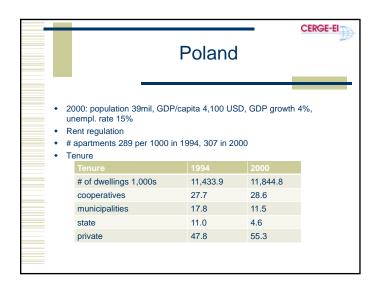


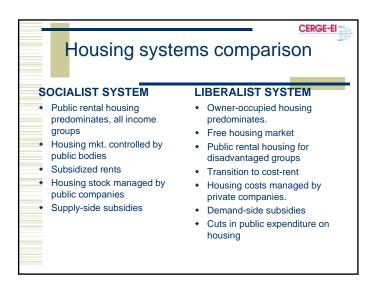
Country profiles • Rental model – Czech Republic, Poland • Homeownership model – Estonia, Romania, Slovakia • Bulgaria







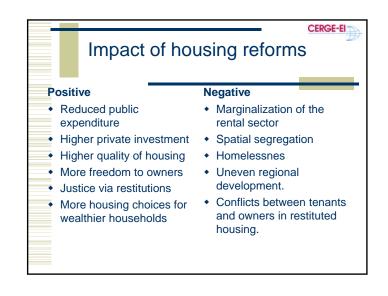
Transition 1990-2000 - Ilimited state involvement - importance of local governments - new institutions - the National Housing Fund, the Housing Savings Bank, the Social Housing Association - privatization



Tenure by Income quintiles, 1999					
Tenure	Quint. I	II	III	IV	V (top)
Owner-occupied	77.6	83.5	85.5	83.3	84.3
Public rental	6.5	5.9	4.5	3.7	3.0
Private rental	10.3	7.5	7.3	9.5	8.8
Other	4.8	2.7	2.7	3.4	3.3

Housing market and housing finance Prior to 1990, a small private market. Then Tallin and Taru legalized the selling of housing rights for rented municipal apartments in 1993. Also, municipal funds for housing loans. Later privatization and restitution Commercial housing loans initially via the Estonian Housing Fund, later abolished, now KredEx Affordability of housing 16% of income for 1st income decile, 13.9 for the top decile.

Tools to decrease rent arrears • Taking cases to court (41% municipalities) • Limitation of housing services (6%) • Improvement of quality of services (6%) – sometimes tenants do not pay rents to enforce some of the services. • Negotiating payment schedules (6%) • Grace period (e.g. a month) (6%) • Selling off dwellings with arrears (6%) • Revoking leases or threatening eviction (12%).



Promania - 22mil population, birthrate 1% (from 1.6% in 1990), emigration, gdp growth negative 1990-1992, 1997-1999. - Housing stock – 56% only 1 or 2 rooms - Ownership: 1990 33% public, 67% private, 1999 4.9% vs. 94.6% - Low quantity and quality, 20% of Romanians live in over crowded conditions, access to utilities often problematic. - Small construction rate, a large number of dwellings needs reconstruction - Recently – more single-family houses, higher quality of newly built dwellings - No clear rental regulations, changes in the legal status of some buildings are problematic, state does not invest but neither do private firms

Act on the transfer of ownership of apartments and non-residential space, 1993 • Right to buy – if more then 50% tenants want to purchase the apartment building, the municipality has to sell it. • Price restrictions – mandatory discounts, some 50-70% lower than market prices • Later – protection of private owner-ship, registry of real estate

CERGE-EI **SLOVAKIA** • Gdp INDEX 80 IN 1993, 112 IN 2001, UNEMPL. 12.7 IN 1993 and 19.7 in 2001 • Housing development prior to 1989 – since 1975, about 97% of multiple apartment buildings were constructed using prefab methodology, Comprehensive Housing Construction & Housing Administration Home-ownership 50.2% 76.6% Housing cooperatives 22.1 15.7 Municipalities 21.2 6.2 6.5 State-owned 1.5

