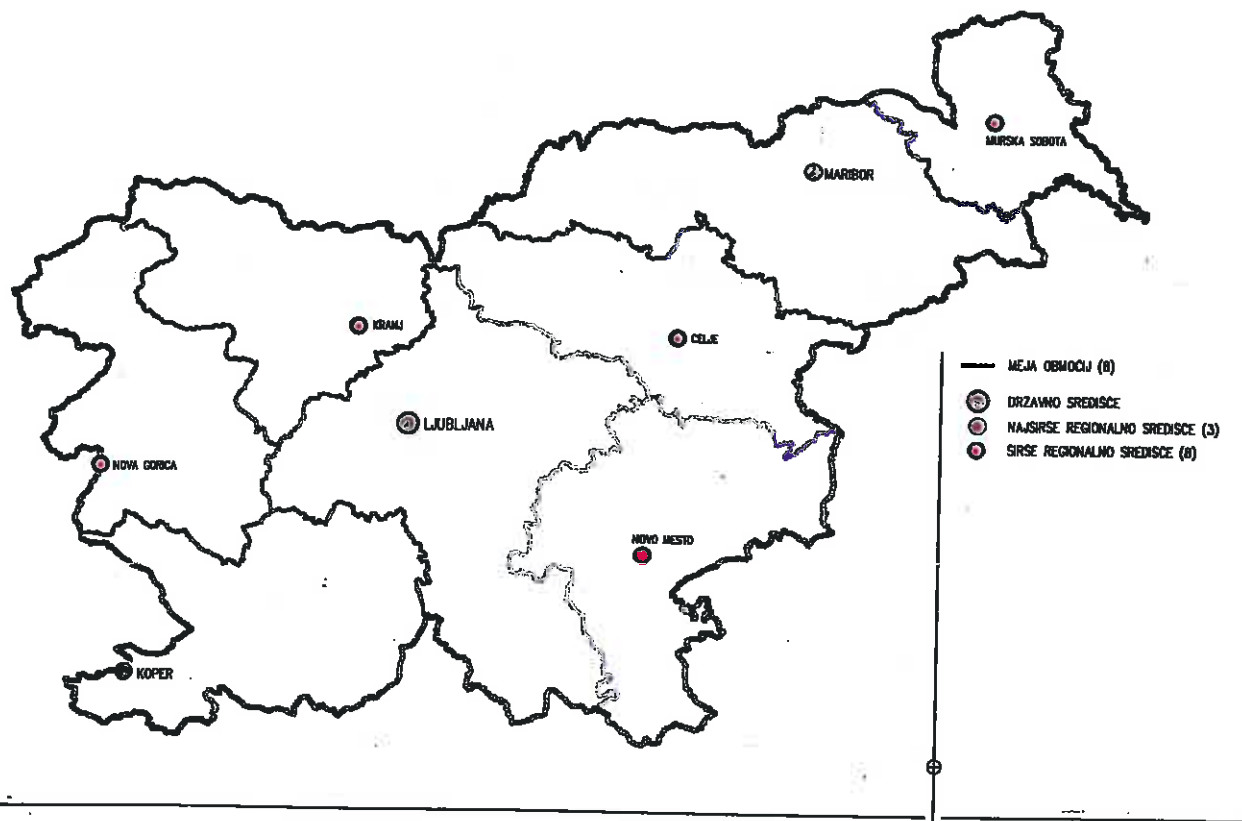
With the introduction of a new settlement policy we will not oppose national interest in loosing regional differences. The national policy for regional development will tend to be more flexible, less tied to the budget and more suited to regional conditions. The government will assure the need of spatial planning and management of the environment on the national, regional and local level.

Slovenia has overcome the level of culmination in industrialisation process. Due to this, we must consider a rise in old industrial and mining areas, that will often be marked with depressive areas. In the future these areas will cause a larger and more specific problem than undeveloped and demographically endangered areas in general. Each of these areas has a number of special regional or even local specialities, which must be considered for successful sanitation.

### **The settlement policy on the regional level**

On the regional level the orientation towards an ecologic, social and economic balance between cities and the countryside in the area will be of major importance for sustainable development. Cities will be better connected to gravitational hinterlands, that allow their survival. At the same time cities must represent an administrative, economic, market, cultural and educational core for the countryside. The population of the countryside will continue to control work in farming, foresting, tourism, countryside production plants and also in intellectual services and activities in ecologic balancing functions with the development of telecommunications. Better transport connections should allow better integration of the cities and the countryside.

Na regionalni ravni je treba organizirati enoten sistem ravnanja z odpadki, oskrbe s pitno vodo, plinovodnega omrežja in druge komunalne infrastrukture, zelenih površin, varovanja naravne dediščine in nadzora nad varstvom okolja.



REPUBLIKA SLOVENIJA  
 MINISTRSTVO ZA OKOLJE IN PROSTOR  
 USTAVNA AGENCIJA REPUBLIKE SLOVENIJE

POSELITEV  
 ORGANIZACIJA PROSTORA  
 REGIONALIZACIJA IN  
 REGIONALNI SISTEMI

The basic principles of spatial development on the regional level will be to take advantage of regional potentials within the framework of a wider context, consideration of diversity, the introduction of decentralisation in the form of smaller centres and good connections between them and regional centres. At the same time economic revival of monostructural settlement areas will be needed, because in the period of sub-urbanisation large areas of one-family houses caused irrational land use and pollution on one side and a decrease in urban and economic investments in the area on the other.

It will be important to keep traditional qualities, to develop physical-spatial qualities of cities and settlements as well as their architectural and settlement cultures in a wider sense. This must at the same time apply to qualities of the natural landscape.

To achieve optimal spatial organisation on the regional level, it will be important to link regional settlement structure development with development of public transport (trains, buses) and tie the existing dispersed settlement to this transport infrastructure. Settlement centres should tend to develop close to regional transport routes at place of transport junctions. This way we will also upgrade with programme the dispersed settlement, caused by processes of sub-urbanisation. In these centres mixed land use should be introduced (apartments, public functions, shops and services) in walking distance from public transport routes. On the regional level all forms of transport (rail, bus, car and bike) must be integrated with a tendency to reduce car transport. Outside central city areas it is important to organise transfer from car and inter-regional bus and train transport to city public transport.

On the regional level a unified system of waste handling, water supply, gas supply and other communal infrastructure, green areas, natural heritage protection and control over nature conservation must be organised.

### **The settlement policy on the local level**

On the local level sustainable development of cities and settlements will call for a stimulative urban policy, emphasising renewal and transformation of cities, that will partially divert sub-urbanisation to reurbanisation. The task of renewal will mean to support positive characteristics of traditional cities: to maintain old city centres and cultural heritage, introduce different activities and restore apartments within them. Low quality apartment neighbourhoods must also be restored, degraded and empty land must be used and suburb neighbourhoods must also undergo restoration. In every renewal scheme existing housing, open areas, land use and the social structure must be considered. This kind of policy will maintain a green circle around cities, that is ecologically very important as an ecologic balancing area, for water supply, food supply and a recreation area. Parks and other green areas must be protected and enlarged. Newly founded city municipalities must be diverted from uncontrolled spreading of building areas in close proximity of city centres, which will be forced by the real estate market.

In the sense of optimal space organisation in cities it is important to stimulate structural changes in land use along with introduction of flexible interaction of urban functions. In the past city activities were separated in intentional land use with zoning. From the urban ecosystem p.o.v. this caused negative consequences with socio-psychological problems,

that can be seen in the loss of identity, loss of dwellings, forced daily commuting, increased traffic and suitable rises in pollution.

The majority of the industry has cleaner technologies, the production is often replaced by services, new electronic communications are established enabling prompt and precise inter-change of the information. All mentioned contributes to a lower level of commuting and is promoting more opportunities for employment and work at home or nearby. Functional area of employment is not limited to such extent to industrial production, and the majority of working places is expected in the services possibly located near to the dwellings. Therefore the division between working and housing areas is not justified any more.

With decentrally integrated city structures relatively autonomous parts of the city could be established. The city centres will become independent centres where the co-operation and participation of citizens in vital decisions in terms of the city and the community are expected to be the emphasis of city's politics. The necessity of the individual attitude to a certain place and city's quarter to such extent that citizens felt to be integral part of it. It is necessary to have an individual approach and attitude towards: a certain place, a part of the city, a community, because it encourages the identity of the city and its architecture, and hence, forms a distinct identification of the inhabitants with this particular city. Important elements are: topography, natural area characteristics, fauna and flora, factors of climate, built environments, including cultural and urban heritage and a type of architecture in the city.

The management of settlements has to emphasize the advantages of public transport, cycling, and walking. The car traffic has to be limited with organised parking places outside the city centre. The promotion and development of pedestrian areas, and a high quality of open public places: market places, streets, courtyards, parks and other green areas of the city. Human being is the proper merit of the environment in terms of sustainable development of the city, including urban and architectural anthropology providing norms for the design and function of the space. The housing construction height limit is P +3-4. The social and psychological parameters are determined by culturological analysis as vital element for urban identity and continuity. In the neighborhoods mixed households should be housed.

The harmony of the environment is of vital and prime importance: balanced environment, economic viability of water resources management, use of drainage water, use of clean fuels- gas and economic use of energy for heating, with district heating, the use of active and passive solar systems, and the use of appropriate materials.

#### 4.1.2. HOUSING POLICY

The housing policy is determined by the National Housing Programme, that is based upon the housing law in the 78. paragraph of the Constitution of the Republic of Slovenia, according to which, the government is to create possibilities for citizens to obtain suitable shelters. The main principles, on which the housing policy is based are:

- To assure a suitable number of different apartments for all Slovene citizens of every social class, i.e. availability;

In order to cover housing needs of the Slovene population, Slovenia must enable the building or restoration of around 10.000 housing units. The whole number of apartments -dwellings, that will have to be insured each year, can be divided into social apartments, apartments for rental with either regular or market rent and private apartments - housing.

- To assure easier access of apartments - dwellings in a number of ways, depending on the funding, social and health conditions of the inhabitants, i.e. affordability;

For the needs of the socially endangered lower class around 2000 apartments will have to be allocated each year till the year 2000 to cover current needs and the deficit from the past. This implies that the average waiting period for obtaining a social apartment according to the described dynamics, will be 7 years.

For the needs of citizens that cannot with their own financial resources obtain a private apartment and are not in the lower socially endangered class, 2000-2500 unprofitable rental apartments will have to be built per year. The rent in these apartments is limited at preset, but it must be an all the cost covering rent.

According to past trends, around 5000 private apartments will have to be built per year till the year 2000.

According to the constant demand for apartment rental, especially in larger cities and regional centres, a part of the population interested in apartment renting will be able to solve their housing problems within the market rental sector. Within the framework of the needed yearly rise of apartments, we expect around 5000 new apartments of the market rental category per year.

- To assure suitable quality and sustainability of the living environment - a suitable housing and living standard should be achieved, i.e. quality and sustainability.

In the field of apartment construction the principles of sustainability will also be implied. At the same time we will need to carry out the rehabilitation of the existing housing settlements, especially ecologically, but also technically, energetically and also the design would need to be reconsidered.

Collective building will tend to smaller settlements, better suited for the needs of man - neighbourhoods with lower buildings, formed according to urban and regional characteristics, built from nature friendly and health-wise suitable materials, with the use of techniques that will insure safety, sustainability, reliability and economical viability.

In the area of individual building, the government of the Republic of Slovenia will only encourage such forms, that will not imply excessive land use or cause an excessive traffic increase. The rehabilitation of existing buildings will also have to be carried out in the area of individual building.

Besides the building of new apartments, renewal and restoration must represent an important part in the investment structure for the housing sector. This is especially important for the preservation of cultural heritage, the restoration of old city centres

and rural settlements, keeping in mind the preservation of the cultural identity and typology of the Slovene regions.

The government of the Republic of Slovenia will harmonise spatial, building, social, financial and tax restrictions during the execution of the National Housing Programme. For this, it will set up and maintain harmonising mechanisms between sectors, that are responsible for economic, social and housing policies, consider the effect of macroeconomic policies on the system of apartment building, estimate the contribution of the housing

policy to the opening of new jobs and the activation of private funds of the population, which would contribute to general development. Develop a taxing policy, that will allow and encourage the property and housing market, integrate the housing policy with social policies against poverty. To assure a regulation framework and institutional support, that will allow participation and partnership on all levels. To endorse and execute a harmonised approach to the development of a suitable policy, the government of the Republic of Slovenia will join the housing policy with the policy of regional development and the settlement policy, link the housing, property and infrastructural policies and also consider the industrial policy, that effects construction and the production and selling of building material.

## **4.2. ACTIONS AND INSTRUMENTS FOR IMPLEMENTATION OF THE STRATEGY**

Slovenia will execute and imply the policy of permanent sustainable development of cities and settlements, the administration and building of apartments according to the implementation of Agenda 21, and as a part of the world action programme - The Global Plan of Action - The Habitat Agenda. The Government of the Republic of Slovenia and other execution bearers will also accelerate scientific research in this area. In this they will cooperate with other countries and international organisations, especially within the EU and narrower European regional associations. Besides the Government of the Republic of Slovenia and its sectors, all sectors of the society, from local and wider regional communities, economies, banking institutions, universities, professional organisations and non-government organisations down to the individual will also be involved in the execution of the national action programme.

### **4.2.1. THE NATIONAL PROGRAMME OF SETTLEMENT DEVELOPMENT**

#### **The execution of the settlement policy on the national level**

For the execution of the settlement policy, the Government of the Republic of Slovenia will prepare and implement a complex conjunction of nominative and stimulative measures in the period from 1986-2000. In the area of normative instruments, the most important will be new laws and restrictions, which will regulate development in space and its management, building, ownership relations, tax obligations, economic conditions and so on. As stimulative instruments, the Government will imply financial stimulation with a credit policy, tax facilities, subventions and proper information, education, establishing development centres. Legal irreproachability will be the basic condition for the functioning of the system on a market basis, that also sets the framework for the economic motive and must not create negative social, ecologic and other similar consequences.

Since the settlement policy on the national level represents a special p.o.v. (instrument) of regional development policies, that is influenced by development policies in many sectors, we will sort the measures for the realisation of settlement policy goals within sector development strategies. For this reason the Government of the Republic of Slovenia will primarily have to:

- amend the strategy of regional development in Slovenia, that is only partially shown in the strategy of economic development of Slovenia,
- further imply harmonised regionalisation of Slovenia in the administrative area, connected to possibilities for the creation of regions and then
- prepare the needed legislation, with which it will define coordinated instruments for the realisation on strategic national and regional goals in the process of unification in European integrations.

Execution of the settlement policy will be, on the national level, limited to defining public service networks and spreading of functions among the urban agglomerations, that bear the function of regional or development centres. To emphasise the locational attractiveness of these centres, the Government of the Republic of Slovenia will accelerate quality development of service activities, diversification, and a large variety of offers, that are indirectly in the hands of regional, municipality administration. The development of this sector will be encouraged mainly by the differential tax policy and fiscal instruments, that are under national control.

Possibilities for this are somewhat limited, since Slovenia as a small economic area, does not enable regionally diverse fiscal monetary policies. Different tax rates and facilities must be unified on the national level. Differences are possible in the area of wealth taxes, that are under municipality control and other different taxes and contributions, that are also controlled by the municipalities. The same goes for different duty and other foreign market restrictions quotes, etc., although demands for duty free or off shore areas are rising, mainly in border areas. With the introduction of different taxes and facilities for instance: income taxes we will try to influence a rise of the appeal of less developed and demographically endangered areas. The Government of the Republic of Slovenia will develop an effective system of control with reforms in the tax office. Among the fiscal instruments, wealth taxes will be introduced, that have an impact on the decisions of individuals about where to live. This indirectly effects development of different settlements.

As a key instrument for settlement regulation the government will prepare new legislation in the area of space management and construction during the period between 1986 and 2000. The National Assembly will endorse this new legislation. New laws will determine the obligations of individual subjects and conditions for making changes to the environment and its management. In harmony with the law, the Government of the Republic of Slovenia will form the strategy for spatial development and The National Plan on its basis during this period. This document will clearly divide the area according to priority intentions and functions, determine the conditions and norms for their management and measures for specific sectors responsible for the implementation of the strategy, based on the principles of sustainable and balanced development.

The government will also implement the settlement policy by building the national economic infrastructure, like railroads, roads, public transport, telecommunications, that links the bearers of development among themselves and with the greater European area. With a polycentral distribution of functions and a high improvement of traffic connections among them, we will create urban agglomerations, that will not be comparable with average large European agglomerations by size, but will still reach far better quality and structure in its offer than the diffused offer today.

The settlement policy will be implemented with measures in the area of housing economy, mainly with a suitable policy and work programme of the Housing Fund of the Republic of Slovenia. Activities for the maintenance of existing housing and the preservation of the population levels, as well as the encouraging of construction and restoration of apartments in the areas of development centres will be coordinated by this institution with the forming of a separate finance policy for the building of apartments - dwellings.



A separate area is represented by the instruments of land policy, that are not combined within one sector in Slovenia. These instruments are divided mainly according to the form and type of control over changes of the environment, that cause a change of tolerable use or land-ownership relations. In the first case, the right to build as part of the land ownership rights, that has lead to illegal buildings in the past is most important. In the second case the relation between the owners interest and public interest is emphasised. With the introduction of private land ownership rights, the government will upgrade the system of spatial development regulation and the settlement policy by introducing taxes on wealth, on the profit resulting from land use, taxes on profit of land transactions, taxes on unused land and land that is not used as planned. For the use of the mentioned instruments, the country will modernise the information system on land ownership and connect it with the modern cadaster on the basis of GIS, which will allow the monitoring of land transactions and government involvement in this market.

The government of the Republic of Slovenia will continue to pursue a unified methodology, collection and tracking of all needed information for the description and monitoring of spatial development in the area of information systems.

### **The implementations of the settlement policy on the regional and local level**

Along with the still unfinished reform of local self-control and national rule dilemmas about the efficiency of the lowest level in connection with the regional level are rising. Solutions from the past left too much autonomy to the municipalities, which was not rational from the economic and geographic p.o.v. The foreseen political solution leaves the forming of administrative regions to separate ministries, which again raises fears that the control over Slovene regions would be too administrative. Due to social changes the government and local communities will evaluate the need of joining municipalities into wider local communities or regions and determine the suitable regional segmentation and the tasks and competence of regional communities once again.

On the basis of determined decentralisation of the territorial and political structure of Slovenia these will be able to influence the development of networks on their areas. In the forming of the regional organisation model, flexibility will be introduced, which will be based on very adaptable private economic grounds of cooperative regions, interconnected with a complex infrastructure.

An important instrument for the implementation of the settlement policy on the regional level will be the Law on the encouragement of regional development, that will enable an integral solving of regional development problems with the coordination of national intervention, mainly in the areas with special development problems. An integral regional policy will cover all areas with development problems and not only demographically endangered areas. With this measure regional communities will encourage the creation of new spatial structures on the basis of self-maintaining development. The programme of sustainable, endogeneous development will be realised in the economic, ecologic, social, cultural and political area.

For the implementation of regional and settlement policies for strengthening of the economy, regional and local communities will set up development agencies. These will combine different partners, such us national administration offices, enterprise

associations, bank chambers, investment funds, non-government organisations into so called "development coalitions" on the basis of the autonomy of financial decisions on the regional and local level. These agencies will accelerate participation in innovative economic streams, offer help in participation in interregional and international cooperation for instance: programme Phase, Cross Border Cooperation etc., subvention the offer of advice in business services, and assure investment in transport and other infrastructure.

As an instrument of settlement policy execution on the municipality level, municipality and city councils will prepare municipality, city and other spatial plans and urban maps within the framework of the national strategy for spatial development and determined in The National Plan of Slovenia. These plans will help to determine the conditions and measures for further development of cities and settlements as well as the whole area within the jurisdiction of the local communities.

#### 4.2.2. THE NATIONAL HOUSING PROGRAMME

For the execution of the policy of building and management of apartments, different instruments are sought, these being financial, tax, social as well as regulative and organisational.

##### **Financial instruments**

For the needed financial strengthening of the housing sector the basic financial instruments are the strengthening of the financial basis of the Housing fund of the Republic of Slovenia and its introduction as the major institution for the financing of apartment building and renewal as well as the forming of a Housing savings-bank in Slovenia. The government of the Republic of Slovenia will, with funds from the 1996 budget, financially support the forming of the Slovene Housing savings-bank, that will, together with the Housing Fund and individual investors, give yearly loans for the building, purchase or restoration of apartments of a suitable standard. The credit policy will be harmonised with the settlement policies on the national, regional and local level. Different credit conditions will be introduced, depending on the location, type and size of the apartment building, according to the goals of sustainable settlement development in Slovenia, that will be determined with the strategy and spatial plans of municipalities and the Republic of Slovenia. 3

Budget funds, intended for the building of unprofitable rental apartments, will be diverted to the housing sector through the Housing Fund of the Republic of Slovenia. With the intent to preserve natural and cultural heritage, the Housing Fund will give larger loans under better conditions to investors, interested in the renewal of old city centres, offering the advice given by the Old Town Community in Slovenia. 3

The management of building properties will be financed from permanent contributions for the use and maintenance of infrastructural objects, from taxes on 2

changes, made to the environment (except for the building unprofitable and social apartments) and from other taxes, that will be determined by the law or by local community regulations.

The Ministry of Finance will cooperate with the Ministry of Environment and Physical Planning in the making of amendments to existing restrictions on supplies of supplement funds to local communities, that allow retaining these funds if the community does not implement the national settlement programme or does not comply with legal restrictions.

### **Tax instruments**

The government of the Republic of Slovenia will set up a system of stimulative taxing of real estate, with the intent of giving the tax system the additional function of stimulating apartment offer.

The Ministry of Environment and Physical Planning together with the Statistics office of the Republic of Slovenia, will prepare a real estate register, with which administration offices will be able to monitor the housing sector and will keep close track of all real estate.

The Ministry of Finance together with the Environment and Physical Planning Ministry, will, by making changes to tax legislation, assure that the tax system will have the function of a stimulant for a better offer of apartments. This will be achieved by the introduction of an efficient real estate tax system on one side and with the introduction of special tax benefits for:

- owners that rent out apartments under better conditions so, that apartment rent is not included in the calculation of basic income which is then taxed;
- owners that are repaying housing credits;
- people, saving in the Housing savings-bank.

### **Social instruments**

Social instruments in the housing sector are dedicated to solving problems of special groups within the population, that cannot solve their housing problems with their own funds, mainly families with many children, families with fewer members employed, young families, impaired and families with some disabled members. The role of the major factors in social policy in the housing area remains with the social apartment instrument and the help for apartment use of subvention instrument.

In distribution of social apartments for rent, the housing policy of municipalities will consider the principles of rational use of the housing fund by giving the categories of apartments which are available - social, unprofitable to individuals according to their financial capabilities. With a system of apartment swaps within the housing fund, the municipalities will be able to lower the funds for subventions at the same time.

Replacement's subventions for rent will in the future have greater systematic independence from existing cuts in help in apartment use, limited only to financial help for rent payments or financial bonuses for rent payment.

The Ministry of Employment, Family and Social Affairs together with the Ministry of Environment and Physical Planning will make changes to legislation in the area of social protection, to assure independent regulation of subventions for rent separated from the general family help packet, based upon the principle that unprofitable rental without other costs should not be higher than 20% of the family income.

Within the framework of budget funds from 1995 - 2000, municipalities will build at least 2000 social apartments yearly, assure help for apartment use and prepare suitable properties and other conditions for apartment building with spatial and other acts.

### **Regulation instruments**

The Ministry of Environment and Physical planning will give directions for apartment building and renewal planning, in which they will advise:

- planning of smaller neighbourhoods with economic land use, that will suit man's needs better,
- more variety in the offer of apartment types with possibilities of handing the apartments over to next generations, consideration of architectural and other specialities in the building of apartments for the elderly and for invalids,
- building of smaller, lower buildings according to characteristics of different regions, urban structures and typology of space,
- choosing relevant materials according to health and ecologic suitability, safety and durability as well as rational use of energy and other natural re-sources.

### **Organisation instruments**

To create ideal organisational conditions in housing, the government will create:

- The Housing savings-bank of Slovenia, 3
- housing funds, at least in regional centres and larger cities, 3
- unprofitable housing organisations (these could cover more than one municipality), that will bring some advantages in the planning and execution of programmes for gaining unprofitable rent apartments,
- assemblies in the housing sector,
- local or joint -intermunicipality real estate funds, being unprofitable economic enterprises. 3

For the monitoring of the housing policy the government will name a seven member Housing council. The Housing council will monitor the realisation of goals in the area of forming a national housing strategy, estimate the efficiency of instruments of the National Housing Programme (NHP), harmonise investment distribution over the territory and form changes and supplements to goals and instruments of the NHP in needed. The council will report about the execution of the housing policy to the national council of the Republic of Slovenia around the time of the yearly budget planning. The Housing council will also independently judge the execution of measures in social policy

in the housing sector on the local level. In case this execution is not satisfactory, the council will propose intervention measures to the National Chamber of the Republic of Slovenia, these being the denial of additional funds that the country otherwise should give to the municipalities for the realisation of their tasks.

The execution of the National Housing Programme in the time and size predicted depends on the proper introduction of the described instruments. This goes especially for the financial and organisation part. We must consider, that the housing deficit in Slovenia, that was created in the past years, can not be replaced in a short time and that Slovenia's own financial sources will not be enough to cover running needs. This is to be expected, due to the expected move from quantitative covering of housing needs to a diverse and qualitative approach. With domestic funds alone, the realisation of the programme would be lengthened noticeably. We will need to obtain foreign credits, which calls on a special market organisation of the housing economy and less national intervention in the whole segment, with the exception of assuring apartments for the lowest social classes. This means, that new or adapted foreign models will have to be introduced and developed in the area of unprofitable housing.

## 5. QUANTITATIVE EVALUATION, KEY INDICATORS

The key indicators presented here represent the response required for preparation of country strategy plans and national reports for the Habitat II Conference (City Summit) to be held in Istanbul in June 1996. The indicators provides an abridged monitoring package for cities and shelter sector in Slovenia, based on UNCHS-Habitat II Indicators Programme, Monitoring the City and Shelter Sector, Key Indicators, Abridged Survey, Worksheet March 1995. It will be used as a tool for reviewing the conditions of cities, and providing benchmarks for the development of urban and shelter conditions and policy over space and over time. They provide a quantitative, comparative base for the analyses of cities, and show progress towards achieving urban objectives.

The instrument consists of a: (Part A) **Background Data Module** (Indicators D1 to D9), which are collected both at the national and urban levels - for three cities: the City of Ljubljana, the capital of Slovenia, and for the two important regional centers, the City of Maribor and the City of Koper; (Part B) **Urban indicators** (Indicators 1 to 27) which are collected for the three cities, and mainly also at the national level; (Part C) **Housing indicators** which are collected for the country as a whole, and some indicators also for the three cities.

Every effort was made to complete all the indicators requested. If data were not available, estimates were made, using groups of experts. "Accurate enough for policy purposes" was the rule to be followed. An approximate result is better than no result at all, since this will provide a benchmark for future, more accurate estimates. If the information requested was not possible to give, then the following codes were used: NAV (not available), NAP (not applicable).

The collection of indicators is regarded as a process rather than a product, and the collection is expected to be accompanied by reviews of the indicators and their usefulness, the choice of alternative indicators which are particularly useful in the national policy context, and procedures to institutionalise the collection and use the indicators as a part of national and local policy development and evaluation.

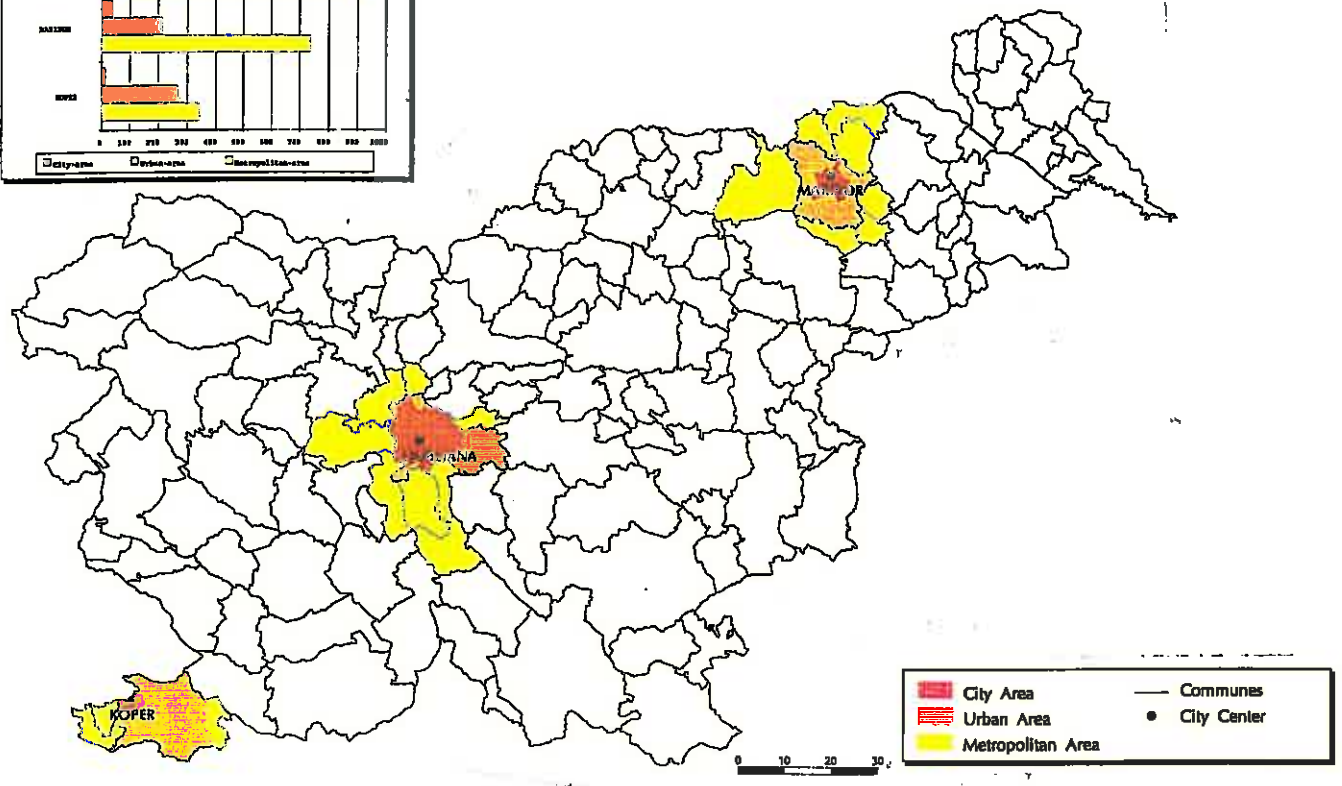
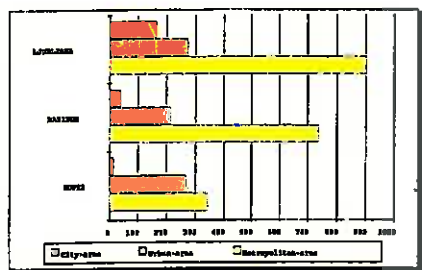
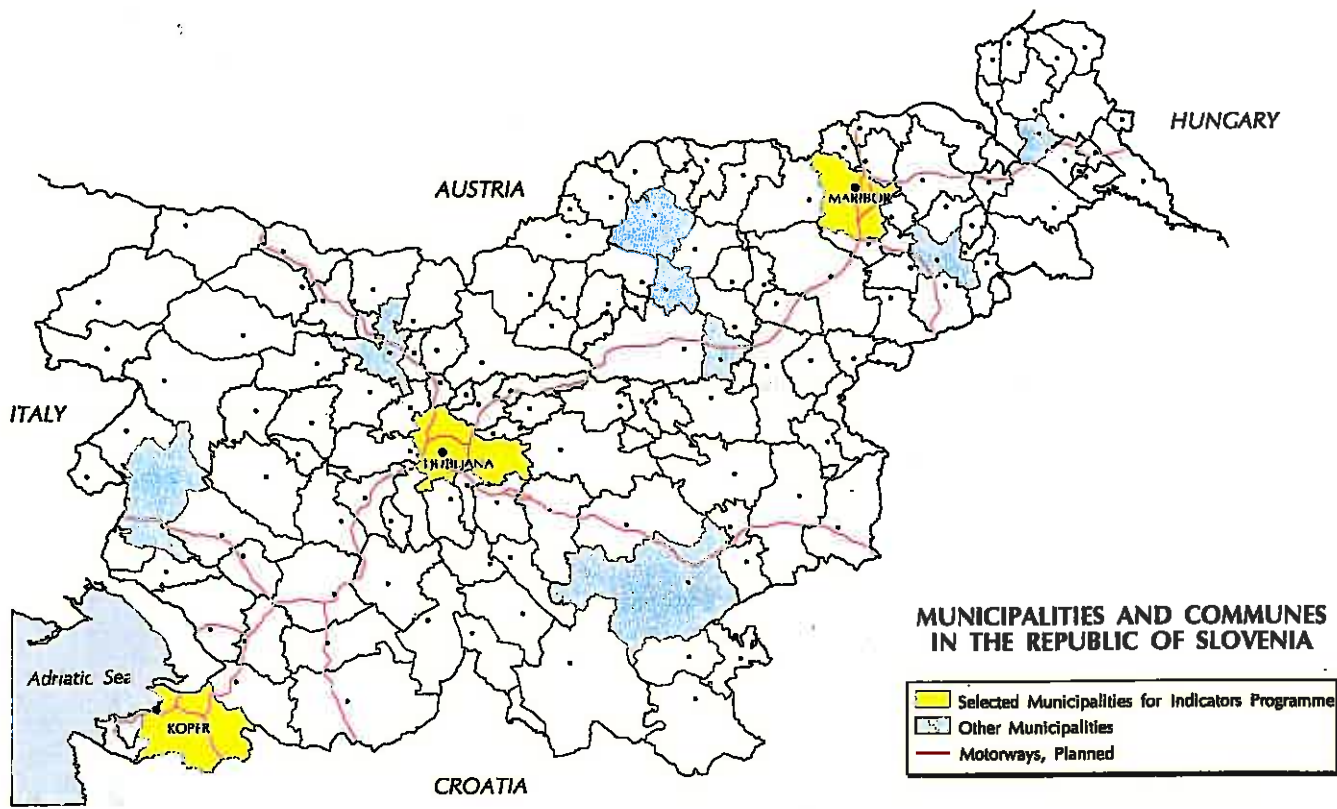
### BASIC INFORMATION ON CITIES

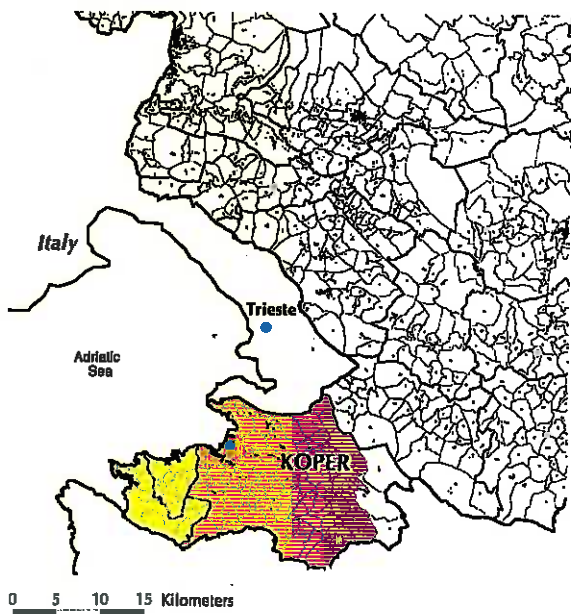
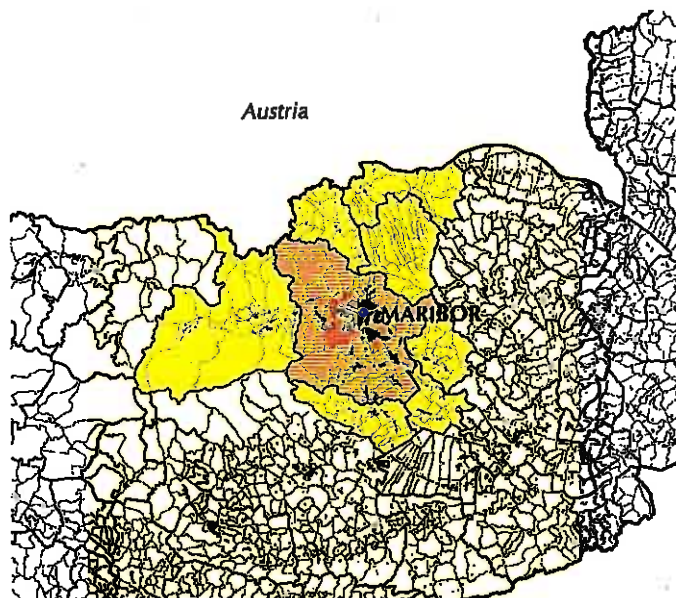
**Ljubljana** is the largest city in and capital city of Republic of Slovenia. In 1993 there were about 320.000 inhabitants living in Ljubljana metropolitan area, which consisted of five local authorities on about 380 sqkm. In 1994 a unified administrative reorganisation was introduced. In the city of Ljubljana itself, "in urban area", are now living 275.000 inhabitants.

**Maribor** is the second largest city in Slovenia. It is located in the north eastern part of the state. In the metropolitan area there are about 184.000 inhabitants and in the urban area 133.000. Maribor is the regional centre and the greatest industrial city in Republic of Slovenia.

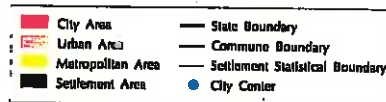
**Koper** is the center of the coastal region and the only harbour city in Republic of Slovenia. In the metropolitan area there are about 76.000 inhabitants and in the city itself in urban area there are living 45.500 inhabitants. There is about 74.000 inhabitants in Koper living on 193 sqkm. Koper is one of the most important harbours for Central -Eastern European region.

The three cities are all located on the Transport corridor Nr.V (BARCELONA - KIEV), between the Alps and the Adriatic sea.





**CITY, URBAN AND METROPOLITAN  
AREAS OF LJUBLJANA,  
MARIBOR AND KOPER**



REPUBLIC OF SLOVENIA  
NATIONAL REPORT HABITAT II  
October, 1995

Ministry for Environment and Physical Planning  
Office for Physical Planning





## DEFINITIONS

**Adult population:** for employment indicators, this should be taken as persons of 15 years of age or more. In other indicators relating to family type such as Indicators D1. 11. 13. 18. the term should refer to persons having reached majority or voting age, or defined as adult for census purposes.

**Dwelling unit:** a dwelling unit is a space with a private entrance occupied by one or more households. It may be a part of a larger building or dwelling. "Units" are used interchangeably with "dwelling units".

**Economically active population** comprises all persons over 15 years of age who furnish the supply of labour for the production of economic goods and services. The production of economic goods and services includes all production and processing of primary products, whether for the market, for barter or for own consumption, the production of all other goods and services for the market, the corresponding for own consumption. Economically active population includes all persons who are either employed or unemployed, or active in the informal sector.

**Gross City Product:** the total product of the city as defined in national accounts procedures. This may either be taken as the total income or value-added (wages plus business surplus plus taxes plus imports), or the total final demand (consumption plus investment plus exports).

**Household:** a person or group of persons who make common provision for food or other essentials of living, and often share a common budget. A group of people who eat one meal together daily may be considered a household. This definition includes domestic servants.

**Household income:** the total income from all sources of all household members, including wages, pensions or benefits, business earning, rents, and the value of any business or subsistence products consumed (e.g. foodstuffs). Payments such as allowances or board from one household member to another should not be counted twice.

**Urban agglomeration:** defined as the city proper along the suburban fringe and any built-up, thickly settled areas lying outside of, but adjacent to, the city boundaries.

### National Money Exchange Rate (DEM and USD)- (annual average)

	1985	1990*	1992	1993	1994
1 DEM	93,2801 DIN	7,00 DIN	52,13 SIT**	68,42 SIT**	79,37 SIT
1 USD	270,14 SIT	11,32 SIT	81,30 SIT	113,24 SIT	128,80 SIT

\*Denomination of DINAR by 10.000, \*\* Since 1991 National currency is TOLAR

## LIST OF KEY INDICATORS

### PART A

#### BACKGROUND DATA MODULE

- Indicator D1: Land use
- Indicator D2: City population
- Indicator D3: Ppopulation growth rate
- Indicator D4: Woman headed households
- Indicator D5: Average household size
- Indicator D6: Household formation rate
- Indicator D7: Income distribution
- Indicator D8: City product per person
- Indicator D9: Tenure type

### PART B

#### SOCIOECONOMIC DEVELOPMENT

- Indicator 1: Households below poverty line
- Indicator 2: Informal employment
- Indicator 3: Hospital beds
- Indicator 4: Child mortality
- Indicator 5: School classrooms
- Indicator 6: Crime rates

#### INFRASTRUCTURE

- Indicator 7: Household conectio levels
- Indicator 8: Accres to potable water
- Indicator 9: Consumption of water
- Indicator 10: Median price of water, scare season

#### TRANSPORT

- Indicator 11: Modal split
- Indicator 12: Travel time
- Indicator 13: Expenditure on road infrastructure
- Indicator 14: Automobile ownership

#### ENVIRONMETAL MANAGMENT

- Indicator 15: Percentage for wastewater
- Indicator 16: Solid waste generated
- Indicator 17: Disposal methods for solid waste
- Indicator 18: Regular solid-waste collection
- Indicator 19: Housing destroyed

#### LOCAL GOVERNMENT

- Indicator 20: Major sources of income
- Indicator 21: Per-capita capital expenditure
- Indicator 22: Debt service charge
- Indicator 23: Local government employes
- Indicator 24: Wages in the budget
- Indicator 25: Contracted recurrent expenditure ratio
- Indicator 26: Government level providing services
- Indicator 27 Control by higher levels of government

### PART C

#### HOUSING AFFORDABILITY AND AVAILABILITY

- 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

#### HOUSING PROVISION

- Indicator H6: Land developmend multiplier
- Indicator H7: Infrastructure expenditure
- Indicator H8: Mortgage to credit ratio
- Indicator H9: Housing production
- Indicator H10: Housing investment

## 5.1. PART A - BACKGROUND DATA

### LAND USE - Indicator D1

#### 1 - Slovenia (National)

Indicator D1: Land use in sq. km							
	a. Total area	b. Residential (formal)	c. Residential (informal)	d. Business	e. Agricultural	f. Transport	g. Other
	20.255	NAV	NAV	NAV	8624,33	91,2	11.137,3
	b + c + d						
	402,2						

#### 2 - Ljubljana

Indicator D1: Land use in sq. km							
	a. Total area	b. Residential (formal)	c. Residential (informal)	d. Business	e. Agricultural	f. Transport	g. Other
UA	274,91	31,09	NAP	23,9	100,57	18,25	101,10

#### 3 - Maribor

Indicator D1: Land use in sq. km							
	a. Total area	b. Residential (formal)	c. Residential (informal)	d. Business	e. Agricultural	f. Transport	g. Other
MA	707,7	50,7	13,5	19,1	631,0	10,0	13,4

#### 4 - Koper

Indicator D1: Land use in sq. km							
	a. Total area	b. Residential (formal)	c. Residential (informal)	d. Business	e. Agricultural	f. Transport	g. Other
UA	276,75	16,27	NAP	7,22	249,05	3,48	0,73

#### Data sources:

Ministry of the Environment and Physical Planning, Municipal Planning Offices, Municipal Land Funds.

## POPULATION- Indicator D2

### 1 - Slovenia (National)

Indicator D2: Population by sex		
	a. Male	b. Female
D.2.4. National	952.611	1.013.375

### 2- Ljubljana

Indicator D2: Population by sex		
	a. Male	b. Female
D.2.1. City proper	124.941	142.067
D.2.2. Metropolitan area	148.980	167.407
D.3.3. Urban agglomeration	127.712	144.938

### 3- Maribor

Indicator D2: Population by sex		
	a. Male	b. Female
D.2.1. City proper	49.093	54.868
D.2.2. Metropolitan area	88.952	95.792
D.3.3. Urban agglomeration	63.855	69.957

### 3 - Koper

Indicator D2: Population by sex		
	a. Male	b. Female
D.2.1. City proper	11.954	12.750
D.2.2. Metropolitan area	36.021	38.253
D.3.3. Urban agglomeration	22.227	23.164

**Data sources:**

Statistical office of the Republic of Slovenia, Census 1981,1991, Statistical Yearbook 1994

## POPULATION- Indicator D3

Indicator D3: Population growth rate Annual growth in population - (% p.a.)	
1 - Slovenia ( National)	0,39
2 - Ljubljana	1,87
3 - Maribor	1,35
4 - Koper	0,47

**Data sources:**

Statistical office of the Republic of Slovenia

Notes: Annual growth rate in period 1981-1991

## HOUSEHOLDS - Indicator D4

<b>Indicator d4: Woman headed households</b>		
Defined as number of households headed by women		
1 - Slovenia ( National)	85.214	281.669
2 - Ljubljana	14.689	50.696
3 - Maribor	5.453	20.499
4 - Koper	1.137	3.348

**Data sources:**

Statistical office of the Republic of Slovenia, Census data 1991

## HOUSEHOLDS - Indicator D5

<b>Indicator D5: Average household size</b>	
Defined as total households divided by total population	
1 - Slovenia ( National)	3,1
2 - Ljubljana	2,7
3 - Maribor	2,7
4 - Koper	2,8

**Data sources:**

Statistical office of the Republic of Slovenia, Census 1991

## HOUSEHOLDS - Indicator D6

<b>Indicator D6: Household formation rate</b>	
Defined as annual rate of growth of numbers of households in the city	
1 - Slovenia ( National)	0,8
2 - Ljubljana	1,6
3 - Maribor	0,1
4 - Koper	0,5

Data sources: Statistical office of the Republic of Slovenia , Census 1991

## HOUSEHOLDS - Indicator D7

### 1 - Slovenia (National)

<b>Indicator D7: Household income distribution</b>		
Household income by quintile, income range and average income.		
Quintile	Interval in USD	Average income
1	to 4486	2951
2	4487 - 7223	5924
3	7224 - 9802	8522
4	9803 - 13405	11478
5	13406 and over	19308

### 2 -Ljubljana

Quintile	Interval in USD	Average income
1	to 5696	3809
2	5697 - 8928	7460
3	8929 - 11842	10231
4	11843 - 16361	13958
5	16362 and over	23186

### 3 - Maribor

Quintile	Interval in USD	Average income
1	to 4451	3143
2	4452 - 5987	5296
3	5988 - 9007	7577
4	9008 - 12514	10928
5	12515 and over	19625

### 4 - Koper

Quintile	Interval in USD	Average income
1	to 6750	5035
2	6751 - 10085	8864
3	10086 - 11603	10971
4	11604 - 14300	12937
5	14301 and over	20996

Data sources: Statistical office of the Republic of Slovenia, Family Budget Survey 1993

Notes: Average annual exchange rate for USD = 113,24 SIT

### PRODUCTIVITY- Indicator D8

<b>Indicator D8: City product per person</b>	
Defined as total city product per year divided by population	
<b>Average data per cities in Slovenia per person</b>	12.102 USD

Sector	national product (US\$)	National employment	City employment	Wage ratio	City Product (\$m)
a.1,2. Agriculture and mining	702,0	17.617	1.264	0,07	50,4
b. 3,4,5 Manufact., utilities, construction	4.359,0	285.738	70.181	0,25	1070,6
c.6,7. Wholesale and retail trade, transport and communication	2.568,0	95.920	42.381	0,44	1134,6
d.8. Finance, insur., real estate and business services	1.598,0	38.934	21.853	0,56	896,9
e.9. Community, personal and other services, domestic	680,0	10.389	4.146	0,40	271,4
f. Government	1.776,0	36.573	16.971	0,46	824,1
g. Others	988,8	141.635	77.441	0,55	540,6
<b>TOTAL</b>	<b>12671,8</b>	<b>626.806</b>	<b>234.237</b>	<b>0,37</b>	<b>4788,7</b>

Data sources: Statistical office of the Republic of Slovenia, Statistical Yearbook

Notes:

Data refers to 1993, Average annual exchange rate for USD = 113,24 SIT

In millions USD,

## HOUSING - Indicator D9

Indicator D9: Tenure type					
Number of households in tenure categories					
	Owner occupied and Purchasing	Private rental	Social (Public rental)	Sub tenancy	Illegal
1- Slovenia (national)	530.150	45.200	64.000	NAV	650
2 - Ljubljana	101.400	7.600	11.000	NAV	-
3 - Maribor	55.250	3.000	6.750	NAV	-
4 - Koper	23.840	360	2.800	NAV	-

### Definitions:

1. Owned refers to housing with a clear title (formal housing) which is owned outright by the occupant.
2. Purchasing is formal housing with a mortgage
3. Private rental is formal or informal housing for which rents are paid to a landlord
4. Social housing includes all public, parastatal or NGO-operated housing, and cooperatives.
5. Sub-tenancy refers to households who are renting from a principal household on the same block, who may in turn be owners, private renters or social renters.
6. Illegal Squatter or informal housing for which rents are not paid should be included in this category.

**Data sources:** Statistical office of the Republic of Slovenia, Ministry of the Environment and Physical Planning, Privatisation Survey report

**Notes:** Data are based on statistical data from census 1991 and monitoring of the process of privatisation during 1991- 1994 and restitution still in process.

Owner occupied includes Owned and Purchasing stock.

Public includes housing stock owned by municipalities, companies etc., with state controlled rents. Private rental stock (except restituted) has market rents. Figures for private rental stock are estimated.

## 5.2. PART B - URBAN INDICATORS

### MODULE 1. SOCIOECONOMIC DEVELOPMENT

#### HOUSEHOLDS BELOW POVERTY LINE - Indicator 1

Indicator 1: Households below poverty line ( % )	
1 - Slovenia ( National)	1,3
2 - Ljubljana	3,6
3 - Maribor	14,4
4 - Koper	2,7

#### WOMAN HEADED HOUSEHOLDS BELOW THE POVERTY LINE - Indicator 1.1

Indicator 1.1: Woman headed households below the poverty line Defined as the percentage of households situated below the poverty-line	
1 - Slovenia ( National)	NAV
2 - Ljubljana	NAV
3 - Maribor	6,5 %
4 - Koper	0,33 %

Poverty line in USD per-month per different households		
One person household	Two persons household	Average household consists of 3,1 persons
130,-	240,-	350,-

**Data sources:** Statistical office of the Republic of Slovenia, Ministry for Labour, Family and Social Affairs, Municipal departments for medical and social welfare, Municipal centres for social work

**Notes:** Standardized method to measure the minimum living standard and eligibility for a variety of welfare bonuses is the ratio between the actual income per person in a household and the "guaranteed minimum income" (GMI). In defining eligibility for financial support as the only or a complementary source) a child up to six years old is entitled to 29% of GMI, a child up to 14 years to 34%, an older child up to the end of his regular schooling to 42% of GMI and an adult to 52% of GMI. The GMI itself is very low. For instance in february 1995 the GMI was 21,000 SIT, while an average wage was 66,000 sit. If this criteria is applied as a poverty line, there has been 27,000 persons below the line in february 1995, comprising 1.3% of the total population (according to Ministry for labour, family and social affairs). However, this definition is very strict and in some other welfare bonuses somewhat milder criteria are used.

Poverty line for households is estimated on the basis of different sources.

#### INFORMAL EMPLOYMENT - Indicator 2

Indicator 2: Informal employment ( % ) Defined as the percentage of the employed population whose activity is part of the informal sector	
1 - Slovenia ( National)	2 - 3
2 - Ljubljana	2 - 4
3 - Maribor	4 - 6
4 - Koper	1 - 2

**Data sources:** Ministry for Labour, Family and Social Affairs

**Notes:** Data is estimated on the basis of average unemployment rate.



### HOSPITAL BEDS - Indicator 3

<b>Indicator 3: Hospital beds</b>	
Defined as number of persons per hospital bed	
1 - Slovenia ( National)	85,1
2 - Ljubljana	36,0
3 - Maribor	47,5
4 - Koper	106,2

Data sources: Statistical Office of the Republic of Slovenia

Notes: Beds in all medical institutions are included.

### CHILD MORTALITY - Indicator 4

<b>Indicator 4: Child mortality</b>	
Defined as the proportion of children who die before reaching their fifth birthday	
1 - Slovenia ( National)	0,83
2 - Ljubljana	0,81
3 - Maribor	0,85
4 - Koper	0,83

Data sources: Statistical Office of the Republic of Slovenia, Statistical Yearbook 1994

### SCHOOL CLASSROOMS - Indicator 5

<b>Indicator 5: School classrooms - primary and secondary schools</b>		
Number of school children per classroom in		
	Primary	Secondary
1 - Slovenia ( National)	22,9	27,4
2 - Ljubljana	24,0	28,0
3 - Maribor	23,4	28,0
4 - Koper	22,9	26,2

Data sources: Statistical Office of the Republic of Slovenia, Statistical Yearbook 1994,  
Ministry of the Education and Sport

### CRIME RATES - Indicator 6

<b>Indicator 6: Crime rates</b>		
Number of reported crimes per 1000 population		
	a. Murder	b. Theft
1 - Slovenia ( National)	0,045	0,149
2 - Ljubljana	0,051	0,401
3 - Maribor	0,038	0,179
4 - Koper	0,094	0,175

Data sources: Ministry of the Interior, Information and Telecommunications Service

## MODULE 2. INFRASTRUCTURE

### HOUSEHOLD CONNECTION LEVELS - Indicator 7

Indicator 7: Household connection levels				
Percentage of households connected to				
	A. Water	B. Sewerage	C. Electricity	D. Telephone
1 - Slovenia (national)	97	90	92	68
2 - Ljubljana	100	99	99	84
3 - Maribor	100	58	98	31
4 - Koper	100	98	99	92

Data sources: Statistical Office of the Republic of Slovenia, Results of surveys no.617, 1994 ; TELECOM of Slovenia

### ACCESS TO POTABLE WATER - Indicator 8

Indicator 8: Access to potable water (in %)	
Defined as percentage of households with access to potable water	
1. Slovenia (National)	97,4
2. Ljubljana	100,0
3. Maribor	99,5
4. Koper	100,0

Data sources: Statistical Office of the Republic of Slovenia, Results of surveys no.617, 1994

### CONSUMPTION OF WATER - Indicator 9

Indicator 9: Consumption of water (in litres/per day- per person)	
Defined as average consumption of water in liters per day per person, for all uses	
1. Slovenia (National)	112
2. Ljubljana	160
3. Maribor	185
4. Koper	107

Data sources: Statistical Office of the Republic of Slovenia; Municipal services

Notes: Industrial consumption is not included.

### MEDIAN PRICE OF WATER- Indicator 10

Indicator 10: Median price of water, scarce season per m <sup>3</sup> (in USD)	
Defined as median price paid per hundred liters of water in US dollars, at the time of year when water is most expensive	
1. Slovenia (National)	0,30
2. Ljubljana	0,32
3. Maribor	0,36
4. Koper	0,64

Data sources: Municipal services

Notes: Data for Slovenia is an average price for household use. Price for industrial use is different.

## MODULE 3. Transport

### MODAL SPLIT - Indicator 11

<b>Indicator 11- Modal split</b>							
Proportion of work trips undertaken by							
	a. Private car	b. Train or tram	c. Bus or minibus	d. Motorcy cle	e. Bycycle	f. Walking	g Other
<b>1 - Slovenia (national)</b>	36,1	2,2	33,3	1,4	26,5*		0,5
<b>2 - Ljubljana</b>	35,4	0,3	44,1	0,4	19,3*		0,5
<b>3 - Maribor</b>	36,0	1,0	40,0	1,0	2,0	19,0	1,0
<b>4 - Koper</b>	71,9	-	7,6	1,4	0,5	18,2	0,4

**Data sources:** Statistical Office of the Republic of Slovenia, Results of surveys no.617;

Data provided by Municipal offices

**Note:** \* Walking and bicycle segregated.

### TRAVEL TIME - Indicator 12

<b>Indicator 12: Travel time (in minutes)</b>	
Defined as the average time in minutes for a work trip	
<b>1. Slovenia ( National)</b>	24
<b>2. Ljubljana</b>	22
<b>3. Maribor</b>	28
<b>4. Koper</b>	15

**Data sources:** Statistical Office of the Republic of Slovenia, Results of surveys no.617;

Data provided by Municipal offices

### EXPENDITURE ON ROAD INFRASTRUCTURE - Indicator 13

<b>Indicator 13: Expenditure on road infrastructure ( in USD per capita)</b>	
Defined as the per-capita expenditure in US dollars on roads (three year average)	
<b>1. Slovenia ( National)</b>	80,28
<b>2. Ljubljana</b>	48,80
<b>3. Maribor</b>	30,47
<b>4. Koper</b>	37,73

**Data sources:** Statistical office of Republic of Slovenia; Directorate of the Republic of Slovenia for Roads

**Notes:** Figure for Slovenia includes, highways, magistral and regional roads, figures for cities include only municipal road infrastructure

### AUTOMOBILE OWNERSHIP- Indicator 14

<b>Indicator 14: Automobile ownership</b>	
Defined as the ratio of automobiles to 1000 population	
<b>1. Slovenia ( National)</b>	350
<b>2. Ljubljana</b>	416
<b>3. Maribor</b>	337
<b>4. Koper</b>	443

**Data sources:** Ministry of the Interior, Information and Telecommunications Service

## MODULE 4. Environmental management

### PERCENTAGE OF WASTEWATER TREATED - Indicator 15

<b>Indicator 15: Percentage of wastewater treated (%)</b>	
Defined as per cent of all wastewater undergoing some form of treatment	
1. Slovenia ( National)	NAV
2. Ljubljana	98
3. Maribor	20
4. Koper	68

Data sources: Municipal services

### SOLID WASTE GENERATED - Indicator 16

<b>Indicator 16: Solid waste generated</b>		
Defined as solid waste generated per person, in cubic meters and tonnes per annum		
	m <sup>3</sup>	tonnes
1. Slovenia ( National)	1,9	0,5
2. Ljubljana	2,1	0,6
3. Maribor	2,3	0,5
4. Koper	1,9	0,5

Data sources: Ministry for the Environment and Physical Planning , Environment report 1995

### DISPOSAL METHODS FOR SOLID WASTE - Indicator 17

<b>Indicator 17: Disposal methods for solid waste</b>					
Proportion of solid wastes by weight disposed to					
	a. Sanitary landfill	b. Recycled	c. Open dump	d. Incinerated	e: Other
1. Slovenia (National)					
2. Ljubljana					
3. Maribor	70	15	10	1	4
4. Koper	94	6	-	-	-

### REGULAR SOLID WASTE COLLECTION - Indicator 18

<b>Indicator 18: Regular solid waste collection</b>	
Defined as proportion of households enjoying regular waste collections	
1. Slovenia ( National)	75,0 %
2. Ljubljana	99,3 %
3. Maribor	90,0 %
4. Koper	80,0 %

Median number of times per month waste is collected:

Data sources: Municipal offices

## HOUSING DESTROYED - Indicator 19

Indicator 19: Housing destroyed	
Defined as proportion of housing stock destroyed per thousand by natural or man made disasters over past ten years	
1. Slovenia (National)	0,06 %
2. Ljubljana	NAV
3. Maribor	NAV
4. Koper	NAV

Data sources: Statistical Office of the Republic of Slovenia, Statistical Yearbook 1994

## MODULE 5. Local Government

### MAJOR SOURCES OF INCOME - Indicator 20

#### Local government per capita income - Indicator 20.1

Indicator 20.1: Local government per capita income	
Defined as total local government sources of funds in US dollars annually, both capital and recurrent, for the metropolitan area, divided by population (three year average)	
1. Slovenia (National)	336,20
2. Ljubljana	365,00
3. Maribor	276,00
4. Koper	324,00

Data sources: Statistical Office of the Republic of Slovenia, Local authorities budgets

Notes: Data refers to year 1993.

#### Sources of income - Indicator 20.2

Indicator 20.2: Sources of income						
	a. Taxes	b. User Charges	c. Other own source income	d. Transfers from higher levels of government	e. Borrowings	f. Other
1. Ljubljana	72,4	-	12,6	15,0	-	-
2. Maribor	68,0	5,0	4,0	19,0	3,0	1,0
3. Koper	60,3	1,8	19,9	10,0	6,1	1,9

Data sources: Municipal offices

Notes: Data refers to 1993

**PER-CAPITA CAPITAL EXPENDITURE - Indicator 21**

<b>Indicator 21: Per-capita capital expenditure (USD)</b>	
Defined as the capital expenditure in US dollars per person, by all local government in the metropolitan area, averaged over the last three years	
1. Slovenia (national)	191,73
2. Slovenia (local)	44,38
3. Ljubljana	74,00
4. Maribor	23,59
5. Koper	129,29

Data sources: Statistical Office of the Republic of Slovenia , Statistical Yearbook 1994, Municipal Budgets, Ministry of Transport and Communications, Directorate of the RS for Roads

Notes: Slovenia( national ) in: highways, regional and magistral roads, railways, sea transport, air transport , telecommunications and average local expenditure p.capita.

Slovenia (local) includes expenditure in: water supply of settlements, outlet of waste and precipitation waters maintainig of cleanness in settlements, arranging public green areas and childrens playgrounds, arranging public parkings and (local) roads, public electric lighting, public transport, arranging cemeteries and funeral activities, public market halls and fairgrounds, chimney sweeping service, maintenance of streets, sqares roads and semaphore sytems , other community service activities.

**DEBT SERVICE CHARGE - Indicator 22**

<b>Indicator 22: Debt service charge (%)</b>	
Total principal and interest repaid, including bond maturations, as a fraction of total expenditure by local governments	
1. Ljubljana	0,8
2. Maribor	3,0
3. Koper	8,5

Data sources: Local authorities

**LOCAL GOVERNMENT EMPLOYEES - Indicator 23**

<b>Indicator 23: Local government employees</b>	
Defined as total government employees per 1000 population	
1. Slovenia (National)	5,6
2. Ljubljana	3,1
3. Maribor	3,1
4. Koper	2,8

Data sources: Statistical Office of the Republic of Slovenia , Local authorities.

Notes: Data refers to 1993

Slovenia (national) - Figure is calculated on the average of all local government employees and does not include state government employees.

**WAGES IN THE BUDGET - Indicator 24**

<b>Indicator 24: Wages in the budget</b>	
Defined as proportion of recurrent expenditure spent on wage costs	
1. Slovenia (National)	13,0
2. Ljubljana	43,8
3. Maribor	37,0
4. Koper	9,1

Data sources: Statistical Office of the Republic of Slovenia and Municipal budgets.

Notes: Slovenia (national) includes government employees.

## CONTRACTED RECURRENT EXPENDITURE RATIO - Indicator 25

<b>Indicator 25: Contracted recurrent expenditure ratio</b>	
Defined as the proportion of recurrent expenditure spent on contracted activity	
1. Ljubljana	3 %
2. Maribor	2 %
3. Koper	3 %

Data sources: Municipal authorities.

Notes: Values are estimated.

## REGULATORY AUDIT

### GOVERNMENT LEVEL PROVIDING SERVICES - Indicator 26

<b>Indicator 26: Government level providing services</b>					
Which types of agencies deliver urban services to the population? Check boxes if significant services (more than 20%) are provided by organisations of this type					
Service provided	Public			Other	
	Local government	National government	State/regional	Semi public	Private
water	X				
sewerage	X				
refuse collection	X	X		X	
electricity		X		X	
telephone	X	X		X	
public or mass transport	X			X	X
emergency fire/ambulance	X	X		X	X
education	X	X			X
health care	X	X			X
public housing	X				
recreation/sport facilities	X	X		X	X

**CONTROL BY HIGHER LEVELS OF GOVERNMENT - Indicator 27**

<b>Indicator 27 : Control by higher levels of government</b>			
<b>A. Can higher levels of government (national, state/ provincial).</b>			
A.1.	Close the local government (e.g. appoint new administrator, or a new council, call new elections?)	no	
A.2.	Remove councillors from office?	all	some
<b>B. Can the local government, without permission from higher governments..</b>			
B.1.	Set local tax levels?	all	some
B.2.	Set user charges for services?	all	some
B.3.	Borrow funds?		
C.	Is the amount of fund transfers from higher governments known in advance of the local budget setting process?	All	Some 30%*

**Data sources:** Legislation regarding local government and financing of local government and taxation.

**Notes:** \*Due to regulations regarding financing of local authorities 30 % of income taxes collected is returned to the local government budget.



### 5.3. PART C. HOUSING INDICATORS

#### MODULE 6 AFFORDABLE AND ADEQUATE HOUSING

#### HOUSE PRICE TO INCOME RATIO - Indicator H1

<b>Indicator H1: HOUSE PRICE TO INCOME RATIO</b>	
Defined as the ratio of the median free-market price of a dwelling unit and the median household income.	
1. Slovenia ( National)	~ 7

	Median house price (USD)	Median annual house price(USD)
1. Slovenia (National)	~ 63.000,00	~ 9.100,00

Data sources: Statistical office of Republic of Slovenia

**Notes:**

No data on median housing prices exist. Otherwise, real estate prices are denominated in DEM; these prices have remained stable for quite some time. Since the Slovene tolar has been appreciating vis-a-vis the D-mark, i.e. the exchange rate has not followed the domestic inflation and nominal wage increases and housing has thus become more "affordable".

Median annual household income in 1993 was 1,032 thousand Slovene tolar (source: 1993 Statistical office of Slovenia, Household expenditure survey). This amounted to some 9.100,00 USD. Taking 900 USD per square meter as median price, and a 70 square meter apartment as "typical", the price of such an apartment would be 63.000 USD or some 7 annual incomes of the median household.

#### HOUSE RENT TO INCOME RATIO -Indicator H2

<b>Indicator H2: HOUSE RENT TO INCOME RATIO</b>		
Defined as the ratio of the median annual rent of a dwelling unit and the median household income of renters		
	Private ( uncontrolled rent )	Public ( state controlled rent)
Slovenia ( National)	0,327	0,046

Data sources: Statistical office of Republic of Slovenia , Statistical Yearbook 1994, Ministry of Environment and Physical Planning, (unformal enquiry).

Notes: Data refers to 1993, Data does not include other expenses (water supply, heating electricity, etc.)

	Uncontrolled	Controlled
Median annual rent (USD)	3624,00*	507,25*
Median annual renter household income (USD)	11092,00 **	11092,00 **

Data sources:

Notes: \*No concise data on median rent is available. Given data refers to average dwelling in public owned stock. Data for uncontrolled sector are based on informal enquiry.

\*\*Instead of median income of the renter overall average is used.

### FLOOR AREA PER PERSON - Indicator H3

<b>Indicator H3: Floor area per person</b> Defined as the median floor area per person in square meters	
Slovenia ( national)	23 m <sup>2</sup>

Data sources: Statistical office of Republic of Slovenia  
Notes: Average floor area per person is given.

### PERMANENT STRUCTURES - Indicator H4

<b>Indicator H4: Permanent structures</b> Defined as the percentage of dwelling units which are likely to last twenty years or more given normal maintenance and repair, taking into account locational and environmental hazards.	
Slovenia ( national)	99,9 %

Notes:  
In Republic of Slovenia there is no temporary housing structures except about 650 dwelling units.

### HOUSING IN COMPLIANCE - Indicator H5

<b>Indicator H5: Housing in compliance</b> Defined as the percentage of the total housing stock in the urban area which is in compliance with current regulations (authorised housing)	
Slovenia ( national)	99,0 %

Data sources: Ministry of Environment and Physical Planning

Notes: In Republic of Slovenia there is about 6000 units built without building permission.

## MODULE 7 - HOUSING PROVISION

### LAND DEVELOPMENT MULTIPLIER - Indicator H6

<b>Indicator H6: Land development multiplier</b> Defined as the ratio between the median land price of a developed plot at the urban fringe in a typical subdivision and the median price of raw, undeveloped land in an area currently being developed (i.e. with planning permission).	
Cities average	0,46 - 0,56

Data sources: Municipal land funds.

Notes: Value is estimated from different data sources.

## INFRASTRUCTURE EXPENDITURE -Indicator H7

<b>Indicator H7: Infrastructure expenditure</b>			
Defined as the ratio of total expenditures in USD by all levels of government on infrastructure services during the current year, and the urban population			
	Local	National**	Total
1. Slovenia	42,09*	169,93	212,02
2. Ljubljana	85,53	169,93	255,46
3. Maribor	21,00	169,93	190,93
4. Koper	154,46	169,93	394,39

**Data sources:** Data refers to 1994.

Statistical office of Republic of Slovenia-Statistical Yearbook 1994, Ministry of Transport and Communications, Directorate of the RS for roads, Telecom Slovenia.

**Notes:**

\* **Local** includes average expenditure per capita in all slovenian municipalities in: water supply of settlements, outlet of waste and precipitation waters maintaining of cleanliness in settlements, arranging public green areas and childrens playgrounds, arranging public parkings and (local) roads, public electric lighting, public transport, arranging cemeteries and funeral activities, public market halls and fairgrounds, chimney sweeping service, maintenance of streets, squares roads and semaphore sytems , other community service activities,  
**\*\*National** :Includes average investments in highways, regional and magistral roads, railways, sea transport, air transport , telecommunications p.capita.

## MORTGAGE TO CREDIT RATIO - Indicator H8:

<b>Indicator H8 : Mortgage to credit ratio</b>	
Defined as the ratio of total mortgage loans to all outstanding credit in both commercial and government financial institutions	
Slovenia (national)	14,90 %

**Data sources:** Bank of Slovenia

**Notes:** Value is defined as the ratio of total housing loans to the value of all outstanding loans. The banks and financial institutions which offer housing loans secure collateral with insurance companies or require that the debtor provides two guarantors who, in case of incapability to pay the instalments, must repay the loan. There is also the possibility of taking a mortgage, although this type of loan is rarely offered.

## HOUSING PRODUCTION - Indicator H9

<b>Indicator H9: Housing production</b>	
Defined as the net number of units produced (units produced minus units demolished) last year in both the formal and informal sectors per 1000 inhabitants	
1. Slovenia (national)	0,97
2. Ljubljana	1,69
3. Maribor	1,43
4. Koper	1,97

**Data sources:** Statistical office of Republic of Slovenia

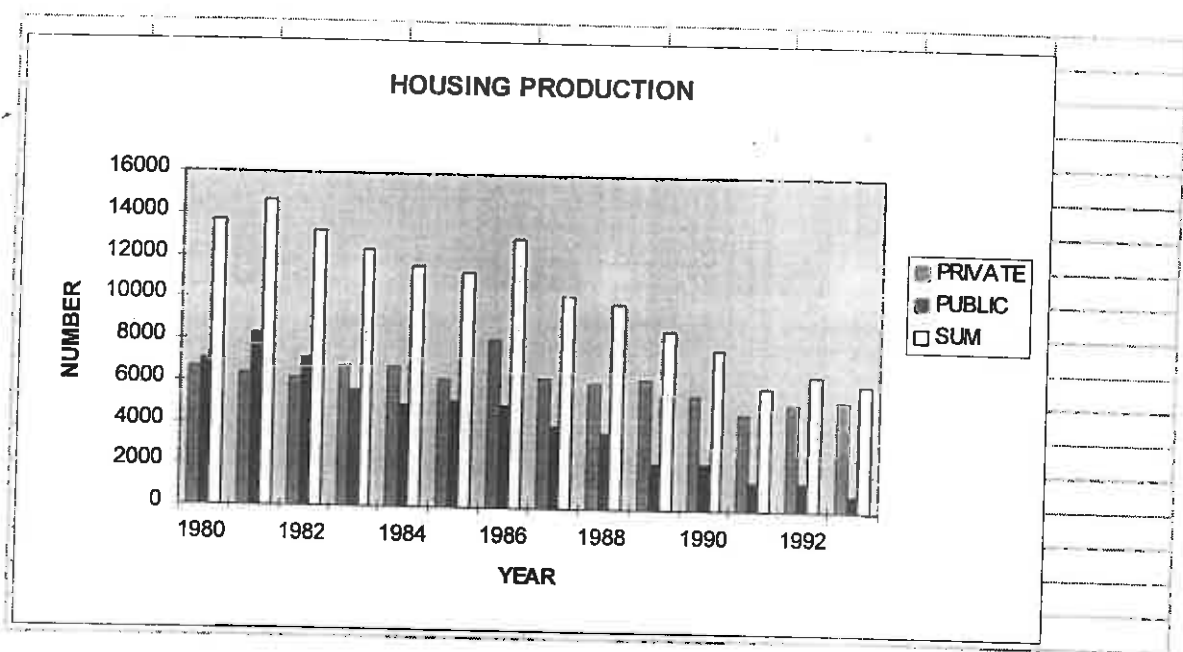
**Notes:** In last few years due to different reasons housing production is decreasing.

In the period among 1980 and 1990 housing production was between 10.000 to 14.000 dwellings p.a., or 5 to 7 dwellings per 1000 inhabitants per year, which was above average in comparison with most of the European countries.

Approximately half of housing units p.a. was provided by large building companies in "social ownership" while the second half was build by private persons - self builders.

After 1986 building production in so called public sector started to reduce because of inflation. After 1991 builing production in public sector almost stopped , while in private (self built) sector continued with the same trendline.

**Notes to graph:**  
 Public production includes housing stock where investors were all levels of government (social stock), companies, etc.,  
 Private includes stock where only private persons are investors



**HOUSING INVESTMENT - Indicator H10**

<b>Indicator H10 :Housing investment</b>	
Defined as the total investment in housing as a percentage of GDP	
<b>Slovenia (national)</b>	3,6 %

**Data sources:** Statistical office of Republic of Slovenia .

**Notes :** Data refers to 1994. For Local level data not available.