

RESPONSIBLE USE OF SOIL AND LAND AND REGIONAL DEVELOPMENT
IP SOIL III 8th of March 2007, Neusiedl am See

**SOME EXAMPLES
OF SOIL PROPERTY RIGHTS ISSUES
IN SLOVAK REPUBLIC**

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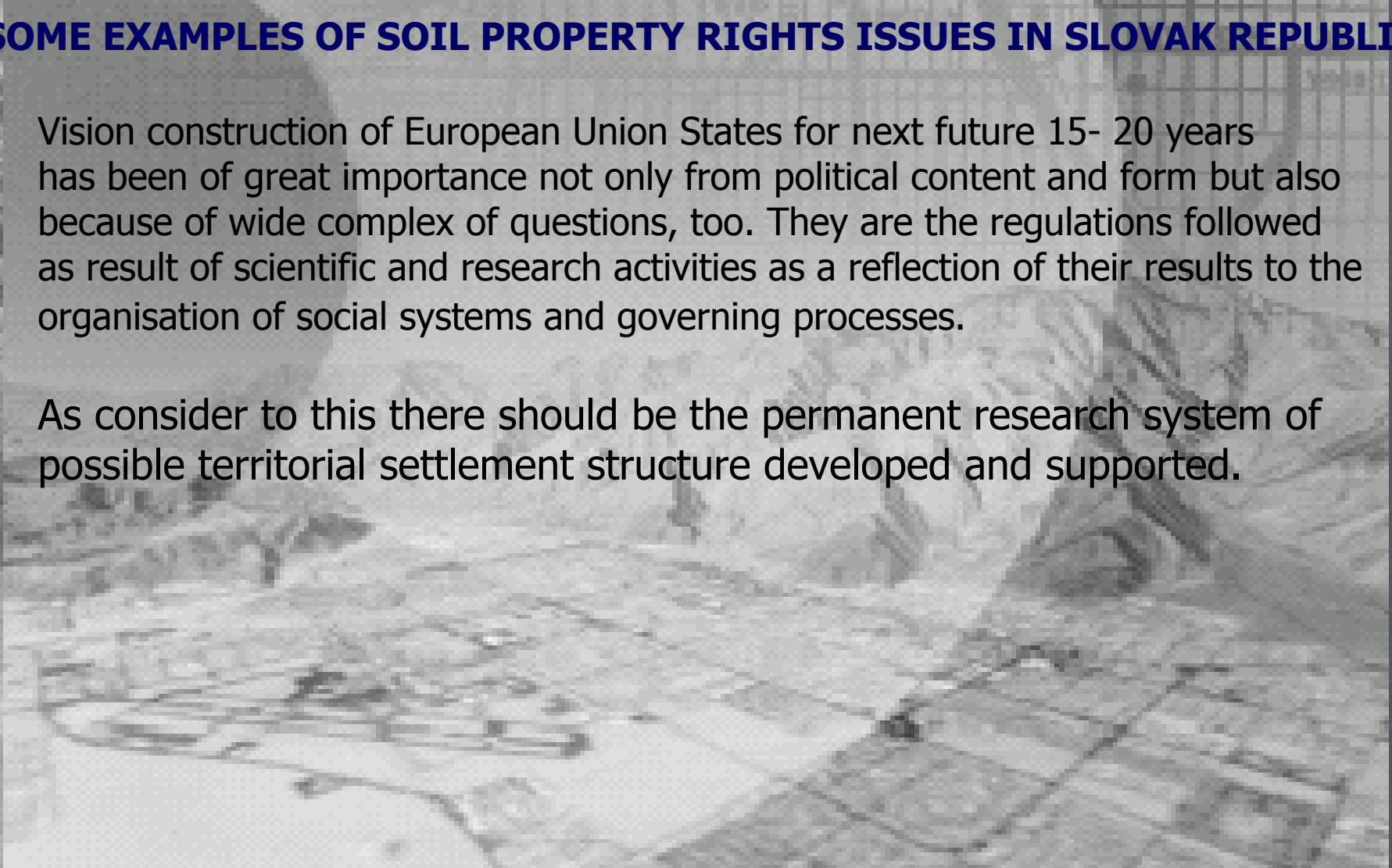
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Vision construction of European Union States for next future 15- 20 years has been of great importance not only from political content and form but also because of wide complex of questions, too. They are the regulations followed as result of scientific and research activities as a reflection of their results to the organisation of social systems and governing processes.

As consider to this there should be the permanent research system of possible territorial settlement structure developed and supported.



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The thesis of research:

- Mode of interpretation and common understanding of EU territorial settlement structure and comparison with Slovak practice.
- Tendencies of demographical changes from global, European and Slovak points of view (natality, mortality, migration)
- The vision of capacity structure of territorial development of Slovakia and its settlement clusters:
 - **demo-ecological potential**
(Zibrin P. 1988: Spatial Structures of Settlement Systems)
 - **economic profile formulation**
 - **territorial morphology**
 - **infrastructure**As a result of this there should be new sustainable development configuration created.
- 4. The analyses of used development methodologies in Slovakia and European states (European treaties evaluation in the field of territorial settlement development regulations)

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5. Main sectoral structures of Land Use capacities:

- water management
- communications
- energy supplies
- technologies
- culture

6. Territorial potentials and settlement structures advantages in Slovakia, variability of offers and use standards.

7. European Development Settlement Poles Levels and their comparison with Slovakia:

- production
- market
- culture
- social relations
- city concentration of inhabitants

8. Evaluation of advantages and disparities balanced and non-balanced European Regional systems.

9. Management education for settlement territorial development in Slovakia.

10. Pilot project of certain settlement cluster of Vienna, Brno, Bratislava, Gyor

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Slovakia has **extremely fragmented ground (land) ownership**. As a result of Theresian cadastre processes. This represents strategic disparity comparing EU other countries. This fact causes less development of regions, especially eastern outskirts of the country (approximately 400- 450 km far from Bratislava). This process of investment placement today need 10- 15 years, which is from the aspect of economical effectivity not acceptable. This is great burden for Slovak implementation of European regional funds in planning period 2007- 2013.

Territorial Planning and Building Codex Act (so called Building Law) deals with expropriation process. The aim of **expropriation** after this is to change or to limit property rights to the grounds and constructions on them or institution, abolishment or limitation of Cause burden of tenure property right.

Expropriation cause process is the activity of Building Office. Concerning to the expropriation Cause process Building Office Declares Expropriation decision.

Competency of Building Office is the Municipality. The activities of building office are transferred power of State governance.

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There is possible to expropriate or to limit property rights to grounds and constructions on them needed to construction realisation within precautions of public interests.

There has been accurate **list of activities** listed in Slovak Building Law public interest builings after approved territorial planning documents e.g.:

- creation of protected areas and protected buffer zones (nature protection etc.),
- conditions creation of inevitable access to ground and building,
- localisation of State environmental monitoring network,
- construction of highways roads and local communications,
- construction of infrastructures and their buffer protected zones,
- preservation and proper use of cultural heritage,
- realisation of investments which are considered as strategic investments ?!
- etc.

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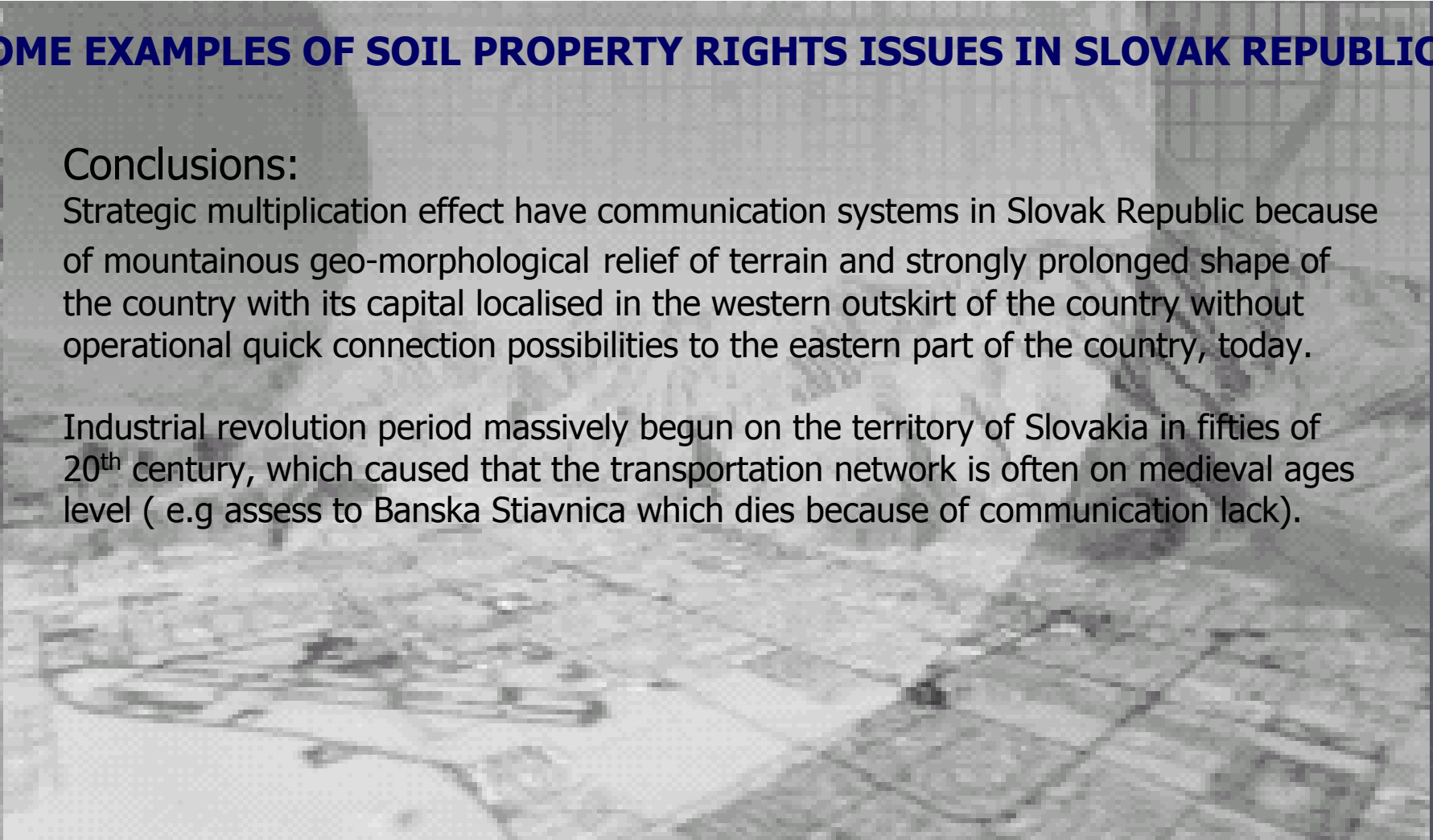
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Conclusions:

Strategic multiplication effect have communication systems in Slovak Republic because of mountainous geo-morphological relief of terrain and strongly prolonged shape of the country with its capital localised in the western outskirts of the country without operational quick connection possibilities to the eastern part of the country, today.

Industrial revolution period massively begun on the territory of Slovakia in fifties of 20th century, which caused that the transportation network is often on medieval ages level (e.g. access to Banská Štiavnica which dies because of communication lack).



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HOW TO VISUALISE DIFFERENT ASPECTS OF PROPERTY RIGHTS?

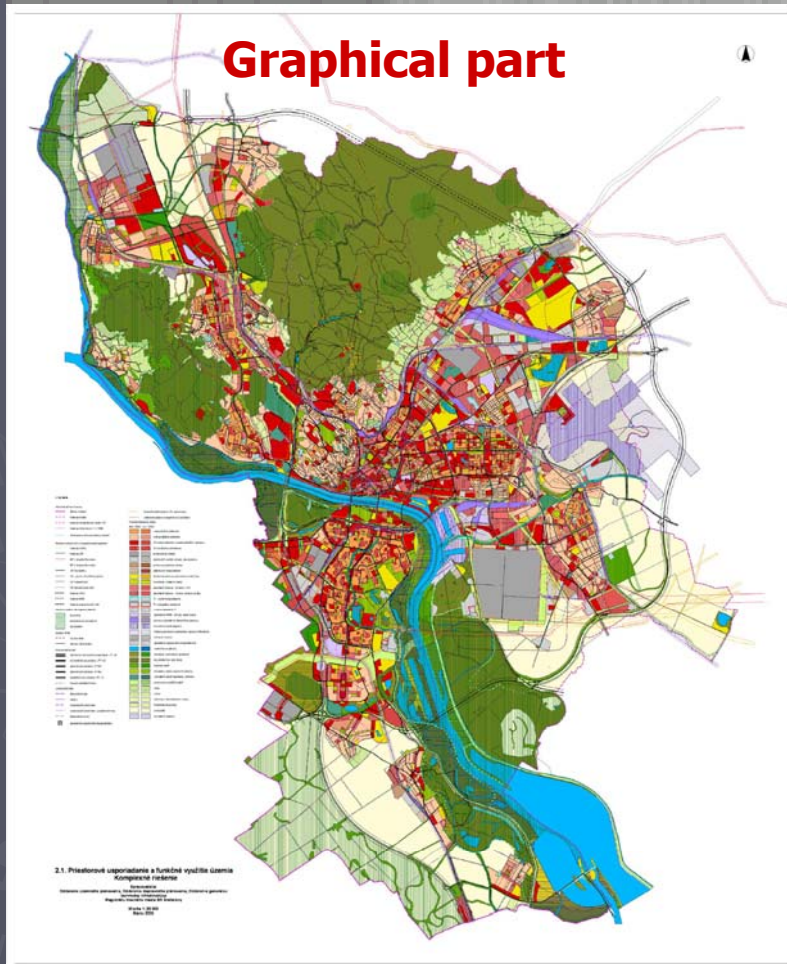
THE NEED:

- CONTROL AND OVERVIEW OF THE AREA VISUALISATION OF DIFFERENT ASPECTS OF LAND USE- ECOLOGICAL, ECONOMIC, SOCIAL, URBAN... AS WELL AS DIFFERENT PROGRAMMES, PLANS...
- SYSTEMATISATION OF INFORMATION ABOUT PROPERTY RIGHTS
- 2D, 3D MODELS ACCESSIBLE FOR THE PROFESSIONALS AND NON- PROFESSIONALS
- Monitoring
- Visions (Scenarios)
- Planning
- Implementation

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Traditional maps- separate parts



Textual part

A. ZÁKLADNÉ ÚDAJE
1. ZÁKLADNÉ ÚDAJE
2. VYHODNOTENIE DOTERAJŠIEHO ÚZEMNÉHO PLÁNU AKTUALIZÁCIA ÚPN HLAVNÉHO MESTA SR BARTISLAVY, ROK 1993 V ZNENÍ NESKORŠÍCH ZMIEN A DOPLNKOV
3. ÚDAJE O SÚLADE RIEŠENIA ÚZEMNÉHO PLÁNU SO ZADANÍM A SO SÚBORNÝM STANOVISKOM Z PREROKOVANIA KONCEPTU RIEŠENIA ÚZEMNÉHO PLÁNU
2.1.3. Severovýchodný rozvojový smer mesta

Z hľadiska základných princípov priestorového usporiadania neuzavretý problém Železničnej stanice Filiálka spolu s absentiujúcou severnou tangentou v širších súvislostiach ovplyvňuje zodpovedajúce dotváranie ťažiskovej mestotvornej radiály Račianska ulica. Z uvedených dôvodov sa saturovanie ťažiskových funkcií MČ Nové Mesto vrátane funkcií občianskej vybavenosti nadmestského významu orientuje do priestoru Vajnorskej ulice s ťažiskom v lokalite Pasienčky. Priestor Vajnorskej sa v súčasnosti dobudováva ako reprezentačná mestská trieda až po predpriestor Železničnej stanice Nové mesto. Súbežne sa zvyšuje aj mestskosť priestoru dopravnej radiály Trnavská cesta.

Vyhodnotenie urbanistickej koncepcie priestorového usporiadania v zmysle Aktualizácia ÚPN, rok 1993 v znení následných zmien a doplnkov je spracované pre jednotlivé územia a rozvojové zóny podľa funkčného a prevádzkového usporiadania územia.

V rozvoji občianskej vybavenosti:

zrealizovaný bol zámer dotvorenia centra vybavenosti celomestského až nadmestského významu v predpolí športových a rekreačných zariadení nadmestského významu na Pasienčkoch - areál Polus s výškovou dominantou Milénium Tower s ovplyvnením obrazu mesta; súbežne sa zhodnocuje aj rekreačný potenciál jazera Kuchajda, dobudovaný bol centrálny priestor mestskej štvrte Kramáre - priestor Stromovej ulice, ako dominantný priestor a centrum lokálneho významu s etablovaním občianskej vybavenosti celomestského a lokálneho významu (obchod, služby, sakrálna stavba), dobudovaná bola špecifická zóna zdravotníckych areálov na Kramároch; územie je stabilizovaná vrátane Slovenského ústavu srdcovo - cievnych chorôb,

v navrhnutom rozsahu sa nepodarilo zrealizovať (podľa ÚS-Z Vajnorské jazera), dobudovanie centra vybavenosti prímestského charakteru nadregionálneho významu v zóne Tuhovské, ktoré spolu s atraktívnym rekreačným prostredím jazera Vajnorka v lokalite Prostredné v medzipriestore severovýchodnej a východnej rozvojovej osi mesta, má dotvárať východný komunikačný vstup na územie mesta,

ako aktuálna úloha pre ďalšie návrhové obdobie ostáva zámer prebudovanie územia Zátíšia, Odborárskej ulice a Pasienčok - Trnavskej cesty so zmenou funkčného využitia na občiansku vybavenosť v zmysle zmeny Aktualizácie ÚPN hl. mesta SR Bratislavy (podľa VZN č. 13/1998 N. Mesto), územie Krahulčej ulice je predmetom zmeny Aktualizácie ÚPN hl. mesta SR Bratislavy (podľa VZN č. 8/2000 Koliba - Krahulčia ulica), so zmenou funkčného využitia z PPF na občiansku vybavenosť celomestského a nadmestského významu. Stavba je v štádiu prípravy realizácie.

V rozvoji bytovej zástavby:

zrealizovalo sa doplnenia a zhodnotenia priestorov málopodlažnej bytovej zástavby v území Kramáre, Koliba a územia Záhumenice a Kopanice nad starou Račou,

prípravuje sa realizácia schválenej zmeny funkčného využitia z PPF na málopodlažnú bytovú zástavbu a občiansku vybavenosť lokálneho významu v Podhorskom páse, od Koliby - Stráže po Sliacku ulicu a lokality Slanec (zmeny Aktualizácie ÚPN hl. mesta SR Bratislavy podľa VZN č. 5/2002 Podhorský pás a VZN č. 10/1994 Koliba - Stráže premietnuté do spracovania ÚPN-Z Podhorský pás s termínom ukončenia prác 06. 2004),

v štádiu prípravy realizácie je zmena funkčného využitia z občianskej vybavenosti celomestského charakteru na málopodlažnú bytovú zástavbu v lokalite pri Národnom onkologickom ústave (je predmetom zmeny Aktualizácie ÚPN hl. mesta SR Bratislavy podľa VZN č.13/1998 MČ Nové Mesto a spracovanej podrobnejšej ÚPD),

územie vinohradov v lokalite Úžiny - Rinzle a Záhumenice so zámerom zmeny funkčného využitia z PPF na málopodlažnú bytovú zástavbu a občiansku vybavenosť je predmetom zmeny Aktualizácie ÚPN hl. mesta SR Bratislavy (podľa VZN č. 8/1998 MČ Rača). Podrobnejšia dokumentácia na predmetné územie zatiaľ nebola dopracovaná,

územie PPF priliehajúce zo severnej a južnej strany k zastavanému územiu Vajnor je predmetom zmeny Aktualizácie ÚPN hl. mesta SR Bratislavy (podľa VZN č. 16/1996 MČ Vajnory), so zmenou funkčného využitia z PPF na málopodlažnú bytovú zástavbu, riešené v ÚS zón Tomanova, Nemecká dolina, Za farou, Pri struhe, Tibenského.

V rozvoji výroby:

prebehla čiastočná reštrukturalizácia jestvujúcich výrobných areálov východnej priemyselnej zóny mesta v lokalitách pozdĺž Vajnorskej a Rožňavskej ulice na funkčné využitie pre občiansku vybavenosť - obchod,

It is result of centralized planning system og governance and management
Not understandable for wide public

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NOWADAY VISUALISATION:

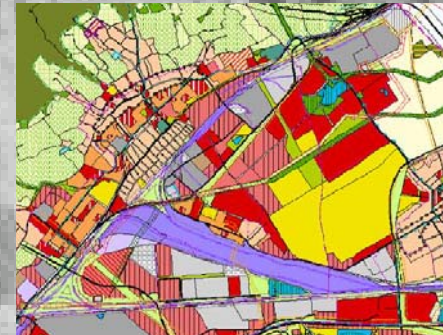
CADASTRE:



ORTOPHOTO MAP:



MASTER PLAN:



TAILORED INFORMATION THROUGH GIS:



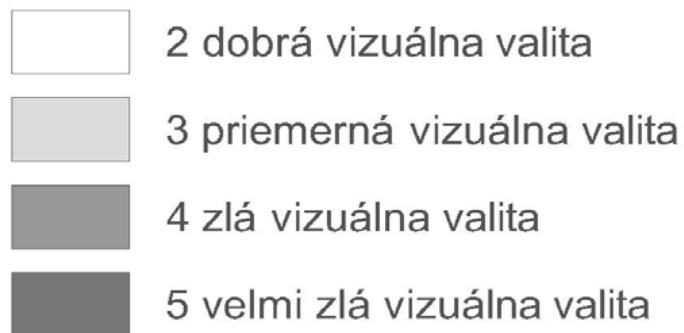
2D, 3D Models

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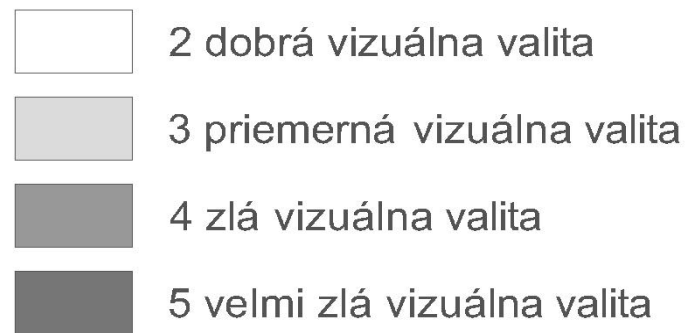
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PERCEPTION OF EXPERTS



PERCEPTION OF INHABITANTS



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BOTTLENECKS FOR VISUALISATION OF PROPERTY RIGHTS:

- **Administrative boundaries= Data Boundaries**
- **Geo- morphological barriers and continental climate limits**
- **Updating of data still time consuming**
- **Using and understanding data still difficult for public**
- **Various sources of data, various formats, no coordination**
- **Low data availability at local level**
- **lack of permanent updating information system at Municipality level**
- **Fragmentation of ground ownership**
- **Property rights to grounds and buildings on them**
- **Uncertained immobilities property rights**
- **Bad quality of communication systems**
- **Lack of partnership, co-operation, networking**
- **Lack of legal awareness**
- **City concentration of inhabitants**

- **others...**

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GOALS CONCERNING TO VISUALISATION OF PROPERTY RIGHTS:

FOR ICT EXPERTS

- **Build/Improve common geo (info) infrastructure as a basis for cooperation**
- **Good maps and good models- 2D,3D visualisation- assessment, comparing, evaluation of geo- spatial information concerning to land and soil use**
- **Defining standards for dealing with geo-information within the region**
- **Open, continuous update, upgrade**
- **Common rules for IS- cross border co-operation**
- **Common platforms and standards across administrative borders allow comparison of plans and projects**
- **Spatio- temporal monitoring**

FOR USERS

- **Consistent data uncomplicated to use, available for public administration, planning, regional development projects, private companies**
Efficient exchange of information
- **Support public awareness, participation in decision making processes by visual articulation different aspects (problems, potentials, trends,**

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THANK YOU FOR YOUR ATTENTION...

An aerial photograph of a rural landscape, showing a network of roads and fields. The image is in grayscale and has a halftone or dithered texture. The roads form a grid-like pattern, and the fields are irregularly shaped. The overall scene is a typical agricultural or semi-urban area.