



REPUBLIKA SLOVENIJA  
MINISTRSTVO ZA OKOLJE, PROSTOR IN ENERGIJO

URAD ZA PROSTOR



# **THE BUILDING AND SPATIAL PLANNING REFORM IN THE REPUBLIC OF SLOVENIA**

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Barriers to Investment of SE Europe**

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## NEW LEGISLATIVE:

- **Spatial planning act**  
(Official Journal of The Republic of Slovenia Nr. 110/02)
- **Building act**  
(Official Journal of The Republic of Slovenia, Nr. 110/02)

Homepage -

Ministry of the environment, spatial planning and energy:

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# SPATIAL PLANNING ACT



## Spatial planning act regulates:

- spatial planning
- enforcement of spatial development measures for the execution of planned building projects
- assurance of plot equipment, appropriate for building
- keeping of the system of spatial data banks
- conditions for performing spatial planning activities
- sanctions for violations in relation to spatial planning



- New, simplified system of spatial plans on state, municipality and regional (joint municipal) level:
  - state strategy, state plan, state detailed plan
  - municipal plan, municipal detailed plan
  - joint municipal plan
  
- More flexible procedures for spatial plan changes – shortened procedure!
  
- New spatial instruments that stimulate investment intentions



- Co-financing of plot equipment (water, sewage, electricity...), appropriate for building: contract between investor and municipality
- Renovation areas: with use of appropriate spatial planning instruments the degraded areas (abandoned industrial areas,...) will be changed into new building plots
- Prices of land plots: from 25-200 EUR/m<sup>2</sup>; real-estate tax (for unbuilt plots) is expected to lower the prices!



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# BUILDING ACT



## Building act regulates:

- conditions for building all kinds of constructions (simple, less complex and complex constructions)
- essential requirements for all constructions
- requirements for performing activities in relation to building
- organisation and field of competence of two professional chambers (chamber of architects, chamber of engineers)
- inspection provisions, sanctions for violations in relation to illegal construction works and other violations



## Deregulation of building permit procedure:

- Shorter procedures
- Simple application, simple project documentation
- Proof of ownership is checked by the administrative body
- Single permit: building permit (no more location permit)
- No permit necessary for simple constructions and for maintenance of works
- Bigger responsibility for designers of the works