

## ENGLISH ABSTRACTS OF KEY ARTICLES

### **Martin Tunka, Building Act Amendment - Changes in Spatial Planning**

Immediately after passing some important alterations to the Building Act in 1992, preparations for a new approach to building legislation were started. In the beginning of 1994, the continuation thereof was strongly limited by the 150/1994 Government Resolution which raised the requirement to make an Amendment Bill to simplify the proceedings of spatial planning and the building code. This Bill was passed as the 83/1998 Act, dated 18 March 1998, altering and amending the Building Act, in effect since July 1998. Before passing the Bill, there were two surprisingly complicated rounds of negotiation (first before the Parliament Elections in 1996) with state administration authorities, individual experts, the Government, and the House of Deputies. So, it could be found out in a relatively exact way which problems of spatial planning and the building code may still be solved by the Amendment and which of them do not correspond to its possibilities anymore.

### **Milan Horák, On Some Questions of the Current Flat Proprietorship Legislation**

On 1 May 1998, the fourth year of the effect of the 72/1994 Act, known as the Flat Proprietorship Act, was completed. The full name, "The Act to regulate the relations of common proprietorship of buildings and some relations of the proprietorship of flats and non-residential areas", expresses that the proprietorship of flats and non-residential areas (units) is a special form of common proprietorship of buildings, each proprietor having also the exclusive right to use a unit.

### **Alois Andrlé & Jaroslav Dupal, Investigating about Urban Housing and the Housing Programmes**

The article deals with the problems of deepening the information links among various levels of management, especially between the housing development concepts (programmes) of selected towns and the housing policy of the state. Throughout the world, the importance of local factors of development is increasing, and these factors are being linked to global trends. Especially the field of housing shows the necessity of strong co-operation among municipal, regional, and governmental housing policies, and brings good possibilities of efficient influence upon each other. The article analyses the ways of investigating about urban housing in towns of over 5,000 inhabitants and the creation of housing programmes in these towns. The methodological process is seen on examples of a questionnaire survey of 267 towns and cities and the housing programmes of the cities of Pardubice and Poerov.

### **Daniela Grabmüllerová & Milena Menzlová, Shall We Answer the "Slab Challenge"?**

Just a few people in Czechia can realize that the "blocks of flats", meant as mass construction of new living areas, had the same theoretic roots throughout the world, even in the West, and so these "blocks of flats" have a lot in common all over the Earth. The settlement complexes seem to be the offspring of social utopias, including the concepts of ideal functionalist cities. Traditional medieval towns and industrial cities were to be replaced by new urban organisms, based on completely different principles of spatial organization. Individual functions were to be localized in structured "zones". A model for this approach was a factory of various production lines - a housing unit, a building, a neighbourhood, and a region (Le Corbusier: "A house is a machine for living...") The ideas of the so called modern architectonic avant-garde before WW II about the optimum layout of settlements seem now to be naive and illusory. "A world deprived of plurality, individual differences, variety and complexity, will fossilize with fixed schemes and lose the ability to develop itself and to react on new impulses and trends." (Petr Halík, *Architectonic Avant-Garde and the Tradition of Czech Functionalist Urban Planning*, CEFRES, Praha 1995.)

### **Jiřina Čalfová, A Sociological Probe of Housing Problems of the Newlyweds**

The goal of this survey was to evaluate the current housing situation of young couples, who are, in this respect, generally regarded as an endangered group. The sociologic survey was carried out in 5 towns and cities of different geographic characteristics: Pardubice, Poerov, Jablonec nad Nisou, Sušice, and Hostinné.

### **Marie Polešáková, Preparation of Development Areas for Housing**

The job of physical planning, from the point of view of the Building Act, is not only the basic utilization and organization of space but also some technical and timed co-ordination of building as an important part of an area's development. Thus, physical planning has to deal with questions which do not always correspond to the instruments thereof. One of them is the question of "pre-developing", i. e. the real preparation of development areas. Unlike commercial building activities, such as factories, shops and services, which naturally include their infrastructure, this article deals with housing, where technical and transportation infrastructure is regarded as someone else's job.

### **AESOP 2000 Congress to be Held in Brno**

It is an honour for the city of Brno and its Technical University to organize the annual AESOP congress in 2000, to be attended by European, American, and Asian urban planners. This decision was decided at the session of national representatives and the AESOP committee in Acona, Switzerland, and confirmed in Nijmegen, The Netherlands.