

Creating Property Value

RNDr. Ivana Bursikova

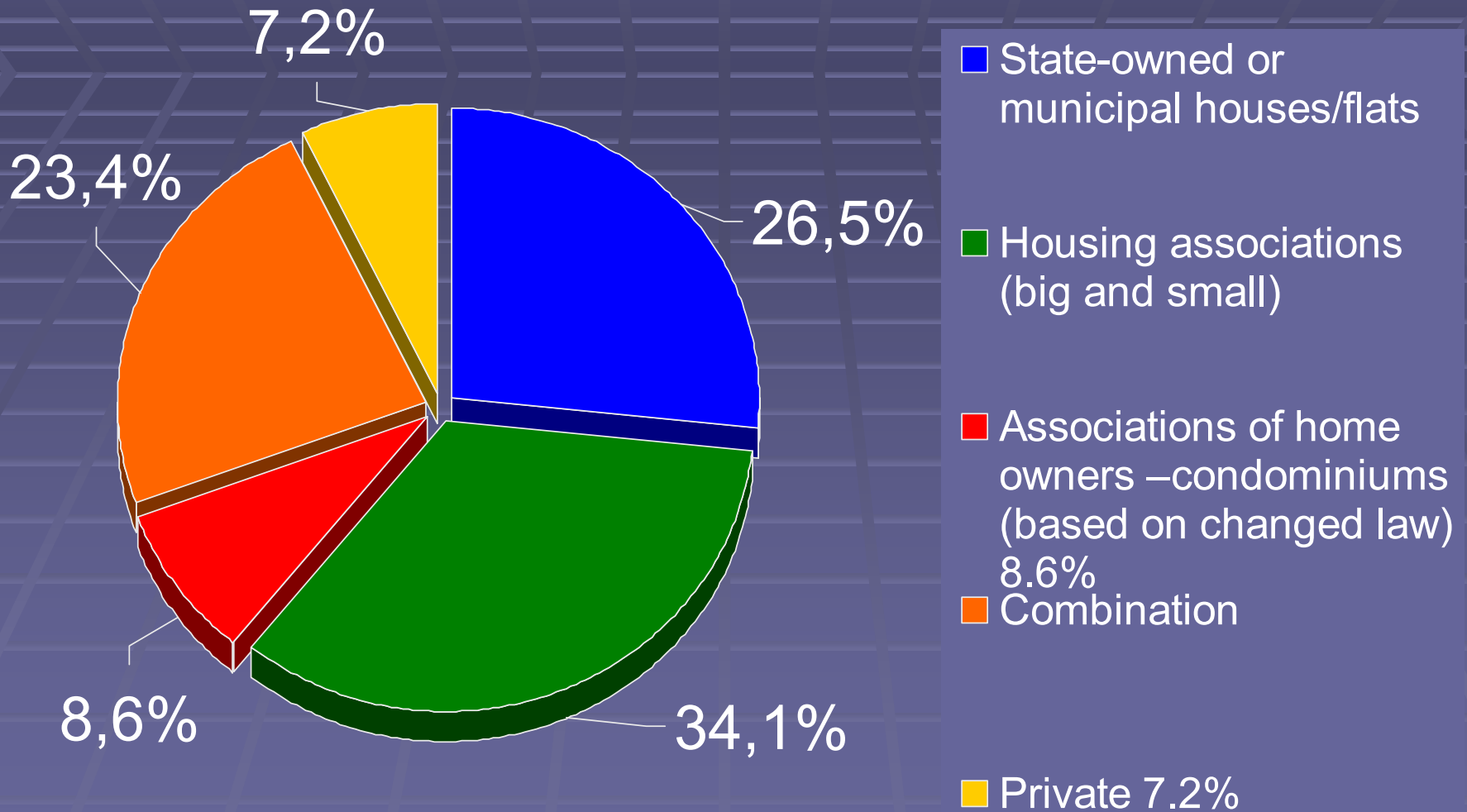
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Situation in Czech Republic

- 79 537 panel houses
- 1 215 243 flats
- Represents 57% of all flats in block of flats
- Built approx. 1960 – 1990, majority 20-30years old



Ownership



Regeneration

Four programs:

- Prefab program (Panel)
- Emergency program (Havarijní program)
- ČEA program (energy)
- Regeneration of panel housing estates

Regenerated approx. 20% of houses

Number of subsidies granted in 2004

– July 2005 = 417

Issues concerning land below buildings resolved by law.



Creating Property Value for Home Owners

Economic aspects:

- Regeneration will save owners' money
- The market value of a regenerated flat is higher (by EURO 60 – 130/m²)

Practical example – regeneration scheme

(loan to condominium, profit from extensions, etc.)

Citizen Participation on Regeneration

Necessary precondition

Direct economical benefits:

- Enlargement of current resources (transfer and sharing of experience and knowledge)
- Creative and innovative approaches to tackling problems
- Empowerment of the individual participants (room to express their own ideas and to implement them)
- Greater motivation of all entities
- Long-term sustainability of the accepted solutions
- Greater efficiency of investment

Model Regeneration Process With Citizen Participation– 7 Steps



- Preparatory work
- Setting rules
- Motivation and involvement
- Setting priorities
- Drafting plans, activities
- Decision making
- Implementation





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