

# New Concept of State Housing Policy in Slovakia for 2015 – 2020

# Short introduction into Slovak housing policy

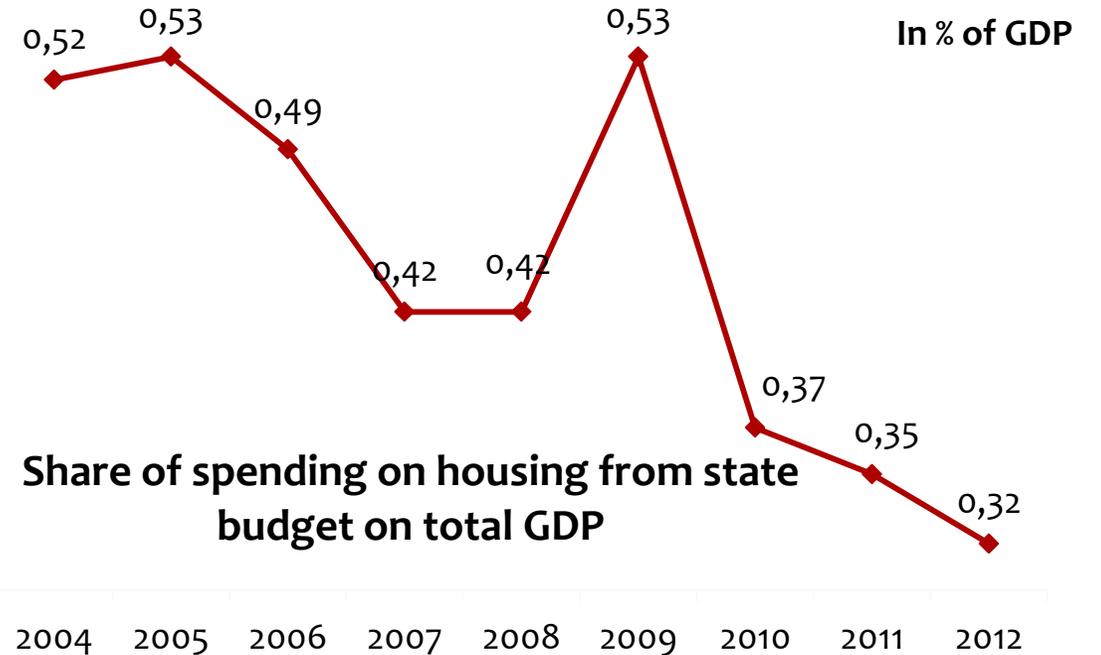
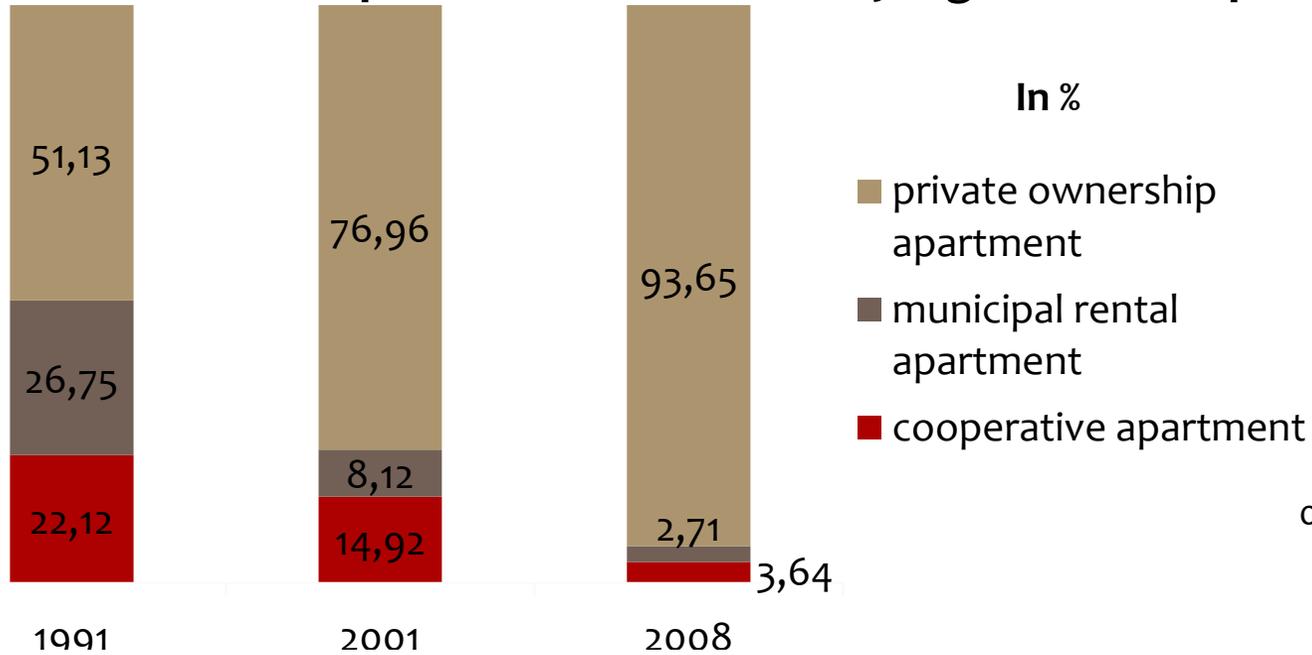
- Transition in 1989
  - Minimalization of public sector control
  - Minimal response by public sector
- Since 1994
  - In approximately 5 years periods are adapted new Concepts of State Housing Policy
  - Thanks to the 5 years continuity, it was possible to create and to adjust relevant legislation and economic tools
- 1996
  - Establishment of State Fund for Housing Development
- After 2000
  - Development of mortgage markets and residential estate markets
  - Development of targeted subsidy schemes

# Short introduction into Slovak housing policy

- Current housing market in Slovakia
  - High proportion of owner-occupied sector
  - High rental prices
  - Large real estate price differentials between regions
  - Severe shortage of affordable social housing
- Since 2014, private sector business can apply for state support
- Despite the gradual improvements, over the last decade, government has failed to fully achieve its targets in housing policy
  - Housing development tools provide yearly increase of social rental housing in the amount of 10 – 20 % of the overall new housing construction
  - Currently is the renewal of existing housing fund at 25 – 30 % of overall housing stock

# Basic Slovak housing statistics

## Share of apartments in Slovakia by legal ownership



# Basic Slovak housing statistics

	1961	1971	1981	1991	2001	2011
Population in thousands	4174	4537	4991	5274	5379	5397
Occupied dwellings (per 1000 population)	225	253	283	307	310	329
Proportion of unused dwellings	6,5%	3,3%	5,5%	8,5%	11,6%	10,9%
Dwellings per 100 households	79	86	85	88	80	80
Average household size	3,53	3,37	3,01	2,88	2,60	2,42
Crude marriage rate (per 1000 population)	7,90	7,90	7,90	7,60	4,80	4,70
Crude divorce rate (per 1000 population)	0,60	0,80	1,30	1,70	1,70	2,10

	Bratislava region	Trenčín region	Trnava region	Nitra region	Žilina region	Banská Bystrica region	Košice region	Prešov region	Total Slovakia
Average property price in 2013 (in EUR per m2)									
	1 664	829	587	642	775	740	939	792	1226
Average market rent in EUR in 2014 (in EUR per month)									
Studio	371	224	286	238	234	228	267	236	260
1-room	416	280	303	295	295	271	346	241	306
2-room	609	357	405	422	437	359	539	361	436
3-room	819	416	533	510	487	471	540	450	528
4-room	892	490	589	578	661	680	734	559	648
Average net monthly income in 2013									
	902	641	665	615	652	622	682	582	701
The contribution of regional GDP to the national GDP in 2011									
	28%	11%	10%	11%	11%	9%	9%	11%	100%
Average registered unemployment rate in 2013									
	6,2%	10,7%	9,2%	12,5%	12,5%	18,3%	17,2%	19,4%	13,5%

# Priorities of new Concept of State Housing Policy for 2015 - 2020

- Global aim of the new Concept is sustainable housing development
- Priority No. 1
  - Strengthening and development of public rental sector
- Priority No. 2
  - Complex and thorough renewal of existing housing stock

# Specific objectives of the Concept

