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TOWN AND COUNTRY PLANNING IN THE CZECH REPUBLIC 2007

MINISTRY FOR REGIONAL DEVELOPMENT INSTITUTE OF SPATIAL DEVELOPMENT BRNO 2007
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To the memory of Ing. arch. Josef Markvat, CSc., the author of the handbook Town and Country Planning in the Czech Republic 2002, which was used as the background material for this publication.
1. Basic facts about the Czech Republic

The Czech Republic was formed by a split of the Czech and Slovak Federative Republic on January 1st 1993. It consists of three historical countries – Bohemia, Moravia, and the southeast part of Silesia.

The capital is Prague.

1.1 Geographical characteristics

1.1.1 Location, area, basic geographical data

The Czech Republic is a continental country lying in the central part of Europe. The total area is 78,866 sq.km. The maximum distance in the direction of lines of longitude is 276 km, the maximum distance in the direction of lines of latitude is 452 km.

The state has borders with Poland (761.8 km), Germany (810.3 km), Austria (466.3 km) and Slovakia (251.8 km).

The main European watershed separating the drainage areas of the North Sea, the Baltic Sea, and the Black Sea passes through the Czech Republic territory. The main rivers are the Labe River (370 km) and the Vltava River (433 km) in Bohemia, the Morava River (246 km) and the Dyje River (306 km) in Moravia and the Odra River (135 km) and the Opava River (131 km) in the northern part of Moravia and in Silesia.

The medium altitude is 430 m. The highest point is Sněžka (1602 m a.s.l.) in the Krkonoše Mountains. The lowest point is Hřensko where the Labe River leaves the Czech territory (115 m a.s.l.).
1.1.2 Geographical features

Location between the lines of latitude 48 and 51 is climatically favourable. The climate is a mixture of oceanic and continental influences. It is characterised by west winds and frequent precipitation. Due to heavy rainfalls serious floods in the Morava River basin occurred in 1997 and in the Vltava River and the Labe River basins in 2002. The Vltava high water in 2002 exceeded somewhere a 1000-year level.

The Czech Republic is situated on the boundary of two mountain systems, the Hercynian System and the Alpine-Himalayas System. The western and middle part of the Czech Republic (i.e. the whole of Bohemia, a part of Moravia and the Czech part of Silesia) comprises Česká vysočina (the Czech Highland) with Česká kotlina (the Czech Basin) in its centre which consists of Polabská nížina (the Labe Lowland) and the lower reaches of Vltava River. Bohemia’s border formed by surrounding mountain ranges is historically steady. The boundary space between these both mountain systems is formed by a zone of ravines through which passes one of the most important historical roads from the Adriatic Sea to the Baltic Sea.

Forests cover about 30% of the Czech territory. Agriculture land of the highest value is in the river ravines particularly in Polabí (the Labe Ravine) in Bohemia and in Hornomoravský, Dolnomoravský, and Dyjsko-svratecký úval (the Up-Moravian, Down-Moravian, and Dyje-Svratka Ravines) in Moravia. The south of Moravia is famous for cultivation of grape-vine. The central part of Bohemia is well-known for growing the hops.

Land use in thousands of ha

<table>
<thead>
<tr>
<th></th>
<th>Agriculture land</th>
<th>Non-agriculture land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arable land</td>
<td>4265</td>
<td>3622</td>
</tr>
<tr>
<td>Hop-fields</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vineyards</td>
<td>19</td>
<td></td>
</tr>
<tr>
<td>Grass</td>
<td>947</td>
<td></td>
</tr>
<tr>
<td>Other areas</td>
<td>214</td>
<td></td>
</tr>
<tr>
<td>Forrest</td>
<td>2647</td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td>161</td>
<td></td>
</tr>
<tr>
<td>Other areas</td>
<td>814</td>
<td></td>
</tr>
</tbody>
</table>


Due to the fact that the Czech territory is a spring area the water management relies on the volume of precipitation. Thus there occur many dams there, especially on the Vltava River and the Dyje River.

There are many mineral springs in the country often used for therapeutics. The most important spa areas are Karlovy Vary and Mariánské Lázně in Bohemia and Luhačovice in Moravia. As for the mineral resources, there are significant deposits of lignite in Severočeská hnědouhelná pánev (the Northern Bohemian Lignite Basin) for opencast mining and deposits of pit-coal in Ostravsko-karvinská pánev (the Ostrava-Karviná Basin). Glass sands for advanced glass manufacture are exploited in the northern part of Bohemia. Important exploitation of limestone takes place in Český kras (the Czech Karst) and Moravský kras (the Moravian Karst). Granite is found in Jeseníky (the Jeseníky Mountains) and Českomoravská vysočina (the Czech-Moravian Highland) and river sands and gravel in middle parts of the Morava River and the Labe River.

1.1.3 Environment

The environment was considerably damaged in the period of centrally governed economy. The main consequence was air pollution by sulphur dioxide (not only due to power stations located in the northern part of Bohemia but also due to the emissions from power plants in the eastern
Germany and southern Poland). The most affected part was northern Bohemia. The area of Severočeská hnědouhelná pánev (the Northern Bohemian Lignite Basin) was further devastated by a vast opencast mining. Heavy river pollution was caused by letting out the industrial waste and insufficient capacity (sometimes even absence) of sewage works. This was particular to the Labe, Ohře, Vltava, Odra and the Morava River.

The environment quality has been constantly improving in its all aspects since 1990. This has its reasons on the one hand in reducing the coal mining activities (both lignite and pit coal mining), metallurgy and certain heavy industry sectors and on the other hand in implementing an active environment improving strategy, applying desulphurization methods in lignite-fired power stations and construction of sewage works on the river basins territory.

On the contrary the negative environmental impacts of heavy traffic (noise, air pollution) are increasing.

Environment protection investments in millions of CZK

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2001</th>
<th>2002</th>
<th>2003</th>
<th>2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value</td>
<td>10 066</td>
<td>10 752</td>
<td>12 317</td>
<td>13 298</td>
<td>14 380</td>
</tr>
</tbody>
</table>

*Source: Ministry of Finance, Ministry of Environment, National Property Fund, State Environmental Fund (2005)*

*Note: The total investments consist of investment from state budget, state funds and the National Property Fund.*

Measured emission values for certain cardinal pollutants in tons per sq.km

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Solid emissions</td>
<td>7,2</td>
<td>1,1</td>
<td>0,8</td>
<td>1,0</td>
<td>1,0</td>
</tr>
<tr>
<td>SO₂</td>
<td>23,5</td>
<td>5,6</td>
<td>3,0</td>
<td>2,9</td>
<td>2,9</td>
</tr>
<tr>
<td>NOₓ</td>
<td>7,0</td>
<td>4,1</td>
<td>4,0</td>
<td>4,2</td>
<td>4,3</td>
</tr>
<tr>
<td>CO</td>
<td>16,2</td>
<td>9,7</td>
<td>6,9</td>
<td>7,3</td>
<td>7,4</td>
</tr>
<tr>
<td>Organic volatile</td>
<td>5,6</td>
<td>3,1</td>
<td>2,5</td>
<td>2,6</td>
<td>2,6</td>
</tr>
</tbody>
</table>

*Source: Czech Statistical Office 2005*

Public sewage system

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Population living in houses connected to the public sewage system (%)</td>
<td>73,2</td>
<td>74,8</td>
<td>77,4</td>
<td>77,7</td>
<td>77,9</td>
</tr>
<tr>
<td>Waste waters being cleaned (%)</td>
<td>89,5</td>
<td>94,8</td>
<td>92,6</td>
<td>94,5</td>
<td>94,4</td>
</tr>
</tbody>
</table>

*Source: Czech Statistical Office 2005*
Environmental protection relates to water protection, air and climate protection, wastes recycling and disposal, nature and landscape preservation and reduction of anthropogenic factors impact on the environment.

As for the nature and landscape preservation, there are 4 national parks, 25 protected landscape areas, 112 national nature reserves, 104 national nature monuments, 776 nature reserves and 1190 nature monuments in the Czech Republic (in 2006). Further there have been subsequently determined state, regional and - in case the municipal planning documentation has been elaborated - local systems of ecological stability on the territory of the Czech Republic. Their purpose is to preserve biological diversity and networking of the natural and nature close areas into free space systems.

### National parks

<table>
<thead>
<tr>
<th>National Parks</th>
<th>Area (hectares)</th>
<th>Incl. small protected areas (hectares)</th>
<th>Established in</th>
</tr>
</thead>
<tbody>
<tr>
<td>Krkonoše</td>
<td>36 300</td>
<td>7 459</td>
<td>1963</td>
</tr>
<tr>
<td>Podyjí</td>
<td>6 259</td>
<td>6</td>
<td>1991</td>
</tr>
<tr>
<td>Šumava</td>
<td>69 030</td>
<td>7 375</td>
<td>1991</td>
</tr>
<tr>
<td>České Švýcarsko</td>
<td>7 900</td>
<td>126</td>
<td>2000</td>
</tr>
</tbody>
</table>

Source: Agency for Nature Conservation and Landscape Protection 2006

### 1.2 Social and economical characteristics

#### 1.2.1 Economy

The Czech Republic has always been an industrial country. Already during the Austro – Hungarian Empire Bohemia and Moravia were the most developed parts of the monarchy, producing about 75% of the total industrial output. The traditional branches have always been mechanical engineering, particularly production of vehicles. Metallurgy, chemical industry, food industry and production of electric aparatuses and equipment are also important.

In the period 1948-1989 it was the global political strategy of eastern block countries that determined the economic orientation on development of power systems, metallurgy and heavy industry. As a consequence the quality of the environment was getting worse and the power demands of production were very high.

Some branches of heavy industry have been reduced since 1990. It concerns especially iron metallurgy, locomotive production and armament industry. On the other hand other branches as light industry, particularly electrical engineering, wood-processing, chemical and food industry have developed. The economy of the Czech Republic has become an integral part of the world’s economy with tight connections to the EU states, particularly Germany. Another new feature is development of services and the related transfer of personnel from secondary to the tertiary sector. This caused structural problems and growth of unemployment. However, it had been lower than in the transforming countries of central Europe so far.
### Unemployment in %

<table>
<thead>
<tr>
<th></th>
<th>2002</th>
<th>2003</th>
<th>2004</th>
<th>2005</th>
</tr>
</thead>
<tbody>
<tr>
<td>Czech Republic</td>
<td>7.9</td>
<td>7.8</td>
<td>8.3</td>
<td>7.9</td>
</tr>
<tr>
<td>Slovakia</td>
<td>18.7</td>
<td>17.6</td>
<td>18.2</td>
<td>16.3</td>
</tr>
<tr>
<td>Poland</td>
<td>19.9</td>
<td>19.6</td>
<td>19.0</td>
<td>17.7</td>
</tr>
<tr>
<td>Austria</td>
<td>4.2</td>
<td>4.3</td>
<td>4.8</td>
<td>5.2</td>
</tr>
<tr>
<td>Germany</td>
<td>8.2</td>
<td>9.0</td>
<td>9.5</td>
<td>9.5</td>
</tr>
</tbody>
</table>

*Source: Eurostat 2006*

### Employment structure by branches in in thousands of persons

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2002</th>
<th>2003</th>
<th>2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture</td>
<td>240.7</td>
<td>227.9</td>
<td>213.1</td>
<td>202.3</td>
</tr>
<tr>
<td>Industry</td>
<td>1 868.4</td>
<td>1 888.3</td>
<td>1 863.4</td>
<td>1 844.6</td>
</tr>
<tr>
<td>Services</td>
<td>2 620.1</td>
<td>2 645.0</td>
<td>2 655.4</td>
<td>2 658.5</td>
</tr>
</tbody>
</table>

*Source: Czech Statistical Office 2005*

### Gross domestic product per capita in Purchasing Power Standards

<table>
<thead>
<tr>
<th></th>
<th>2002</th>
<th>2003</th>
<th>2004</th>
<th>2005</th>
</tr>
</thead>
<tbody>
<tr>
<td>EU (25 countries)</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Czech Republic</td>
<td>67.7</td>
<td>68.3</td>
<td>70.5</td>
<td>73.8</td>
</tr>
<tr>
<td>Slovakia</td>
<td>51.0</td>
<td>51.9</td>
<td>52.9</td>
<td>55.0</td>
</tr>
<tr>
<td>Hungary</td>
<td>59.1</td>
<td>60.1</td>
<td>60.9</td>
<td>61.4</td>
</tr>
<tr>
<td>Poland</td>
<td>46.3</td>
<td>46.9</td>
<td>48.7</td>
<td>49.8</td>
</tr>
<tr>
<td>Slovenia</td>
<td>74.5</td>
<td>75.9</td>
<td>79.2</td>
<td>80.6</td>
</tr>
<tr>
<td>Germany</td>
<td>108.5</td>
<td>108.1</td>
<td>108.0</td>
<td>109.3</td>
</tr>
</tbody>
</table>

*Source: Eurostat 2006*

**Note.**: Average of European Union (EU-25) = 100. The volume index of GDP per capita is indicated in Purchasing Power Standards (PPS), i.e. a common currency that eliminates the differences in price levels between countries allowing meaningful volume comparisons of GDP between countries. Please note that this index is intended for cross-country comparisons rather than for temporal comparisons.
1.2.2 Population

The total population of the Czech Republic is about 10.251 million, of which 51.3% (on the date of January 1, 2006) are women.

Demographic evolution is similar as in developed European countries and is characterised by population ageing, longer mean life, decreasing birth rate and negative natural population growth. In 2004, the mean life in males was 72.5 years and in females 79.2 years.

1.3 Settlement

1.3.1 Settlement structure

The Czech Republic has quite regular settlement density and rather dense network of small and medium-sized towns, most of which were founded in the Middle Ages. Most of the towns have also preserved, more or less, their historical centres.

There are 6249 municipalities in the Czech Republic (on 20.10. 2006). Settlement structure is quite dispersed. It is characterized by high density of small municipalities with less than 500 inhabitants, particularly in the southern and western part of the country.

Number of inhabitants, population density and number of municipalities in the Czech Republic

<table>
<thead>
<tr>
<th>Area in sq.km</th>
<th>Number of inhabitants</th>
<th>Population density / sq.km</th>
<th>Number of municipalities</th>
</tr>
</thead>
<tbody>
<tr>
<td>78 866</td>
<td>10 251 079</td>
<td>130</td>
<td>6 249</td>
</tr>
</tbody>
</table>

Source: Czech Statistical Office 2006
<table>
<thead>
<tr>
<th>Region</th>
<th>Area in sq.km</th>
<th>Number of inhabitants</th>
<th>Population density / sq.km</th>
<th>Number of municipalities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hlavní město Praha</td>
<td>496</td>
<td>1 181 610</td>
<td>2382</td>
<td>1</td>
</tr>
<tr>
<td>Středočeský</td>
<td>11 015</td>
<td>1 158 108</td>
<td>105</td>
<td>1 146</td>
</tr>
<tr>
<td>Jihočeský</td>
<td>10 057</td>
<td>627 766</td>
<td>62</td>
<td>623</td>
</tr>
<tr>
<td>Plzeňský</td>
<td>7 561</td>
<td>551 528</td>
<td>73</td>
<td>501</td>
</tr>
<tr>
<td>Karlovarský</td>
<td>3 315</td>
<td>304 274</td>
<td>92</td>
<td>132</td>
</tr>
<tr>
<td>Ústecký</td>
<td>5 335</td>
<td>823 173</td>
<td>154</td>
<td>354</td>
</tr>
<tr>
<td>Liberecký</td>
<td>3 163</td>
<td>429 031</td>
<td>136</td>
<td>215</td>
</tr>
<tr>
<td>Královéhradecký</td>
<td>4 758</td>
<td>548 368</td>
<td>115</td>
<td>448</td>
</tr>
<tr>
<td>Pardubický</td>
<td>4 518</td>
<td>506 024</td>
<td>112</td>
<td>451</td>
</tr>
<tr>
<td>Vysočina</td>
<td>6 796</td>
<td>510 767</td>
<td>75</td>
<td>704</td>
</tr>
<tr>
<td>Jihomoravský</td>
<td>7 196</td>
<td>1 130 358</td>
<td>157</td>
<td>673</td>
</tr>
<tr>
<td>Olomoucký</td>
<td>5 267</td>
<td>639 161</td>
<td>121</td>
<td>398</td>
</tr>
<tr>
<td>Zlínský</td>
<td>3 963</td>
<td>590 142</td>
<td>149</td>
<td>304</td>
</tr>
<tr>
<td>Moravskoslezský</td>
<td>5 42</td>
<td>1 250 769</td>
<td>230</td>
<td>299</td>
</tr>
</tbody>
</table>

Source: Czech Statistical Office 2006
Note: Prague is concerned as one municipality; 5 military training areas are included.
1.3.2 Urbanisation including the international context

In spite of a quite regular density the nature of the settlement structure and economic level varies in different regions. Traditional location of industry is in the northern part of Bohemia while the southern part of Bohemia and neighbouring parts of Moravia (the Vysočina Region) are specialised in industry and agriculture. Moravia has industrial regions both in the north and in the south.

There are four metropolitan areas in the Czech Republic:

• Prague and Central Bohemia with more than 1.5 million inhabitants. This region concentrates especially central functions, science and research, services incl. the strategic ones, and advanced industry.

• Ostrava agglomeration with almost 1 million inhabitants. Its economy was based on pit-coal mining and iron metallurgy. This region has been recently undergoing a significant restructuring which launched significant development of the region.

• Brno agglomeration (0.5 million inhabitants), concentrating education, science and research, services, mechanical engineering and lines of business specialized in modern services and technologies.

• Hradec Králové – Pardubice agglomeration with about 0.3 million inhabitants, concentrating chemical and food-processing industries, electrical and mechanical engineering.

Other important agglomerations are:

• Northern Bohemia with the cities of Chomutov, Most, Ústí nad Labem, and Teplice. This polycentric agglomeration is based on the lignite mining and chemical industry.

• Liberec – Jablonec agglomeration with textile and glass industry and mechanical engineering.

• Plzeň agglomeration with majority of mechanical engineering, food industry and production of electric apparatuses and equipment.

• Central-Moravia agglomeration with the cities of Olomouc, Prostějov and Přerov. This agglomeration has an industrial nature but it is also an important centre of education.

• Zlín agglomeration concentrating rubber industry, mechanical engineering and shoe manufacturing (strongly reduced nowadays).
Also other regional cities have the nature of agglomerations.

Czech agglomerations follow to certain extent (according to their significance and development) processes of European cities. These processes are characterised by population drain from the city centre, decline of the old industrial areas, differentiation of residential districts and suburban development. The main suburbanisation feature is not only the development of residential satellites but also suburban development of shopping-centres together with foundation of industrial and logistic zones on “green fields”. The development of industrial zones on free areas is caused by need of technological innovations and in-flow of foreign funds. Old industrial areas, so-called brownfields, remain after termination of the production abandoned and decay. A lot of new projects in aid of regeneration of brownfields are arranged. These projects are favourable for many reasons: area reuse, creating new job opportunities, enhancing aesthetic quality of the place and avoidance of new appropriation of the “green fields”.

The development trends of the Czech Republic have changed due to political and economical changes after 1989. Export is orientated particularly on the EU countries. This affects also the main axes of economical development. The international importance of Prague as a centre of culture, economy, and tourism is growing. Relations to Germany and Austria have become significant. The D5 highway from Prague via Plzeň to Rozvadov and Nürnberg has become an important traffic axis. Another important route is the D8 highway to northern Bohemia and Dresden. However the completion is still grappling with nature protection problems related to its passing through the protected landscape area of České středohoří. The D11 highway from Prague to Hradec Králové – Pardubice agglomeration and further to Poland is another important traffic route (so far only a part of it in operation).

Existing D1 highway connecting Prague and Brno and leading further to Wien and Bratislava is an important traffic corridor. The route, however, passes through economically rather weak region of Českomoravská vrchovina (the Bohemian – Moravian Highland).

An important traffic axis in Moravia is the route Brno – Olomouc – Ostrava leading further to Katowice and Warszawa. (A missing part of the D1 and D47 highway leading from Brno to Ostrava and Poland has still to be completed).

A traditional economical axis not yet enough supported with roads is the south direction from Prague to České Budějovice and further to Linz.

The most important modernised railway corridor leads from Wien – Brno – Česká Třebová – Pardubice – Prague – Ústí nad Labem – Dresden.

Road and railway density is quite high in the Czech Republic, however, their technical characteristics need to be improved.

Based on the European Parliament and Council Regulation No. 844/2004/EC, there are, defined within the frame of the Trans-European Network for Transport (TEN-T), 30 priority projects under elaboration, which have to be completed up to the year 2020. The Czech Republic is involved in two railway projects and one motorway project: the railway track Athens – Sophia – Budapest – Wien – Praha (two lines, one via Brno and one via České Budějovice including the interconnection of České Budějovice and Linz) - Nürnberg/Dresden (project No. 22), the railway track Gdansk – Warsawa – Brno/Bratislava – Wien (project No. 23) and the motorway Gdansk – Brno/Bratislava – Wien (project No. 25).
The Czech Republic has quite a regular settlement structure with developed infrastructure, however, there are regional differences. Regional policy of the Czech Republic specifies regions with concentrated state support. This includes regions structurally afflicted, economically weak, with high rate of unemployment or former military training areas. These regions are found especially in south-western Moravia, northern Moravia and in part of western Bohemia.

The transition to market economy enhances the differences between economically strong and weak regions. The structurally afflicted regions, among which are ranked e.g. a part of north Moravia and a part of southwest Moravia, have underdeveloped infrastructure, and are therefore for the investors not attractive enough.

The structurally disadvantaged regions, as e.g. the Ostrava and North Bohemia Regions, need restructuring of their economic bases together with the labour force re-qualification.

### Railway lines and motorways

<table>
<thead>
<tr>
<th>Country</th>
<th>Railway lines (in km)</th>
<th>Motorways (in km)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Czech Republic</td>
<td>9 600</td>
<td>518</td>
</tr>
<tr>
<td>Slovakia</td>
<td>3 657</td>
<td>302</td>
</tr>
<tr>
<td>Poland</td>
<td>21 073</td>
<td>405</td>
</tr>
<tr>
<td>Austria</td>
<td>5 642</td>
<td>1 645</td>
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<tr>
<td>Germany</td>
<td>35 803</td>
<td>12 037</td>
</tr>
</tbody>
</table>

*Source: Eurostat 2004*

### 1.3.3 Size structure of municipalities

The basic territorial autonomous settlement unit in the Czech Republic is a municipality. Municipalities are independent in this respect, however, they govern their activities in accordance with appropriate laws. State administration may intervene only if the municipality brakes the law.
Size structure of municipalities in the Czech Republic is characterised by a large number of small municipalities up to 2000 inhabitants. There is a lot of small municipalities with 500 inhabitants and less, especially in western and southern Bohemia and western Moravia. This dispersion brings certain problems related to qualification of their public administration and to their financing.

Municipalities by number of inhabitants

<table>
<thead>
<tr>
<th>Groups of municipalities by their population</th>
<th>Number of municipalities</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>to 199</td>
<td>1 614</td>
<td>25,8</td>
</tr>
<tr>
<td>200 – 499</td>
<td>2 015</td>
<td>32,2</td>
</tr>
<tr>
<td>500 – 999</td>
<td>1 302</td>
<td>20,8</td>
</tr>
<tr>
<td>1 000 – 1 999</td>
<td>673</td>
<td>10,8</td>
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<tr>
<td>2 000 – 4 999</td>
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</tr>
<tr>
<td>5 000 – 9 999</td>
<td>138</td>
<td>2,2</td>
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<td>10 000 – 19 999</td>
<td>68</td>
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<td>20 000 – 49 999</td>
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</tr>
<tr>
<td>50 000 – 99 999</td>
<td>17</td>
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<tr>
<td>100 000 and more</td>
<td>5</td>
<td>0,1</td>
</tr>
<tr>
<td>TOTAL</td>
<td>6 249</td>
<td>100,0</td>
</tr>
</tbody>
</table>

*Source: Czech Statistical Office 2006*

There are only 131 municipalities with more than 10 000 inhabitants.
## Municipalities in the Czech Republic with population over 10 000

<table>
<thead>
<tr>
<th>Order</th>
<th>Municipality</th>
<th>Population</th>
<th>Order</th>
<th>Municipality</th>
<th>Population</th>
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<tbody>
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<td>Písek</td>
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<td>Brno</td>
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<td>Kroměříž</td>
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<td>3</td>
<td>Ostrava</td>
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<td>Vsetín</td>
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<td>Šumperk</td>
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<td>Kladno</td>
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</table>

Source: Czech Statistical Office 2006
2. State system and public administration

2.1 State system

The Czech Republic is a unitary state. Head of the state is the president. The Constitution guarantees autonomy for municipalities and regions. According to the Constitution, people are the source of the state power which is then performed through legislative power, executive power and judiciary.

2.1.1 Legislative power

The legislative power belongs to the Parliament. The Parliament consists of two chambers – the Chamber of Deputies and the Senate.

- The Chamber of Deputies consists of 200 deputies who are elected for 4 years. The deputies shall be citizens of the Czech Republic who are 21 years old or more. The Chamber of Deputies has seventeen specialized committees.
- The Senate consists of 81 senators elected for 6 years, a third of which are elected every two years. The senators shall be citizens of the Czech Republic who are 40 years old or more.

2.1.2 Executive power

2.1.2.1 President

Head of the state is the president. The president is elected by the Parliament during the joint session of both chambers. The president is elected for five years.

Among others the president has following functions:
- representing the state abroad,
- negotiating and ratifying international agreements,
- being the supreme commandant of the military forces,
- delegating, recalling and receiving the lead representatives of diplomatic missions,
- appointing and dismissing the prime minister and other government members, accepting their resignations, dismissing the government and accepting their resignation,
- appointing judges.

2.1.2.2 Government

Government is the supreme authority of the executive power. The government consists of the prime minister, his deputy ministers and ministers. Ministers are authorised by the president to govern ministries or other offices. The ministries and other administrative authorities can be established only by the law. The law determines their powers at the mean time. The government report to the Chamber of Deputies.

2.1.3 Judiciary

In the Czech Republic the judiciary is performed by independent courts with independent judges.

The system of courts in the Czech Republic consists of:
- the Constitutional Court
- the Supreme Court
- the Supreme Administrative Court
• Superior, regional, and district courts  
Jurisdiction and organisation of courts are provided by law.

2.2 Public administration

The principles of public administration are anchored in the Constitution. Due to the Constitution
the basic territorial autonomous units are municipalities and the superior territorial units are
regions.

Public administration assures the fulfilling of public tasks. Public administration is executed by
the state (state administration), territorial autonomous authorities (regions, municipalities),
special-interest authorities (e.g. Czech Bar Association) and other subjects (especially public
funds, foundations, etc.).

Since 1990 there has been consequently implemented a “joint/mixed model” of public
administration (state and autonomous administration). This means that the local administration
authorities are entitled by law to execute some state powers (state administration).

2.2.1 State administration

2.2.1.1 Central state administration authorities

a) Ministries

In the Czech Republic there are following central state administration authorities which are
headed by a member of the government:
• Ministry of Finance
• Ministry of Foreign Affairs
• Ministry of Education, Youth, and Sports
• Ministry of Culture
• Ministry of Labour and Social Affairs
• Ministry of Health
• Ministry of Justice
• Ministry of Interior
• Ministry of Industry and Trade
• Ministry for Regional Development
• Ministry of Agriculture
• Ministry of Defence
• Ministry of Transport and Communications
• Ministry of Environment

Ministry for Regional Development (thereinafter Ministry) is the central state administration
authority for regional and housing policy, residential and housing development, renting
apartments and non-residential spaces, town and country planning and Building Regulations,
expropriation, investment strategy, tourism and funeral services. It performs activities related to
the integration of territorial autonomous units into the European regional structures. The
Ministry is entrusted with the administration and management of several operational programs
by means of which are allocated subsidies from the EU structural funds.
b) Other central state administration authorities

In the Czech Republic there are following central state administration authorities which chairmen are appointed by the government or by the president on proposal of the government:

- Czech Statistical Office
- Czech Office for Surveying, Mapping and Cadastre
- Czech Mining Office
- Industrial Property Office
- Office for the Protection of Economic Competition
- Administration of the State Material Reserves
- State Office for Nuclear Safety
- National Security Authority
- Energy Regulatory Office
- Office of the Government of the Czech Republic
- Czech Telecommunication Office

2.2.1.2 Districts

Districts are territories which are defined by the law by a list of municipalities. The activity of the district offices finished at the end of the year 2002. There are still several specialized local state administration authorities (e.g. district courts) that act on the territories of the former districts.

2.2.2 Local administration

According to the Constitution, the territory of the Czech Republic is formed by municipalities, which are the basic territorial autonomous units, and the regions, which are territorial autonomous units of higher level. The state can intervene into the activity of these self-governed units only if it is necessary to defend the law and by the manners that are defined by law.

There are 6249 municipalities and 14 regions in the Czech Republic (the state as of October 10, 2006.

2.2.2.1 Regions

a) Powers at the level of local administration

Regions are governed in accord with the Act on Regions. They are legal public corporations with their own assets and incomes. They work on the basis of their own budget under the conditions provided by law. The region is independently managed by a regional assembly. Other authorities are regional council, regional chief executive, regional office and special authorities of the region.

b) Powers at the level of state administration

Regional offices perform the state administration as a delegated competence in the extent specified by law. Regional offices control the activities of the municipal offices within execution of delegated state administration.
2.2.2.2 Municipalities

a) Powers at the level of local administration

Municipalities are governed in accord with the Act on Municipalities. Constitutionally they are legal public corporations with own assets working on the basis of their own budgets. Municipalities have their own money and financial sources and they work with them independently under the conditions provided by law. Municipal territory consists of one or several cadastral areas. The municipality is a self-governed unit with a municipal assembly on the top; other authorities are the mayor, municipal council, municipal office and special municipal authorities.

The 2006 amendment of the Act on Municipalities restores the statute of township. A township, also called a small town, is a historical municipal type which stands between town and village. The statute small town was granted in 13th century by the king and after 1919 by the Ministerial Council. They ought to have a town-like character and serve as attraction town for surrounding villages. The statute small town ceased to be granted since 1949.

At present, a municipality is a township if assigned by the Chairman of the Chamber of Deputies on the municipality proposal and according to the statement of the government. A municipality which was a town before 17th May 1954 keeps this status only if the municipality requires it by the Chairman of the Chamber of Deputies. The Chairman of the Chamber of Deputies on the municipality proposal executes so and appoints the day, when the municipality becomes a township. The township is a self-governed unit with a township assembly on the top; other authorities are township council, the mayor, township office and special township authorities.

According to the Act No. 128/2000 Coll., on Local Government, as amended by later regulations, a town is such a kind of municipality, which has at least 3.000 inhabitants, if it was assigned a town by the Chairman of the Chamber of Deputies on the municipality proposal and according to the statement of the government, and/or such a kind of municipality which was a town before 17th May 1954 and keeps this status only if required by the Chairman of the Chamber of Deputies. The Chairman of the Chamber of Deputies on the municipality proposal executes so and appoints the day, when the municipality becomes a town. The town is a self-governed unit with a city assembly on the top; other authorities are the mayor, city council, city office and special city authorities.

The statutory cities are Kladno, České Budějovice, Plzeň, Karlovy Vary, Ústí nad Labem, Liberec, Hradec Králové, Pardubice, Jihlava, Brno, Zlín, Olomouc, Přerov, Chomutov, Děčín, Frýdek-Místek, Ostrava, Opava, Havirov, Most, Teplice, Karviná and Mladá Boleslav. Statutory cities have the right to arrange their own regime regarding administration and to divide the territory of the municipality into town districts or wards. The statutory city is a self-governed unit with a city assembly on the top; other authorities are the mayor, city council, city office and special city authorities. A city district has similar authorities as any municipality.

b) Powers at the level of state administration

Municipal offices execute the state administration on delegated basis and to the extent provided by law.

Municipalities are divided into three levels according to their scope of powers. The municipality offices are in charge of basic scope of powers. Broader scope of powers is given to municipalities with delegated municipal offices (393 municipalities) and then to municipalities with extended authority (205 municipalities). The municipalities with delegated municipal offices and with extended authority are stipulated by law.
2.2.2.3 Specific powers of the capital of Prague

There’s a specific law that regulates the position of the capital. Prague is considered to be the capital of the Czech Republic, a region and a municipality at the same time. Prague is also a statutory town and therefore the law regulates also the conditions of its city districts.

a) Powers at the level of local administration

The capital of Prague is independently managed by Prague City Assembly; other authorities are Prague City Council, the Mayor, Prague City Hall and special municipal authorities of the City of Prague.

The position of city districts, their authorities and their scope of powers is determined by law and by the Statute of the capital of Prague within the scope corresponding to the needs of the city districts. City district is managed by city district assembly; other authorities are city district council, city district mayor, city district hall and special city district authorities.

b) Powers at the level of state administration

Authorities of the capital of Prague execute the state administration on a delegated basis and to the extent provided by law.

3. Town and country planning in the Czech Republic

3.1 Planning objectives and tasks

The planning target is that all the changes of the territory are handled systematically and in a complex way by means of planning tools. This handling has to lead to a generally beneficial accord of public and private interests on territorial development. Planning is supposed in planning interest to protect and support natural, cultural and civilisation values of the territory including urban, architectural and archeological heritage. It should form conditions for sustainable territorial development. This consists in balanced relation of conditions for favorable environment, economic development and solidarity in the human community of the territory and in satiation of the needs of contemporary generation without endangering the living conditions of future generations.

The main tasks of planning are especially:
- surveying and analysing the condition of the territory, including its natural, cultural and civilization values,
- establishing territorial development conception with respect to the values and the conditions of the territory,
- determining urban, architectural and aesthetical requirements for territory use, for its spatial organization and its changes, especially emplacement, disposition and arrangement of buildings,
- stipulation of terms for renovation and development of the settlement structure and for high-quality housing,
- creating favourable conditions for reducing danger and eliminating consequences of environmental and natural disasters in the territory,
- checking and creating conditions for economical spending of financial resources from the public budgets for territorial changes,
- creating favourable conditions for area protection against negative effects of territorial intentions and suggesting compensatory measures.

3.2 Execution of public administration in town and country planning and Building Regulations

3.2.1 Town and country planning authorities

The powers in town and country planning activities are by the Building Act entrusted to following authorities:
- municipalities,
- regions,
- the Ministry and the Ministry of Defence on the military training areas.
Municipality and region authorities execute the town and country planning activity as delegated authority.

3.2.1.1 Municipal authorities

Municipality authorities provide protection and value development of the municipal territory unless it is entrusted to the scope of activities of regional authorities or affected administrative offices.

Among the municipal authorities are in planning sphere ranked planning office on the level of a municipality with extended authority, municipal which meets the requirements for procurer activity execution (the procurer is a municipality executing the planning activity), municipal office, which does not accomplish the procurer activity, municipal assembly, building office and municipal council for sustainable development.

Building office in the sphere of town and country planning:
- issues planning permissions, unless stipulated otherwise by the Act, and planning approval,
- provides information for procurement of planning materials or planning documentation.

Planning office (a municipality with extended authority):
- performs the position of affected administrative office in the planning permission proceedings unless the office itself issues planning permission,
- in delegated competence procures local plan, regulatory plan, planning materials (planning study and planning analytical materials and delimitation of the developed area.

Municipal assembly in autonomous competence:
- decides about local and regulatory plan procurement,
- approves specifications, eventually instructions for local plan draft elaboration,
- issues local and regulatory plan,
- issues built-up area demarcation.

Municipal council for sustainable development is a special authority of a municipality with extended authority. It can be established by the mayor of a municipality with extended authority with the approval of municipalities lying in its administrative district. The Council of municipalities debates the locally relevant planning analytic materials and the evaluation of the
plans impacts on the area sustainable development and it issues its statement to the appropriate procurer.

3.2.1.2 Regional authorities

Regional authorities provide protection and value development of a region. They can intervene in the municipality authority activities only in the cases stipulated by law and only in hyper-local importance matters; they should proceed in coordination with municipal authorities.

Regional office is in charge of tasks and activities connected to procurement of planning materials and planning documentation and with planning permission issuing in cases, when the authority in terms of law reserves it for itself. The authority is also in charge of planning activities evidence.

Regional authorities in the planning sphere consist of regional office, regional assembly and regional council.

Regional office:
− performs the position of affected administrative office in proceedings concerning several administrative districts of municipalities with extended authority and in planning proceedings on intentions that need environmental impact assessment,
− in delegated competence procures spatial development principles and in cases stipulated by law regulatory plans for hyper-local importance areas and corridors,
− procures planning materials necessary for its activities.

Regional assembly in autonomous competence:
− issues spatial development principles.

3.2.1.3 Ministry

The Ministry is the central administrative authority in the sphere of town and country planning. It executes the state supervision as far as town and country planning is concerned.

Ministry:
− procures the spatial development policy and planning materials necessary for the policy,
− provides methodical support for application of contemporary findings in planning activities,
− files planning activities.

3.2.1.4 Ministry of Defence

Ministry of Defence for the military training areas:
− issues local and regulatory plan,
− discusses planning materials and urban studies.

The planning documentation and planning materials procurement belongs on the military training areas to the military training area office.

3.2.2 Building offices

According to the Building Act the building offices consist of general ones which execute the complete authority of building offices including planning permissions, of special building offices
and of military and other building offices. A certain authority is also entrusted to municipalities whose local authorities are not building offices.

A building office performs activities in the sphere of town and country planning (see 3.2.1.1) and Building Regulations: administers planning permission proceedings, issues building permissions, executes the supervision at public interests protection, checks the fulfilment of duties which are derived from the Building Act and accomplishes further activities according to the Building Act.

General building office is:
− the Ministry, which is the central administration authority concerning the Building Regulations and further in delegated competence:
− regional office,
− Prague City Hall and city district office of the capital of Prague determined by the Statute,
− city office of a statutory city that is territorially divided and the office of its city district determined by the Statute,
− city office of a statutory city,
− delegated municipal office,
− city and municipal office, which performed this activity to December 31, 2006.

Special building offices issue permissions for air constructions, railway constructions, constructions of highways, roads, local communications and public purpose roads, hydraulic structures and constructions which are the subject of an integrated permission. The permissions can be issued only with the approval of a general building office.

The competence of building offices on the territory of a military training area, with the exception of the competence in the sphere of town and country planning permissions, perform the military training area offices and further the Ministry of Defence, the Ministry of Interior, Ministry of Justice and the Ministry of Industry and Trade.

3.2.3 Specific powers on the territory of the capital of Prague

The Capital of Prague is administrated on the basis an autonomous act.

Only the Prague City Assembly can issue the planning documentation for the whole territory of the capital. In this case, the Ministry performs the powers of a regional authority. It is reserved for the city district assembly to issue a local plan for a determined part of the capital. In this case, the Prague City Hall performs the powers of a regional authority.

3.3 Planning tools

Planning tools are instruments to enforce planning objectives and tasks in the territory at the international, regional and local level. The main planning tools are planning materials, planning documentation and planning permission.

3.3.1 Planning materials

Planning materials consist of:
• planning analytical materials, which identify and evaluate the state and the development of territory,
• planning study, which checks potentialities and conditions for changes in the area.
Planning analytical materials are a new planning tool. They are procured by law for the whole area of the Czech Republic and continuously updated.

Planning analytical materials serve especially as data for procuring spatial development policy, planning documentation, their changes and for territorial decisions. They serve then as data for sustainable development impact assessment of planning documentation and strategic environmental assessment.

Planning analytical materials are procured on a delegated basis by planning offices, regional offices and then by military training area offices for the military training areas and the Ministry for spatial development policy.

### 3.3.2 Spatial development policy

The need for a statewide tool for planning coordination both inside the republic and outwards within the European Union was caused by social changes in the Czech Republic. Spatial development policy is a new planning material with a statewide authority implemented by the Act No. 183/2006 Coll., on Town and Country Planning and Building Regulations.

The spatial development policy is a binding document for spatial development principles, local plans and regulatory plans procurement and issuing and for territorial decisions.

The spatial development policy sets out national priorities to ensure sustainable development of the territory.

Spatial development policy – relation of development areas, development axes and specific areas
Then the document determines areas of international, state or cross-regional interest:
- development areas and axes, i.e. areas with enhanced demands for territorial changes,
- specific areas, i.e. areas with specific values and specific problems,
- areas and corridors for transport and infrastructure.
In these delineated areas, axes, sites and corridors, the document sets out criteria and conditions for decisions about possible variants or options of the changes.
Sustainable development impact assessment is also a part of spatial development policy.

The Ministry is obliged by the law to elaborate a spatial development policy draft, which is then submitted to the Czech government for approval. Every 4 years the Ministry works up a report on spatial development policy application. On its basis the Czech government decides on the policy actualization or on a new draft elaboration.

3.3.3 Planning documentation

Planning documentation contents and function are defined by law and related decree. It is binding for all types of territorial decision making, particularly for the planning permission.

There are following types of planning documentation:
- Spatial development principles
- Local plan
- Regulatory plan.
The regions are obliged by law to procure spatial development principles. On the other hand local and regulatory plan provision is optional.

3.3.3.1 Spatial development principles

According to the Act No. 183/2006, Coll., spatial development principles are a new type of regional planning documentation. They serve as a strategic document.

Spatial development principles are binding for local and regulatory plan provision and issuing and for decisions in the territory.

The principles specify and develop planning objectives and tasks in hyper-local context according to spatial development policy, determine the strategy for their fulfilling and coordinate the municipality planning activities.
Spatial development principles:
- set out basic requirements for efficient and economical area organisation,
- determine areas or corridors of hyper-local importance, especially for public works and set out requirements for their use.

Sustainable development impact assessment is also a part of spatial development principles.

Regional office procures a spatial development principles draft and submit it for assessment to the Ministry and then for approval to regional assembly. The principles are issued by regional assembly as a provision of general character. Two years after, at the latest, regional office is obliged to propose a report on spatial development principles application in the past period to the regional assembly. Based on the report either the principles are updated or a new draft is to be worked out then.
3.3.3.2 Local plan

Local plan is procured and issued for whole area of a municipality, military training area or for determined area of the capital of Prague. Local plan is binding for regulatory plan provision and issuing by Municipal Assembly, for territorial decisions and especially for planning permission issuing.

Local plan sets out basic conception of municipality development, protection of its values, area and spatial layout, landscape disposition and public infrastructure concept. The plan also specifies built-up areas, areas for further development and areas for public works.

The municipal assembly takes the decision on local plan provision. The local plan specifications draft is made by a procurer in cooperation with a designated representative. The procurer provides a local plan draft elaboration for the municipality on the basis of local plan specifications approved by municipal assembly. The regional office assesses the local plan draft regarding general territorial relations, spatial development policy and regional planning documentation before local plan issue proceedings. There is held a public hearing on modified and assessed draft then. Afterwards the local plan is issued by the municipal assembly as a provision of general character. Every four years the procurer submits a report on local plan application in the past period to the municipality.
3.3.3.3 Regulatory plan

Regulatory plan is procured for identified plots.

Regulatory plans sets out detailed conditions for ground use, location of buildings and their spatial arrangement, for protection of territorial values and character and for favourable environment formation.

Regulatory plan:
− sets out conditions for ground determination and use,
− sets out conditions for localisation and spatial arrangement of public infrastructure buildings,
− defines public works.

Regulatory plan is issued either at the suggestion of regional assembly, municipal assembly or Ministry of Defence or on request of an individual or a corporation if spatial development principles or local plan say so and if there are regulatory plan specifications included. The suggestion of regulatory plan procurement shall contain specification draft, which is after negotiations approved by appropriate assembly. The municipality or the region is provided with a draft elaboration of regulatory plan at the suggestion by the procurer and with the draft elaboration of regulatory plan on request by the applicant. There is held a public hearing on regulatory plan draft then. Afterwards the procurer proposes the regulatory plan draft to appropriate assembly for approval and issuing. The assembly issues the regulatory plan as a provision of general character.
3.3.4 Planning permission

Locating constructions or services, their changes, changing land use and protecting priorities within an area can be done only on the basis of a planning permission or planning approval if it isn’t established by the law otherwise.

There are following types of planning permissions:
– construction or services location permission,
– land use change permission,
– permission of construction change and construction impact change on land use,
– plot partition or consolidation permission,
– zone of protection permission.

The law stipulates which constructions and activities do not require planning permission, on what conditions it is possible to consolidate planning and building permission proceedings, replace planning permission by contract governed by public law or not issue the planning permission for areas where there is a valid regulatory plan.

3.3.5 Planning permission proceedings

An appropriate building office issues:
– planning permission pursuant to planning permission proceedings or simplified planning permission proceedings if the request fulfils the conditions stipulated by law,
– planning approval in cases of simple constructions and services stipulated by law.

The participants in planning permission proceedings are the applicant, locally appropriate municipality, owner of the plot or the construction, people whose property or other estate rights to neighbour plots or constructions may be affected by the decision and other people according to specific regulations.
Planning permission proceedings are taken up on applicant’s request. Besides general terms the request shall contain basic information about the desired intention and plot and construction identification information and other appendixes. Building office announces then planning permission proceedings initiation and for the request discussion prescribes public oral proceedings. Binding approaches of affected administrative offices, objections of participants and public remarks should be raised during the public oral proceedings at the latest.

The building office approves the designed intention by planning permission and set out conditions for territorial use and protection and for construction project preparation. The permission is valid for 2 years after the effective day.

3.3.5.1 Simplified planning permission proceedings

Building office can on conditions stipulated by law decide in simplified planning permission proceedings on construction location, change of land use, construction change and on partition and consolidation of plots. If the request for permission issue fulfils the conditions, the building office publishes a permission statement proposal. If there aren’t any objections nor remarks within 15 days from the day of publishing the permission is esteemed as published and comes into force.

3.3.5.2 Planning approval

Building office can on conditions stipulated by law issue a planning approval for constructions, their changes and services, for areas and ground shaping determined by law. The planning permission is issued on the basis of territorial intention announcement within 30 days from the day of announcement.

3.3.6 Planning provision on building ban and planning provision on urban renewal

Planning provision on building ban restrict or forbid to necessary extent building activities on demarked area if the activities could embarrass or disable future area use according to forthcoming planning documentation.

Planning provision on urban renewal is issued for an area afflicted with natural disaster or serious accident, where there’s necessary to set out conditions for impact elimination and for further area use. The planning provision is issued also for built-up areas if there are unhealthy constructions for hygienic, security, fire, functional and environmental reasons and where in public interest it is necessary to order defect removal and construction correction of these constructions.

The draft of planning provision on building ban and of the planning provision on urban renewal is negotiated in writing with affected administrative offices. The planning provision is issued as a provision of general character by municipal council or regional council on delegated basis.

3.3.7 Modification of territorial relations

3.3.7.1 Pre-emptive right

Municipality or region has the first refusal to a plot that is by local or regulatory plan destined for public works, public utility provision or public spaces. The first refusal is after the local or regulatory plan issue marked in the Cadastre.
3.3.7.2 Compensation for territorial changes

A compensation belongs to the owner of a plot or a building, whose rights were during the plot or building use restricted pursuant to a planning provision on building ban.

A compensation belongs to the owner of a plot, which determination for building was cancelled pursuant to a change of existing or issuing of new local or regulatory plan.

3.4 Planning legislation

3.4.1 Principles of the new Building Act


3.4.1.1 Town and country planning

The aim of the new Building Act at the level of planning is to create favourable conditions for even and well-balanced harmonisation of diverse interests and needs; e.g. of state and local administration, public and private sector, investors, who realize the territorial changes and the public, who are affected by these changes.

General principles of the new act:

- regulate the position and competences of planning authorities and other special authorities at the level of municipalities, municipalities with extended authority, regions and the position of municipal council for sustainable development,
- enable public access to territorial information; guarantee public participation and professional help in planning procedures; to that serve means of legal protection,
- new conception of eligibility for planning activities execution- education and praxis are also required to specialised professional qualification exam,
- planning analytical materials provide constantly and systematically professional and update evaluation of the area situation, its limits and its possible use; these data are essential for high-quality professional and economical planning documentation procurement, territorial decision-making, project activities and social impact assessment on sustainable development,
- spatial development policy as a planning tool for whole area of the republic that determines strategy and conditions for fulfilling planning objectives and tasks in state and international context,
- spatial development principles as a new regional planning tool that should coordinate regional development, organisation of their territory and municipal planning activities in hyper-local importance,
- local plan determines areas for further development and basic requirements for area and spatial arrangement,
- regulatory plan is a centralised planning permission; both individuals and corporations are allowed to present request for its provision, incl. its concept,
- territorial provision regulates the situation in the territory as a provision of general character that is of direct concern to rights, duties and interests of unspecified number of people,
- specify built-up and un-built areas with different conditions for permitting changes in use; outside the built-up territory only the local plan or hyper-local area determination in spatial development principles can stipulate areas for further development,
- new conception of affected administration offices which, according to special rules, defend public interests during procurement of planning materials, planning documentation and planning permission proceedings.
3.4.1.2 Building Regulations

New Building Act at the level of Building Regulations shall contribute to simplifying and acceleration of building permission. It relieves proceedings of unnecessary administrative operations, reduces their formality and leads to intensified control of construction realisation and construction changes.

General principles of the new act:
- increase the number of buildings, their changes, services and maintenance works that won’t need either permission or announcement,
- remove a number of buildings from administrative mode, i.e. permission in administrative decision way, to announcing,
- implement conditions for simplified building permission proceedings or for building realisation without undergoing a common administrative proceedings,
- simplify the procedure of building permission proceedings and its focus on determining technical construction requirements for building realisation; the focus on reviewing and discussing the designed constructions will be in planning permission proceedings,
- stipulate the profession of authorised inspectors and charge them with activities that will relate especially to building permission,
- radical changes and rationalisation of cooperation with affected administration offices which defend interests that are protected by special regulations,
- complete change of state construction supervision that doesn’t function sufficiently; the supervision shall consist of regular and systematic construction inspections with the possibility to apply needful measures right at the site, incl. their enforceability,
- major procedures simplification and time reduce for start with use of a realised building; this refers to the principle that a building can be used if built according to the issued permissions and certified documentation.

3.4.2 Act on Town & Country Planning and Building Regulations (Building Act)

Territorial and building activities are under the control of the Act No. 183/2006 Coll., on Town and Country Planning and Building Regulations.

The Building Act consists of following parts:

Part one – Opening Clauses:
- defines basic terms.

Part two – Public Administration Execution:
- defines the scope of powers of public administration authorities concerning town & country planning and Building Regulations.

Part three – Town & Country Planning:
- formulates planning objectives and tasks,
- determines the procedure of planning information issuing and public negotiating,
- specifies planning material,
- specifies spatial development policy as a planning tool procured for whole area of the republic,
- specifies particular types of planning documentation and their participants,
- governs the process of planning, approving and binding nature of the planning documentation,
- governs the process of planning permission proceedings and simplified planning permission proceedings,
defines the procedure of environmental impact assessment in planning permission proceedings,
defines planning permission and planning approval and their terms,
defines planning provision on building ban and urban renewal,
regulates the relations in territory – especially first refusal and compensation for territorial changes.

Part four – Building Regulations:
defines building permission and announcement, ground shaping, services and maintenance works,
regulates the process of building permission proceedings and simplified building permission proceedings,
defines building permission and final inspection approval,
regulates use of buildings, early use and testing operation,
regulates the procedure of structure, ground shaping and services removing,
defines construction supervision and structure control inspections,
defines the position of an authorised inspector and his authority,
defines duties and responsibility of people during preparation and realisation of buildings.

Part five – General Provisions:
defines selected activities in construction and cooperation of engineering infrastructure proprietors,
stipulates conditions of planning activities evidence, documentation storage and their inspection,
determines general requirements on construction and expropriation objectives,
determines protection of public interests and cooperation of administrative authorities,
defines administrative delinquency.

3.4.3 Implementing decrees to Building Act, related to town and country planning

3.4.3.1 The Ministry for Regional Development Decree No. 500/2006 Coll., on planning analytical materials, planning documentation and way of planning activities filing

The decree specifies contents of planning analytical materials and in details also terms of particular building documentation types. For spatial development principles, local plan and regulatory plan there are stipulated their contents (in appendixes), plan scales, contents of the area sustainable development impact assessment and other belongings. The appendixes contain also forms for suggestion of provision or regulatory plan issuing application.

The decree also defines map materials and in details regulates planning activities filing. The forms for registration lists are in appendix.

3.4.3.2 The Ministry for Regional Development Decree No. 501/2006 Coll., on general territorial management requirements

The decree determines general requirements for territorial use within area and plot demarking, stipulating requirements for their use, construction locating, within construction change decisions and building impact change on territorial use.

The decree defines requirements for area demarking, specifies function of particular areas with different ways of use and determines plots which are in these areas included. The decree then
deals with requirements for plot demark and construction locating there, i.e. general requirements and mutual distances between buildings.

3.4.3.3 The Ministry for Regional Development Decree No. 502/200 Coll., on amendment of the Ministry for Regional Development Decree No. 137/1998 Coll., on general technical construction

In the decree there are in general expressed requirements for area technical solution of structures and for functional and technological solution, which fall within the authority of building offices and municipal authorities.

This decree shall be respected when making and procuring the planning documentation and planning materials, when designing, locating, permitting or notifying, carrying out, inspecting, using and removing the structures and when exercising the state building supervision.

The decree defines particular types of structures, determines area technical requirements for structures and their location, general safety and utility requirements for structures, i.e. for fire security, healthcare, environmental protection, requirements for constructions and technological equipment of construction sites, and specific requirements for special types of structures.

3.4.3.4 The Ministry for Regional Development Decree No. 503/2006 Coll., on detailed arrangement of planning permission proceedings, contract governed by public law and of planning provision

The decree regulates the terms of request for planning information and for issuing of particular types of planning permissions; their application forms are in appendixes. The decree also defines the contents of particular types of planning permissions, the contents of information about territorial intention and about request presentation for planning permission issuing, information about permission statement proposal in simplified planning permission proceedings and announcements of territorial intentions for planning approval issuing; forms in appendix incl..

The decree then regulates the contents terms of the contract governed by law, planning provision on building ban and planning provision on urban renewal.

3.4.4 Planning Compulsory Purchase Act (Expropriation Act)

The expropriation procedure is regulated by Act No. 184/2006 Coll., on Planning Compulsory Purchase (Expropriation Act). The new Expropriation Act has for objective to improve the chances for town and country planning public works and to protect rights in private property at the mean time.

The Expropriation Act:

- defines basic terms,
- determines the expropriation conditions,
- stipulates the compensation,
- defines the expropriation proceedings.
3.4.5 Related acts

To the building act is related especially following legislative:

Act No. 200/1990 Coll., on Offences, as amended by later regulations
Act No. 20/1987, on State Monument Preservation, as amended by later regulations
Act No. 258/2000 Coll., on Healthcare and on amendments of some related acts, as amended by later regulations
Act No. 164/2001 Coll., on Natural Curative Resources, Mineral Water Resources, Natural Curative Spas and Spa Resorts, and on amendments of some related acts (Spa Act), as amended by later regulations
Act No. 133/1985 Coll., on Fire Protection, as amended by later regulations
Act No. 239/2000 Coll., on Integrated Rescue System and on amendments of some acts, as amended by later regulations
Act No. 128/2000 Coll., on Municipalities (Local Government), as amended by later regulations
Act No. 129/2000 Coll., on Regions (Regional System), as amended by later regulations
Act No. 131/2000 Coll., on the Capital of Prague, as amended by later regulations
Act No. 406/2000 Coll., on Energy Management and Consumption, as amended by later regulations
Act No. 458/2000 Coll., on Conditions for Business Activities and State Administration Execution in the Field of Power and Energy (Energy Act), as amended by later regulations
Act No. 289/1995 Coll., on Woods and Forests and on amendments of some acts (Forest Act), as amended by later regulations
Act No. 139/2002 Coll., on Land Modifications and Land Offices and on amendment of Act No. 229/1991 Coll., on Modification of Property Relations to the Land or Other Agricultural Possession, as amended by later regulations
Act No. 166/1999 Coll., on Veterinary Care and on amendments of some related acts (Veterinary Act), as amended by later regulations
Act No. 254/2001 Coll., on Waters and on amendments of some acts (Water Act), as amended by later regulations
Act No. 222/1999 Coll., on Defence of the Czech Republic, as amended by later regulations
Act No. 266/1994 Coll., on Railways, as amended by later regulations
Act No. 114/1995 Coll., on In-country Navigation, as amended by later regulations
Act No. 13/1997 Coll., on Roads, as amended by later regulations
Act No. 49/1997 Coll., on Civil Aviation and on amendments of Act No. 455/1991 Coll., on the Trade Licensed Activities (Trade License Act), as amended by later regulations
Act No. 127/2005 Coll., on Electronic Communication and on amendments of some related acts (Electronic Communication Act), as amended by later regulations
Act No. 62/1988 Coll., on Geological Works, as amended by later regulations
Act No. 185/2001 Coll., on Wastes and on amendments of some other acts, as amended by later regulations
Act No. 114/1992 Coll., on Nature and Landscape Protection, as amended by later regulations
Act No. 100/2001 Coll., on Environmental Impact Assessment and amendments of some related acts (Act on Environmental Impact Assessment), as amended by later regulations
Act No. 334/1992 Coll., on Protection of Agriculture land, as amended by later regulations
Act No. 86/2002 Coll., on Air Protection and on amendments of some other acts (Act on Air Protection), as amended by later regulations
Act No. 44/1988 Coll., on Protection and Utilisation of Raw Materials (Mining Act), as amended by later regulations
Act No. 61/1988 Coll., on Mining Activities, Explosives, and on the State Mining Authority, as amended by later regulations
Act No. 344/1992 on Cadastre of the Czech Republic (Cadastral Act), as amended by later regulations
Act No. 265/1992 Coll., on Registration of Property and Other Estate Rights, as amended by later regulations
Act No. 18/1997 Coll., on Peace Exploitation of Nuclear Energy and Ionizing Radiation (Nuclear Act) and on amendments of other acts, as amended by later regulations
Act No. 274/2001 Coll., on Water Supply and Sewerage for Public Use and on amendments of some acts (Act on Water Supply and Sewerage), as amended by later regulations
Act No. 634/2004 Coll., on Administrative Charges
Act No. 2/1969 Coll., on Constitution of Ministries and Other Central Authorities of the State Administration of the Czech Republic, as amended by later regulations
Act No. 360/1992 Coll., on Exercising the Profession of Authorised Architects and on Exercising the Profession of Authorised Civil Engineers and Other Technical Engineers, as amended by later regulations
ÚZEMNĚ - SPRÁVNÍ ČLENĚNÍ
MAP OF ADMINISTRATIVE DIVISION

hranice krajů / borders of regions
hranice správních obvodů obcí s rozšířenou působností / borders of municipalities with extended authority

kraj / region
Hlavní město Praha
Jihomoravský
Jihoceský
Karlovarský
Královéhradecký
Libercký
Moravskoslezský
Olonoucký
Pardubický
Plzeňský
Sedlický
Stredočeský
Ústecký
Vysocina
Zlínský

Příslušné: Český úřad zeměměřický a katastrální
Source: Czech Office for Surveying, Mapping and Cadastre
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