

The chairman of the National Council of the Slovak Republic

declares

the full wording of Act 50/1976 Col. of April 27, 1976 on Land-use Planning and Building Order (the Building Act), as resulting from the changes and amendments effected by Act 103/1990 Col. of April 18, 1990, Act 262/1992 Col. of April 24, 1992, National Council Act 136/1995 Col. of June 26, 1995, Slovak National Council Act 199/1995 of September 12, 1995, Constitutional Court of the Slovak Republic Finding 286/1996 Col. of September 12, 1996 and National Council of the Slovak Republic Act 229/1997 Col. of July 2, 1997.

**THE LAND-USE PLANNING AND
BUILDING ORDER ACT
(THE BUILDING ACT)**

**PART ONE
LAND-USE PLANNING**

**SECTION 1
THE AIMS AND OBJECTIVES OF LAND-USE PLANNING**

Article 1

(1) Land-use planning systematically and comprehensively addresses the functional use of land, lays down the principles for its organisation and co-ordinates both materially and chronologically, construction and other activities which influence land development.

(2) Land-use planning creates the conditions ensuring the permanent harmony of all natural, civilisational and cultural values in an area of land, with particular regard to care for the environment and the protection of its main components—land, water and the atmosphere.

Article 2

(1) Land-use planning includes these tasks and activities:

- a) it determines the limits of land-use,
- b) it regulates the functional and spatial arrangement of land,
- c) it determines the necessary interventions to land for sanitation, reconstruction or recultivation purposes and determines the manner of its further use,
- d) it defines protected areas, protected buildings, quiet areas and protective zones, unless they originate under other regulations, and ensures the protection of all protected areas, protected buildings, peaceful areas and protective zones,
- e) it determines the principles and conditions for the material and chronological co-ordination of locally concentrated construction by one or several developers,
- f) it assesses and evaluates the technical effects on land of buildings and other measures on the land and proposes the essential scope of buildings and measures which condition their full use,
- g) it regulates the location of buildings, determines the land-technical, urban planning and architectonic principles for the conception and realisation of projects,
- h) proposes the use of resources and reserves of the land for the socially most effective development of the land,
- i) creates the necessary materials for the creation of overall construction plans and the technical provision of an area,
- j) proposes the order of construction and the use of land,
- k) proposes the technical and organisational measures necessary to achieve an optimal arrangement and use of land.

(2) land-use planning is based on knowledge from the natural, technical and social sciences, from research and analyses of the area in question, and from other materials which have been produced for the area in question.

(3) land-use planning materials, land-use planning documentation and land decision are the basic tools of land-use planning

**SECTION 2
LAND-USE PLANNING MATERIALS**

Article 3

Types of land-use planning materials

Land-use planning materials comprises mainly:

- a) an urban study,
- b) a general building scheme,
- c) land technical materials,
- d) other materials.

Article 4

Urban study

(1) The urban study covers partial problems in the area in question. It is produced as a basis for land-use decision-making in areas with complex technical, urban or architectural conditions, if it is necessary to widen or verify the solution proposed by the land-use planning documentation, or if the land-use planning documentation has not been produced in a way which fits the purpose of the task in question.

(2) The urban study is usually procured by the land-use planning authority. However, anyone interested in the procurement of the urban study may procure it or contribute financially to its procurement.

(3) The content and scope of the urban study is determined in its commission, for which consent is given by the land-use planning authority which guarantees state or communal interests. If it is to be used as a basis for land-use decision-making, the construction office must make a statement.

Article 5

General building scheme

The general building scheme addresses in detail questions relating to the territorial development of individual components of settled areas, especially dwellings, industry, agriculture, transport, technical networks and services, civic facilities, green areas and recreational areas. It is produced if a more detailed treatment of a certain settlement component is proposed in the land-use planning documentation; it forms the basis of land-use decision-making and the production of other categories or levels of land-use planning documentation.

Article 6

Repealed

Article 7

Land technical materials

(1) Land technical materials, as specifically focused and systematically compiled and updated sets of data characterising the state and conditions prevailing in an area, are produced for the whole territory of the Slovak Republic and for selected territorial units.

(2) Land technical materials are used in particular for

- a) the production of land-use planning documentation,
- b) the assessment and creation of an overall capital investment plan,
- c) the continuous monitoring of changes in the conditions of land, its organisation and use,
- d) land-use decision-making, if not included in the appropriate land-use planning documentation.

(3) Land technical materials are procured by the Ministry of the Environment of the Slovak Republic (hereafter referred to as "the Ministry"), which ensures that they are continually amended and supplemented as appropriate. Upon commission from the Ministry some land technical materials may be procured by other land-use planning authorities.

Article 7a

Other materials

Other materials are used for the production of the land-use planning documentation and are produced particularly for the creation and protection of the living environment, the protection of nature and the creation of the landscape, the protection of cultural and historical heritage and technical and transport infrastructure.

SECTION 3 LAND-USE PLANNING DOCUMENTATION

Article 8

Categories of land-use planning documentation

Land-use planning documentation consists of

- a) a land-use forecast,
- b) a land-use plan,
- c) a land-use project.

Article 9

The land-use forecast

(1) The land-use forecast lays down or verifies the options for the long-term urban development of the area, and, if applicable, its individual urban functions. In this it draws particularly from the analysis of the technical and economic conditions of the land, from demographic and sociological considerations, and from trends in the technical and economic development of the area.

(2) The land-use forecast for the territory of the Slovak Republic is produced for the whole territory of the state, taking into account international connections as an overall plan for the territorial development of the Slovak Republic.

Article 10

The land-use plan

The land-use plan addresses the functional definition and arrangement of land areas and determines the basic principles of the organisation of land, the procedures to be followed in its use and terms of construction.

Article 11

The land-use project

The land-use project addresses the manner of use of land areas determined for locally and temporally concentrated construction and the manner in which they shall be built upon and determines the conditions for the material and temporal co-ordination of construction.

Article 12

Levels of land-use planning documentation

Land-use planning documentation (Article 8) is produced

- a) for the territory of the Slovak Republic,
- b) for the greater territorial unit,
- c) for the settlement formation,
- d) for the zone.

Article 13

Land-use planning documentation for the greater territorial unit

Land-use planning documentation for the greater territorial unit is produced for an area in which are located several settlements, or for a large area in which special interests are involved (mining, industry, agriculture, recreation, etc.).

Article 14

Land-use planning documentation for the settlement formation

Land-use planning documentation for the settlement is produced for the whole area of the settlement formation, including its area of interest, for a group of settlement formations and for areas around tourism and recreation centres. A settlement formation is a unit of settlement which forms an enclosed formation spatially separated from other units of settlement.

Article 15

Land-use planning documentation for the zone

Land-use planning documentation for the zone is produced for self-contained parts of a settlement formation, especially for its industrial, dwelling, central and historical parts and parts of a recreational or landscape unit, or for the whole area of a small settlement formation, with the aim of providing detailed directions and limits for the functional and spatial arrangement of the location of buildings.

SECTION 4 PROCUREMENT OF LAND-USE PLANNING DOCUMENTATION

Competency

Article 16

- (1) The land-use planning documentation is procured by land-use planning authorities.
- (2) Land-use planning authorities are communes, district offices and regional offices.
- (3) The central authority of land-use planning is the Ministry.

Article 17

(1) Land-use planning authorities are required to procure land-use planning documentation in conformity with the needs of development of the area and within an appropriate and economically feasible scope. Land-use plans or land-use projects for settlement formations and zones are always procured for the construction of new settlement formations, for the location of public buildings and for the material reconstruction, completion or sanitation of existing settlement formations or parts thereof as required by their planned development, with the aim of ensuring balanced social and economic development. A land-use forecast is procured only for areas with difficult conditions.

- (2) Land-use planning authorities procure the land-use planning documentation
- a) upon their own instigation,
 - b) upon the instigation of other communal and state administration authorities,
 - c) upon the instigation of natural or legal persons.

(3) The Ministry methodically guides land-use planning authorities in land-use planning activities and in the resolution of material problems and ascertains whether the land-use planning documentation is procured within the appropriate scope. Methodical guidelines from the Ministry are binding for all land-use planning authorities.

Article 18

- (1) The overall plan for the development of the Slovak Republic is procured by the Ministry.
- (2) The land-use planning documentation for greater territorial units is procured by the regional offices; where justified the Ministry may procure such.
- (3) If the compiling of land-use planning documentation of a greater territorial unit interferes with the competencies of other regional offices, the regional offices shall decide between themselves which of them will be responsible for their procurement. If they cannot come to an agreement, the Ministry shall decide upon a procurer.
- (4) Communes shall procure land-use planning documentation for settlement formations and zones.

(5) If the compilation of the land-use planning documentation interferes with the area of other communes, the communes shall agree upon which among them shall procure the land-use planning documentation.

Article 19

Procurement expenses

Costs connected with the procurement of land-use planning documentation are borne by the land-use planning authority which procures them. The land-use planning authority may however request partial or full recompense of land-use planning documentation procurement costs from state administration authorities, communes, natural persons or legal persons whose exclusive need necessitated the procurement of the land-use planning documentation.

Article 20

Main aims and requirements

(1) The land-use planning authority which procures the land-use planning documentation determines the main aims and requirements for the drawing up of

- a) a land-use forecast in the forecasting task,
- b) land-use plans in land-use principles and economic principles,
- c) land-use projects in building programmes

(2) The forecasting task is reviewed by the appropriate land-use planning authority with the relevant members of the public and with other relevant state authorities. In the production of a forecasting task for the production of a land-use development overall plan for the Slovak Republic, the manner of review shall be determined by the Ministry.

(3) Land-use and economic principles and construction programmes shall be reviewed by the appropriate land-use planning authority with the relevant members of the public and it shall come to an agreement upon them with the relevant state authorities.

(4) The land-use and economic principles for the land-use plans of greater territorial units are reviewed by the regional offices with the central land-use planning authority. The land-use and economic principles for the land-use plans of settlement formations and zones and building programmes for land-use projects of settlement formations and zones are reviewed by the commune with the district office; in the case of settlement formations in Bratislava and Košice, the commune shall review the land-use and economic principles and building programmes with the regional office.

(5) Land-use and economic principles for land-use plans of settlement formations and zones and building programmes for land-use projects of settlement formations and zones are approved by the commune. The commune may not approve land-use and economic principles which are contrary with any opinion issued by a district office, the regional office in Bratislava or the regional office in Košice. If a commune were to approve such conflicting principles, the approval shall be deemed invalid in its entirety.

(6) Land-use and economic principles for the land-use plan of a greater territorial unit are approved by the Government.

Review

Article 21

(1) The draft land-use planning documentation is reviewed by the land-use planning authority which procures it; including

- a) a draft of the land-use forecast with the citizens whose area the proposal affects and with the relevant state authorities. In the case of the review of a land-use forecast of the overall plan for land-use development in the Slovak Republic the manner of review is determined by the Ministry,
- b) the draft land-use plan with the citizens whose area the proposal affects; with a draft land-use plan of a settlement formation it shall inform legal and natural persons in an effective manner; a draft land-use plan of a zone must be displayed for a period of 30 days for public inspection,
- c) a draft land-use project with the commune whose area the proposal affects, and with the legal persons which are to participate in the construction, if known; if a land-use plan of the appropriate level has not preceded the production of a land-use project, the draft land-use project is also reviewed with legal and natural persons in accordance with the provisions applying for the land-use plan.

(2) The draft land-use plan and the draft land-use project must be agreed with the relevant state authorities.

Article 22

(1) The land-use planning authority shall notify the relevant communes and other state authorities about the review of the draft land-use planning documentation individually in all cases.

(2) Legal persons and natural persons shall be notified of the review of land-use plans of settlement formations or zones in the manner usual in the locality.

Article 23

(1) Communes and other state authorities set out in Article 21 are obliged to make known their position on the draft land-use planning documentation within 30 days of the day upon which they were notified of such (Article 22 paragraph 1). Legal persons which are to participate in the construction in the area covered by the land-use project have the same obligation.

(2) In the case of reviews of land-use planning documentation covering an area with complicated relations, the land-use planning authority may extend the deadline in paragraph 1 as appropriate.

(3) Legal persons and natural persons are entitled to submit comments on the draft land-use plan of a settlement formation or zone within 30 days of the date of notification. Legal persons and natural persons whose ownership or other rights in connection with the land or buildings (Article 139 paragraph 1) are directly affected by the land-use plan for the zone may submit objections in this period. Objections submitted after the expiry of the prescribed period shall not be considered.

Article 24

Legal persons and natural persons which have submitted objections to the draft land-use plan for a zone within the required period shall be notified within 60 days of the approval of the land-use plan of the zone in writing that the objection has been sustained, or of the reasons why the objection has been overruled.

Article 25

- (1) Before the submission of the draft land-use plan for approval it shall be ascertained whether
- a) the content of the draft is in conformity with the binding part of the approved land-use planning documentation of a higher level,
 - b) the content of the draft and the procedure used to procure and review it was in conformity with the appropriate legal regulations.

(2) In the case of a draft land-use plan for a greater territorial unit under paragraph 1 the regional office shall request that the Ministry test for conformity.

(3) In the case of a draft land-use plan for a settlement formation or zone under paragraph 1 the commune shall request that the district office test for conformity.

(4) In the case of a land-use plan for a settlement formation under paragraph 1 in Bratislava or Košice, the commune shall request that the Ministry test for conformity.

(5) Draft land-use plans whose content is not in conformity with the binding part of the land-use planning documentation of a higher level or with the appropriate legal regulations or whose manner of procurement and review was not in conformity with the appropriate legal regulations may not be approved. If approved despite this non-conformity, the approval shall be invalid in its entirety.

SECTION 5

APPROVAL OF LAND-USE PLANNING DOCUMENTATION

Article 26

(1) Overall plans for land-use development of the Slovak Republic and land-use plans for greater territorial units are approved by the government.

(2) Land-use plans of settlement formations and zones are approved by the commune.

(3) The land-use forecast is not approved. If it is deemed appropriate to approve a part of it as a binding basis for the direction of land-use development, the appropriate land-use planning authorities are competent to approve it. In such a case the appropriate land-use planning authority shall test for conformity (Article 25).

Article 27

Repealed

Article 28

General regulations on administrative action do not apply to the review and approval of land-use planning documentation and land-use planning materials.

SECTION 6 BINDING NATURE OF LAND-USE PLANNING DOCUMENTATION

Article 29

(1) The land-use planning documentation contains binding and directive parts of the proposed development. The basic principles of the arrangement of the territory and the limits of its use are binding and are determined in the directions for the functional and spatial arrangement of the territory; the other parts of the proposal are for guidance.

(2) The binding and guiding parts of the land-use planning documentation are defined by the approving authority. In the binding part it shall always define the public buildings for which land, buildings and their associated rights may be appropriated. The binding part of an approved land-use plan or land-use project shall be announced by the appropriate commune with a general binding order¹. In the case of the approval of a land-use plan for a greater territorial unit or a land-use project for a greater territorial unit by the Government, the Government shall announce the binding part of the land-use plan or land-use project with an Order.

(3) The approved land-use planning documentation is in the defined extent a binding or guiding basis for the production and approval of other categories and levels of land-use planning documentation, for land-use decision-making and for the production of building documentation.

Article 30

The land-use planning authority which procured the land-use planning documentation shall systematically monitor whether the technical land, economic and social conditions which formed the basis upon which the plans for the organisation of the area were proposed have changed. In the event of changes in these conditions, or if it is necessary to site public buildings, the land-use planning authority shall procure supplements or amendments to the land-use planning documentation.

Article 31

(1) Amendments and supplements to the binding part of the land-use planning documentation shall be approved by the authority which approved the original land-use planning documentation. Amendments and supplements to the land-use planning documentation of settlement formations and zones which the government reserved for itself before January 1, 1993 shall be approved by the commune.

(2) The provisions in Articles 21 to 25 apply to the review of draft amendments and supplements to the binding part of the land-use planning documentation as appropriate.

(3) Decisions on the form of the guiding part of the land-use planning documentation are determined by the land-use planning authority which procured the land-use planning documentation.

SECTION 7 LAND-USE PROCEEDINGS

¹ Article 6 of National Council of the Slovak Republic Act 369/1990 Col. on municipality as amended by later regulations.

Article 32

Siting of buildings, use of land and the protection of important interests in the territory

The siting of buildings, the changing of land-use type and the protection of important interests in the territory are possible only on the basis of a land-use decision, which may be

- a) a decision on the siting of a building,
- b) a decision on the use of land,
- c) a decision on a protected area or on a protective zone,
- d) a decision on a building enclosure.

Article 33

Competence

(1) The construction office is the competent authority in land-use proceedings.

(2) If a state authority other than that stated in paragraph 1 is the competent authority in land-use proceedings in which a decision is issued on the use of land or on a protected area or on a protective zone, this authority shall come to an agreement with the building office on a draft decision or measure.

Article 33a

A land-use decision is not required for

- a) a linear structure under Article 139 paragraph 3 of this Act, the conditions for the location of which are covered in detail by the approved land-use plan of a zone or the land-use project of a zone,
- b) structural modifications and maintenance works,
- c) small structures,
- d) buildings located in enclosed spaces and buildings under military administration outside the territory of military districts, in enclosed spaces belonging to the Ministry of the Interior of the Slovak Republic, the Police Corps and the Prison and Justice Guard Corps of the Slovak Republic, if the external outline of the plan of the space or building is not changed,
- e) buildings, the conditions for the location of which are covered in detail by the land-use plan of a zone produced as a regulative plan or land-use project of a zone approved after the coming into force of this Act,
- f) informational, advertising or promotional structures.

Article 34

Participants in land-use proceedings

(1) Participants in land-use proceedings are the proposer and the land-use planning or national park whose ownership or other rights to the land or buildings including neighbouring land and buildings may be directly affected by the decision. The participant in land-use proceedings on a protected area or a protective zone or a building enclosure is the proposer alone.

(2) A participant in land-use proceedings concerning the location of a building and the use of land is also the commune, if the communal office is not the building office; in the land-use proceedings it defends important local interests.

(3) Participants in land-use proceedings are not users of flats or non-flat premises.

Commencement of land-use proceedings

Article 35

(1) The land-use proceedings commence upon the written proposal of a participant, at the instigation of the building office or a different state authority. The proposal is supplemented by documentation as laid down in the executive regulations to this Act written by a professionally competent person, or by documents as provided for by separate regulations. In the proposal is contained a list of legal persons and natural persons who may enter consideration as participants in the proceedings and are known to the proposer.

(2) If the submitted proposal does not provide sufficient grounds for the assessment of the siting of the proposed building or other measure in the area (Article 32), in particular of the impacts on the environment, the building office shall ask the proposer to supplement the proposal within an appropriate period with the necessary information or documentation, and shall warn him that if this is not done he shall halt the land-use proceedings. If the proposer fails to amend the proposal for the issue of a land-use decision in the manner required within the prescribed period, the building office shall halt the land-use proceedings.

Article 36

(1) The building office shall announce the commencement of the land-use proceedings to the relevant state authorities and all known participants and shall order a hearing together with, usually, a local inquiry. It shall at the same time warn participants that their objections and comments may be made at the latest during the hearing, otherwise they shall not be taken into account.

(2) The building office may halt the hearing if for the area in question there has been produced land-use planning documentation on the basis of which a proposal for a land-use decision can be assessed. If the building office halts the hearing, it shall determine the period during which participants may make their objections and shall warn them that objections made later than this date shall not be taken into account; this period shall not be shorter than seven days.

(3) The relevant state authorities shall announce their position by the same date by which participants in the land-use proceedings may make their objections and suggestions. If any of these authorities needs a longer period of time for the proper assessment of the proposal, the building office shall, by a period of time prescribed by it before the expiry of this period, extend the period appropriately. If a relevant state authority which has been informed of the commencement of the land-use proceedings does not submit its position on the proposed building within the prescribed or extended time period, it is assumed that it consents to the construction with respect to the interests pursued by it.

(4) The commencement of land-use proceedings on the siting of a linear structure or in justified cases of a particularly extensive construction with a large number of participants of the proceedings, or land-use proceedings on the use of land if it concerns a widespread area, shall be notified by the building office to the participants by a public announcement. The building office shall also announce the commencement of land-use proceedings through public announcement if the participants of the proceedings or their abode are unknown to it.

Bases for the land-use decision

Article 37

(1) The material bases for the issue of a land-use decision are land-use plans and land-use projects. If a land-use plan or land-use project has not been produced for the area in question, the building office shall procure other materials in a scope necessary for the land-use decision, such as a land-use forecast, land-use planning materials, facts ascertained through its own research and through local inquiry.

(2) The building office shall in the land-use proceedings assess the proposal above all from the aspect of care for the environment and needs of the requested measure in the area and its consequences; it shall examine the proposal and its conformity with the materials under paragraph 1 and previous decisions on the area, it shall assess whether it conforms to general technical requirements for construction and general technical requirements for buildings used by persons with limited movement abilities and if appropriate to regulations laying down the hygienic and fire prevention conditions, conditions for safety at work and for technical facilities, transport conditions, nature protection conditions, conditions relating to care for historical monuments or protection of agricultural and forestry land and similar conditions, unless such an assessment falls under the remit of a different authority.

(3) The building office shall secure the expression of opinions of the relevant state authorities and their mutual conformity and shall assess the statement of the participants and their objections in the land-use proceedings.

Article 38

(1) If a natural person or a legal person proposes the issue of a land-use decision on the siting of a building or a decision on the use of land to which he has no ownership or other rights entitling him to use the land for the proposed purpose, the building office shall examine whether or not the proposer may carry out the requested works in conformance with the objectives and aims of land-use planning on a different parcel of land to which he does have ownership or other rights.

(2) If the proposer does not have ownership or other rights to the land, a land-use decision can only be made on the siting of a building or a decision on the use of land without the consent of the owner only if the land may be appropriated for the proposed purpose.

Article 38a

With the land-use proceedings are connected, unless the nature of the matter or separate regulations provide otherwise, other proceedings necessary for the siting of the building or the determination of land-use type.

Land-use decision

Article 39

In the land-use decision the building office shall delineate the area for the proposed purpose and shall prescribe the conditions which are to ensure the interests of the public in the area, especially conformance with the aims and objectives of land-use planning, the material and temporal co-ordination of individual building and other measures in the area and above all care for the environment including architecturally and urbanistically valuable objects in the area and shall rule on the objections brought by the participants of the proceedings. In the decision on the siting of a building the building office in justified cases may reserve the right to request submission of more detailed materials, project documentation or parts thereof; in accordance with these it may then prescribe further conditions which must be included in the building permission.

Article 40

(1) A decision on the siting of a building and a land-use decision is valid for two years from the date upon which it came into legal force and the decision on the siting of a linear structure is valid for three years from the date upon which it came into legal force, unless the building office has in justified cases set a longer expiry date; however, it does not lose its validity if during this period an application for building permission or land modifications, works and facilities has been made under this Act (Article 71 paragraph 1), or if the land has started to be used for the defined purpose.

(2) The duration of validity of a decision on a protected area or a protective zone and of a decision on a building enclosure is determined by the building office. If the duration of validity cannot be determined in advance, the building office shall decide on the lapsing of validity, if the purpose for which the land-use decision was issued has ceased to apply.

(3) The duration of validity of a land-use decision may be extended by the building office upon an application from a proposer, if the request was made before the expiry of the period of validity.

(4) The land-use decision is also binding for the legal successors of the proposer and other participants of the land-use proceedings.

Article 41

Changes to the land-use decision

(1) The building office may at the instigation of the proposer replace a legally valid land-use decision with a new land-use decision, if this is permitted by the land-use planning documentation or other materials upon whose basis the land-use decision is made, or by the conditions in the area. In the same circumstances the building office may replace the land-use decision issued at its own instigation.

(2) The building office may allow from a decision on a protected area, a protective zone and on a building enclosure in justified cases and after agreement with the relevant state authorities, an exception to the ban on building or to the restriction of certain activities in the area.

Article 42

Notification of the land-use decision

(1) The land-use decision is announced to the participants by the delivery of a written copy thereof.

(2) Land-use decisions concerning the siting of a linear structure and in justified cases the siting of a particularly extensive structure with a large number of participants in proceedings, and decisions on the use of land and on a

protective zone if this involves an extensive territory, are notified through public announcement. Notification is effected through the display of the land-use decision for fifteen days in the manner usual in the locality. The last day of this period is the date of delivery of notification.

(3) The delaying effect of appeal against the land-use decision may not be excluded.

PART TWO

BUILDING ORDER

SECTION 1

AUTHORISATION FOR THE CONSTRUCTION OF BUILDINGS

Article 43

Repealed

Article 44

Authorisation for the construction of structures

(1) Only legal persons or natural persons with authorisation for building or erection works under separate regulations² may carry out building operations for a different developer, and he shall ensure the execution of the function of works foreman by a professionally competent person [Article 46a paragraph 2 letter d)].

(2) Legal persons or natural persons authorised to carry on a business under separate regulations² may erect a building for his own business needs even if the building or erection works are not the subject of its activity, if he ensures the exercise of the function of construction supervision by a professionally competent person [Article 46a paragraph 2 letter d)].

(3) A simple building may be erected by a natural person or a developer on his own or with the help of other natural persons, if he ensures use of the appropriate technical equipment and building supervision over the construction by a professionally competent person [Article 46a paragraph 2 letter d)], if he is not personally professionally competent himself to supervise construction. This provision applies as appropriate for the construction of small buildings.

(4) If the structure is being built by a foreign contractor, the developer is obliged, unless separate regulations provide otherwise, to demonstrate to the building office that the said contractor is authorised to build the structure concerned under laws valid in the relevant country.

SECTION 2

SEPARATE COMPETENCIES FOR SOME BUILDING ACTIVITIES

Article 45

Repealed

Article 46

Repealed

Article 46a

² Article 2 paragraph 2 of the Commercial Code.

(1) Scheduled construction activities which have particular importance for the protection of public interests in the preparation, project engineering or carrying out of construction, may only be executed by persons who have demonstrated their professional competence through the passing of an examination and have received a professional licence.

- (2) Scheduled construction activities are for the purposes of this Act are
- a) the production of land-use planning materials and land-use planning documentation,
 - b) project engineering of structures
 - c) static calculations of the load-bearing components of buildings,
 - d) the exercise of the function of works foreman and building supervisor,
 - e) research, testing and fault-finding of structures,

(3) Details concerning professional competence for the scheduled construction activities, the manner and conditions for the awarding of recognition of such competence are set down in a separate Act^{2a}.

(4) Scheduled geodesic and cartographic activities for the purposes of construction are deemed to be scheduled geodesic and cartographic activities for the project documentation of buildings, for the drawing up of the geodesic part of documentation of the actually realised building, in the measurement of displacements in the operation of the building and in measuring the geometric parameters of the buildings^{2b}.

Article 46b

Basic terms

(1) The project engineering of buildings is the drawing up of documentation of the buildings or the project documentation of buildings as necessary for the proceedings under this Act.

(2) Static calculations for the load-bearing components of buildings are those which demonstrate that the safety parameters of the building are in conformity with the appropriate technical regulations.

(3) The activity of works foreman is that which ensures the construction of the building and the proper execution of works according to the project documentation of the building and under the terms of building permission.

(4) The activity of building supervisor is that which checks that the building is being constructed according to the project documentation and under the terms of the building permission, that safety, lives and the protection of health are not being threatened on the site, that the environment is not being threatened or damaged during construction beyond the degree specified by separate regulations³ and that other public interests are not being threatened.

(5) Research, testing and fault-finding of buildings are activities aimed at the ascertainment of the actual state of the building; whether it meets the technical requirements of load-carrying, stability, fire safety, health and environmental safety, hygienic requirements, safety of use, protection against noise and energy efficiency.

SECTION 3

PRODUCTS FOR BUILDINGS

Article 47

(1) The builder (contractor) of the building must use for construction only products which have such characteristics that during the period of anticipated existence of the building under normal maintenance, they ensure the required mechanical strength and stability, fire safety, hygienic standards, protection of health and the environment, safety of use, protection against noise and energy efficiency.

^{2a} National Council of the Slovak Republic Act 136/1995 Col. on professional competence to carry out certain construction activities on the amendment and completion of Act 50/1976 Col. on land-use planning and building order (the Building Act) as amended by later regulations.

^{2b} National Council of the Slovak Republic Act 215/1995 Col on geodesy and cartography

National Council of the Slovak Republic Act 216/1995 Col on the Chamber of geodesists and cartographers.

³ Articles 8 and 9 of Act 17/1992 Col.. on the environment as amended by National Council of the Slovak Republic Act 287/1994 Col..

(2) The characteristics of products are verified using procedures under separate regulations^{4a}.

Article 48

Repealed

Article 49

Repealed

Article 50

Repealed

Article 51

Repealed

Article 52

Repealed

Article 53

Repealed

SECTION 4

PERMITTING BUILDINGS, CHANGES TO BUILDINGS AND MAINTENANCE WORK

Buildings, changes to them and maintenance work

Article 54

Buildings, changes to them and maintenance work on them may be carried out only under the building permission or on the basis of a notice from the building office.

Article 55

(1) Building permission is required, unless this Act, its executive regulations or separate regulations provide otherwise, for buildings of all kinds without regard to the technical nature of their construction, purpose or duration of construction; building permission is also required for changes to buildings, especially for horizontal extensions, vertical extensions, and for building modifications.

(2) A notice from the building office is sufficient

- a) for small structures which perform an auxiliary function to the main building and which cannot significantly affect the environment;
- b) for modifications to buildings which do not significantly change the appearance of the building, interfere with the load-bearing structures of the building, do not change the use of the building and which do not threaten the interests of the public;
- c) for maintenance works which could influence the stability of the building, the fire safety of the building, its appearance or environment and for all maintenance works on a building which is a historical monument.

(3) The executive regulation defines in more detail which structures need building permission and for which small structures, modifications and maintenance works a notice to the building office is sufficient.

Article 56

^{4a} Articles 20 and 24a of Act 30/1968 Col. on the State Laboratories as amended by Act 54/1987 Col. (full wording no. 84/1987 Col.). Act 174/1968 Col. on the state professional supervisor over safety in the workplace as amended by National Council of the Slovak Republic Act 256/1994 Col..

Neither building permission nor a notice is required

- a) for mining works, mining buildings below the surface of the ground and for buildings in surface quarries and in surface layer of surface quarries, providing they are subject to approval and supervision by authorities of the state mining administration under the mining regulations,
- b) for overground and underground lines of public telecommunication networks, including supporting and setting points,
- c) for short-term portable assemblages, such as sales stalls, constructions and facilities for the ceremonial decoration and lighting of buildings,
- d) for scenery structures for film and television productions,
- e) for geodesic wood and portable measuring towers, signals and pyramids,
- f) for structures in hop-gardens and vineyards,
- g) for structural modifications to electrical lines with no limit on voltage, providing their route does not change,
- h) for maintenance work for which no notice is prescribed under Article 55 paragraph 2 letter c).

Article 57

Notice to the building office

(1) A developer carrying out the construction of small buildings, modification to structures and maintenance works laid out in Article 55 paragraph 2 is obliged to provide written notice of the execution of these activities to the building office. The building office may determine that the small building, modification or maintenance work may be executed only with building permission.

(2) A small building or structural modification may only be executed by a developer on the basis of written notice from the building office that it has no objections to the work. Maintenance work may be carried out by the developer if the building office fails to determine within 30 days of the date of notice that the work is subject to building permission.

(3) The date of notice is deemed to be the day on which the notice was submitted to the building office or posted.

(4) If modifications or maintenance works are to be carried out on a building which is a historical monument, the developer shall append to the notice to the building office a statement from the historical monuments authority.

Article 58

Application for building permission

(1) The application for building permission is submitted together with the prescribed documentation by the developer to the building office.

(2) The developer must demonstrate that he is the owner of the land or that he has other rights to the land under Article 139 paragraph 1 of this Act which entitle him to establish the proposed building on it.

(3) In the case of modifications to buildings, vertical extension of or maintenance work to a building, the developer may be a legal person or a natural person who rents the building, if he appends a written agreement with the owner of the building.

(4) Developers of underground buildings subject to this Act do not demonstrate ownership or usage rights to the land, or the consent of the owner or user of the land or buildings on it, if they are buildings which in function or construction are unrelated to the buildings on the land or with operations on it and which cannot otherwise influence the use of the land for the purpose for which it is determined.

Article 59

(1) Participants of building proceedings are

- a) the developer,
- b) legal persons and natural persons, who have ownership or other rights to the land and the buildings on them, including neighbouring land and buildings whose ownership or other rights to them may be affected by building permission (paragraph 3).
- c) the person proposed for the exercise of the function of building supervisor (Article 44 paragraphs 2 and 3).

(2) The building office shall always call to building proceedings on changes to unfinished blocks of flats tenants of flats and non-flat premises whose tenancy rights may be affected by building permission.

(3) The building office may call to the building proceedings other legal persons and natural persons, especially the project engineer and the builder.

Building proceedings

Article 60

1. If the submitted application for building permission, especially the documentation, does not provide a sufficient basis on which to assess the proposed building or maintenance works on it or if the terms of the land-use decision are not adhered to in the documentation, the building office shall ask the developer to complete the application within an appropriate period, or to render it in conformance with the terms of the land-use decision, and shall warn him that otherwise he shall halt the building proceedings.

(2) The building office shall halt the building proceedings if the developer

- a) has not submitted the project documentation or the static calculations of load-bearing structures of the building made by a professionally competent person⁵.
- b) has not demonstrated the required particulars of the application for building permission under Article 58 paragraphs 2 to 4,
- c) has not completed the application within the period set out in paragraph 1,
- d) has not rendered the submitted documentation in conformance with the terms of the land-use decision within the period determined.

Article 61

(1) The building office shall notify the commencement of the building proceedings to the relevant state authorities, communes, tenants of flats and non-flat premises under Article 59 paragraph 2 and all known participants and shall order a hearing together with a local inquiry. It shall at the same time warn them that their objections may be taken into account at the latest at the hearing, otherwise they shall not be taken into account. Comments and objections which were or could have been made during the land-use proceedings or during the review of the land-use plan of a zone or the land-use project of a zone shall not be taken into account.

(2) The building office may obviate the local inquiry or the hearing if the conditions of the site are well known to it and the application provides sufficient basis for the assessment of the proposed construction.

(3) The building office shall notify the participants of the commencement of the building proceedings at least seven days before the local inquiry or the hearing. If the building office obviates the hearing, it shall determine by which time the participants may make their objections and shall warn them that objections made later than that date shall not be taken into account.

(4) For linear structures or in justified cases for particularly extensive structures, with a large number of participants in the proceedings the building office shall notify the participants of the commencement of building proceedings through a public announcement at least 15 days before the local inquiry or the hearing, and if the hearing is not to take place, before the date prescribed in paragraph 3.

(5) The commune and other relevant state authorities shall always notify the building office individually. These authorities are obliged to communicate their opinion within the same period as that which applies to the submission of objections by the participants of the proceedings. If any state authority needs a longer period for proper assessment, the building office shall, upon an application by the relevant authority and before the expiry of this period, extend the period. If the relevant state authority fails to communicate within the prescribed or extended period its position on the permitted building, it is assumed that it consents to the building with respect to the interests pursued by it.

Article 62

(1) In the building proceedings the building office shall examine in particular

- a) whether the documentation fulfils the terms of the land-use decision,

⁵ Slovak National Council Act 138/1992 Col. on authorised architects and authorised building engineers.

Slovak National Council Act 136/1995 Col..

- b) whether the documentation meets requirements concerning the interests of public, especially the protection of the environment, and meets the general technical requirements for construction,
- c) whether the construction is thorough and fluent, whether there is provision for the inclusion of technical, civic or other equipment necessary for proper use,
- d) whether the building will be erected by an authorised legal person or whether for the buildings and the work on them which are to be carried out by legal persons alone for themselves or which are to be carried out by themselves (Article 44 paragraphs 2 and 3), there is provision for professional foreman construction services or whether there is provision for professional supervision. If the contractor is to be determined by a competition under separate regulations^{4b}, the developer shall notify the building office of this within 15 days of the end of the competition.

(2) If the building is to be used as a place of business, the building office shall examine from the aspects laid out in paragraph 1 letter b) the effects of the future operation; it shall not examine the technical or economic aspects of a technological facility project.

(3) The building office shall ensure the delivery of the statements of the relevant state authorities, their mutual conformity and shall assess the statements of participants of the proceedings and their objections.

(4) If the erection or the use of the building could threaten the interests of the public or inappropriately limit or threaten the rights and legitimate interests of participants to a greater extent than that anticipated in the land-use decision, the building office shall refuse the application for building permission.

Article 63

The documentation for simple and small buildings shall also be examined by the building office from the point of view of the interests which are defended by state authorities under separate regulations, and especially when for the assessment general technical requirements for construction as issued under this Act, or other regulations, are sufficient. The building office shall notify the relevant state authorities of the commencement of the building proceedings; these authorities may reserve the right to make an assessment, however, they are obliged to make known their position at the latest at the hearing or by the date determined under Article 61 paragraphs 3 and 5.

Article 64

(1) The building office shall restrict the review of the application with the state authorities and participants whose statements and expressions of opinion on the documentation submitted at the building proceedings were obtained before its commencement in accordance with the degree to which their requests of have been met.

(2) Building proceedings on linear structures for which positive statements have been obtained from the participants before the building proceedings, shall be limited by the building office in those parts of the structure which pass through unbuilt-up areas to the ensuring of conformance with the positions of relevant state authorities and to the ascertainment of whether the application meets the terms of the land-use decision.

Article 65

With the building proceedings are connected, unless excluded by the nature of the matter or separate regulations provide otherwise, other proceedings necessary for the erection of the building.

Building permission

Article 66

In the building permission the building office shall determine the binding terms for the execution and use of the building and shall rule on the objections of participants of the proceedings. The building office shall secure with certain conditions in particular the interests of the public in the construction and in the use of the building, the comprehensiveness of the building, adherence to general technical requirements for construction and other regulations and technical standards and the adherence to requirements determined by the relevant state authorities, above all the prevention or restriction of negative effects from the building and its use on the environment.

^{4b} National Council of the Slovak Republic Act 263/1883 Col. on the public procurement of goods, services and public works (the Public Procurement Act) as amended by later regulations.

Articles 281 to 288 of the Commercial Code.

Article 67

Building permission lapses if construction has not commenced within two years of the day upon which it entered legal force, unless in justified cases the building office determines a longer period for the commencement of construction.

Article 68

(1) The building office may in justified cases on the application of the developer allow changes to the building before its completion.

(2) To the extent to which the change affects the rights, the legally protected interests or obligations of participants of the building proceedings, and interests protected by the relevant state authorities, the building office shall review the application and shall issue a decision with which it shall allow the change, upon which it shall also rule on any objections from participants and determine if necessary further binding conditions, or shall refuse the application. For proceedings on the change the provisions referring to building proceedings apply appropriately.

Article 69

(1) Building permission and decisions on the extension of its validity are notified in the same way as the commencement of building proceedings and the notification of hearings; these decisions concerning simple and small constructions are also notified to the state authorities which have reserved the right of assessment of the documentation.

(2) If the building permission is notified through a public announcement, it shall be displayed for 15 days in the manner usual in the locality. The last day of this period is the date of delivery.

Article 70

Building permission and any decision on the extension of its duration are also binding for the legal successors of proceedings.

SECTION 5

PERMISSION FOR LAND MODIFICATIONS, WORKS AND FACILITIES

Article 71

(1) Permission from the building office is required, unless it falls under the remit of other authorities under separate regulations, for the following operations:

- a) land modifications which in essence change the appearance of the environment or drainage conditions,
- b) mining and similar or related works,
- c) informational, advertising or promotional structures if they are placed in places visible from public places and if they are connected to a building or a plot of land.

(2) For modifications to land and works listed in paragraph 1 letters a) and b) permission is not issued, if the building office has obviated its issue in the land-use decision.

(3) Permission is not required for signs on buildings of state authorities, for posters or bills in the interest of public safety or order, for street, fire-fighting facility, transport, water or descriptive signs, for the marking of geodesic points and post boxes. Nor is permission required for signs on buildings unless they are advertising hoardings.

Article 72

(1) The owner of a parcel of land or a person having the right to use the land for the purposes of carrying out earth, mining and similar or related works is authorised to submit an application for permission for such works.

(2) A legal person or a natural person who has a written agreement with the owner of the building or the land or with that person having the temporally unlimited right to use the building or the land on which the structure is to be placed.

Article 73

The appropriate provisions of section 4 apply to proceedings concerning permission for land modifications, mining and similar or related works, informational, advertising or promotional structures.

Article 74

Before the cessation of mining works the operator is obliged to produce a plan to make them safe or destroy them and to request the building office for its approval, unless separate regulations provide otherwise.

SECTION 6

STAKING OUT OF BUILDINGS

Article 75

(1) Before the commencement of building, changes to buildings, land modifications or mining works on the surface the developer must have the building staked out by a natural person or a legal person authorised to execute geodesic and cartographic activities and authorisational verification of shelled geodesic and cartographic activities by an authorised geodesist and cartographer.

(2) The qualitative conditions and the resulting file of staking out the building, changes to the building, land modifications or mining works on the surface are provided by a separate regulation⁸.

(3) The staking out is carried out according to the setting drawings in conformity with the land decision or building permission.

SECTION 7

USE OF BUILDINGS

Building approval

Article 76

(1) The completed building or parts of it fit for independent use or that part of the building which has been changed or maintained (hereafter referred to in Section 7 as the "building"), may be put into use only after official approval, if these buildings necessitated building permission.

(2) Completed land modifications, mining and similar or related works and informational, advertising or promotional structures are officially approved only in cases where the building office determines such when granting permission.

(3) A generally binding legal regulation may prescribe whether and to what extent the approval proceedings are carried out for buildings which under telecommunications regulations do not require building permission.

Article 77

The approval proceedings are executed by the building office which issued building permission or permitted the land modifications, mining and similar or related works or informational, advertising or promotional structures.

Article 78

(1) Participants of the approval proceedings are the developer, and where necessary the user (operator), if they are known at the commencement of the proceedings.

(2) If the building office combines approval proceedings with proceedings on changes to documentation verified in the building proceedings, participants of the proceedings are also those participants of the building proceedings who could be affected by the change.

Article 79

(1) The approval proceedings begin at the proposal of the developer.

⁸ Articles 5 and 6 of National Council of the Slovak Republic Act 215/1995 Col..

(2) The building approval proposal is submitted in writing. In the proposal the anticipated building completion date must be set out.

Article 80

(1) The building office shall notify the participants of the proceedings and the relevant state authorities of the commencement of the approval proceedings at least seven days before the hearing associated with the local inquiry.

(2) In the notification of commencement of the approval proceedings the building office shall warn the participants and the state authorities that objections and statements may be made at the latest at the hearing, otherwise they shall not be taken into account.

(3) If it is worthwhile, the building office shall also summon to the approval proceedings the project engineer or contractor.

Article 81

(1) In the approval proceedings the building office shall examine in particular whether the building was executed according to the documentation verified by the building office in the building proceedings and whether the terms determined in the land-use decision and the building permission have been observed. It shall also examine whether the actual realisation of the building or its use will threaten the interests of the public, above all from the aspect of health and safety, environmental protection, safety in the workplace and safety of technical installations.

(2) If during the course of the execution of the building a change occurs in the national technical standards or other technical regulations according to which the project documentation was produced, the building office shall take them into account only when their provisions refer to buildings project engineered and built before their entry into force.

(3) If the building office discovers during the approval proceedings that the building is faulty to the extent that its use is precluded, it shall determine the time by which the fault shall be removed and shall adjourn the proceedings.

(4) With the approval proceedings may be connected proceedings on changes to buildings (Article 68), if the actual realisation does not differ materially from the documentation verified by the building office in the building proceedings.

Article 82

(1) The approval decision is needed to permit the use of the building for the prescribed use, and if it is necessary, the terms of use of the building are prescribed.

(2) In the approval decision the building office may prescribe terms flowing from general technical requirements for construction, the removal of minor defects in the actually realised building as discovered at the approval proceedings and determine the appropriate period for their removal. It may also do this in the event that the defects concerned do not threaten the health and safety of persons and do not combine to prevent the proper and uninterrupted use of the building for the determined purpose; otherwise it shall not issue an approval decision.

(3) If the building is to be used as a place of business, the approval decision also serves as a certificate that the place of business is fit for operation.

Article 83

The building office may upon an application from the developer issue a temporally restricted permission for the provisional use of the building before the delivery and receipt of all fittings, providing it has no effect on the usability of the building and the provisional use does not threaten the safety and health of persons. Within 15 days of the transfer of such a building the developer or the future user is obliged to submit to the building office a proposal for the approval of the building.

Article 84

For buildings of legal persons where comprehensive testing is followed fluently into trial operations, the trial operation may begin with the consent of the building office before the issue of the approval decision. If for the assessment of the fitness of the building for use an evaluation of the trial operation or some part of it is needed, the building office shall rule after agreement with the relevant state authorities on the temporary use of the building for trial operation and shall

prescribe the terms for such. After the completion and evaluation of the trial operation or part thereof the building office shall issue upon a proposal from the developer or user of the building an approval decision.

Article 85

Changes in the use of the building

(1) The building may only be used for the purpose set out in the approval decision or in the building permission. Changes in the nature of the use of the building, in its operational facilities, in the nature or material extension of manufacture are acceptable only after prior notice to the building office, which shall rule on them or order new approval proceedings.

(2) A change in the use of the building which is connected to a change in the building shall be reviewed by the building office at the building proceedings and after the completion of this change it shall execute the approval of the change to the building. A change in the use of the building which is connected to a change in the building which lies in the structural modifications under Article 55 paragraph 2 letter b) may be reviewed by the building office in the connected proceedings on changes in the use of the building under paragraph 1.

SECTION 8

MAINTENANCE OF BUILDINGS AND THEIR DEMOLITION

Article 86

Maintenance of buildings

(1) The owner of the building is, in accordance with the documentation as verified by the building office and with the building office decision (building permission and approval decision), obliged to maintain the building in a good structural state in such a way that no danger of fire or hygienic defects arises, that no devaluation or threat to its appearance occurs and that its fitness for use is extended for as long as possible.

(2) If the owner does not properly maintain the building, the building office may order him to rectify this within a prescribed time period and under prescribed terms. The users of flats and non-flat premises are obliged to allow the execution of the ordered maintenance of the building.

(3) The provisions of paragraphs 1 and 2 apply appropriately for land modifications, works and facilities under this Act.

Article 87

Essential changes

(1) If necessitated by the interest of the public at large, the building office shall order that the owner of the building make essential changes to the building or the building plot for hygienic, security, fire safety, operational or aesthetic reasons. The owner is obliged to make the ordered changes to the building or land at his own expense.

(2) The provision of paragraph 1 also applies appropriately for land modifications, works and facilities under this Act.

Building demolition

Article 88

- (1) The building office shall order that the owner of the building demolish
- a) a defective building threatening the life or health of persons unless it can be repaired at an economic viable cost,
 - b) buildings erected without building permission or not in compliance with it; only in cases when additional permission for the building is not in contravention of the interests of the public is an order for the demolition of the building not issued,
 - c) buildings for which building permission was revoked (Article 102 paragraph 4),
 - d) temporary buildings for which the duration of use has expired or for which the purpose for which they were erected is no longer applicable.

(2) For the demolition of a building, unless it has been ordered, permission is needed from the building office. The owner of the building may request such permission.

(3) Permission from the building office is not required for the removal of building site equipment whose temporary nature was determined in the building permission for the duration of construction and for the demolition of buildings and facilities which are not subject to building permission. For small structures [Article 55 paragraph 2 letter a)] and informational, advertising or promotional structures a notification of the date by which they will be demolished is sufficient.

(4) The owner of the building site equipment reviews in advance with the building office the possibility of future use of the site equipment, if it can be used after the completion of construction for another purpose. According to the result of the review he shall either submit to the building office a proposal for changes in the purpose of use or structural modifications, or he shall remove the site equipment after the completion of construction.

Article 88a

Additional building permission proceedings

(1) If the building office discovers that the building was built without building permission or in contravention of its terms, it shall upon its own instigation begin proceedings and shall ask the owner of the building to submit documents within a certain period showing that the additional permission is not in contravention of public interests protected by this Act and by separate regulations.

(2) If the owner of the building fails to submit the documents required within the prescribed period or if they show a conflict with the public interest, the building office shall order the demolition of the building.

(3) If the owner of the building for which it is demonstrated that additional permission is not in conflict with the public interest fails during the course of the proceedings to prove that he is the owner of the land which has been built upon with the unpermitted building or part thereof or demonstrate that he has some other right to this land (Article 58 paragraph 2) and the owner of the built up land or part thereof does not consent to the additional permission, the building office shall refer the owner of the land to the court and shall adjourn the proceedings (Article 137). The proceedings on the building shall remain adjourned until the entry into force of the court's ruling in the matter.

(4) In its decision on additional permission for the building the building office shall permit additional building works which have already been carried out and shall prescribe the terms for the completion of the building or shall order the modification of a building that has already been erected.

(5) If during the proceedings on the granting of additional permission for the building a conflict with the public interest comes to light or if the developer fails to meet the terms of the decision on supplementary permission for the building within the period prescribed, the building office shall order the demolition of the building.

(6) The building office shall also order the demolition of the building in the event that the developer within the prescribed period

- a) fails to submit an application for additional building permission
- b) fails to meet the terms of the decision on supplementary building permission.

Article 89

(1) Expenses connected with the demolition of the building are borne by the owner. The building office may decide that a part of the actual costs of demolition of the building shall be paid by the owner to the extent corresponding to his responsibility for the state of the building and that the rest shall be paid from the state building fund.

(2) The owner of the demolished building is responsible for the losses incurred by neighbouring buildings or land unless they were caused by their own defects. The costs of safety works which must be carried out concurrently because of the defective state of a neighbouring are borne by the owner of this building.

Article 90

(1) Building demolition proceedings are carried out by the building office which would issue the building permission for the building.

(2) In the decision which orders of permits the demolition of the building, the building office shall prescribe the terms for the provision of essential documentation for the demolished building, for the provision of professional foreman services for the work and to ensure safe conditions, including nearby buildings, and also the terms flowing from general technical requirements for construction and terms for the archiving of documentation.

(3) If a court has ruled on the demolition of the building, the building office shall prescribe only the items under paragraph 2.

Article 91

If the defective state of the building is immediately endangering the lives of persons and if the building cannot be retained, the building office may in exceptional cases issue an oral order for the demolition of the building and provide for the demolition of the building without review with the owner of the building. The building office shall at the latest within three days notify in writing the owner of the building of the ruling and the reasons why the order was issued, and shall decide on the payment of building demolition costs.

Article 92

(1) If the building office rules for the demolition of a protected historic monument, it shall procure in advance the consent of the appropriate authority concerned with the preservation of historical monuments. Similarly, the building office shall seek the consent of authorities listed under separate regulations if this is not directly provided in them.

(2) The provision of paragraph 1 does not apply to the issue of an order for the demolition of a building under Article 91; the building office shall however notify the authorities listed under paragraph 2 of the reasons which led to the issue of an order to demolish the building, wherever possible before the commencement of the demolition works.

Article 93

(1) The building office shall simplify the procedures under Articles 88 to 92 in the case of the removal of changes to buildings, land modifications, mining and similar or related works, and also informational, advertising or promotional structures.

(2) The building office shall order the demolition of informational, advertising or promotional structures if they have fulfilled the purpose for which permission was granted, or if for reasons of wear and tear they have ceased to serve their original purpose. The building office shall order that the erector of the structures, or its legal successor or user, execute the demolition of these structures; if it is not possible to ascertain the latter, it shall order that person having ownership or other rights to the building or land on which the structures are located to remove them.

Article 94

Ordering safety works

(1) If the state of the building is threatening the lives or health of persons or a considerable number of property or culturally valuable items, and if it is not essential to demolish the building immediately, the building office shall order that the owner of the building ensure that immediate safety works be carried out on it.

(2) If there is a threat of danger arising from delay and if the execution of the safety works or the demolition of the building cannot be effected otherwise, the building office shall order a legal person or natural person who has authorisation to carry out building or erection work and works in the vicinity of the threatened building, to execute the work immediately and shall prescribe the terms for this work.

(3) The immediate safety works and the demolition of the building are carried out at the expense of the owner of the building.

(4) The provisions in paragraphs 1 to 3 are applied appropriately if the order is for safety works to be carried out on land modifications, works and facilities under this Act.

Article 95

State building contribution

(1) The building office may grant to a citizen who is the owner of a building a contribution from the state building fund for the partial or full recovery of costs for the ordered essential modifications, demolition of building, maintenance or safety works, if the owner cannot pay the costs because of a lack of his own funds and is unable to provide the necessary funds through the securing of a loan.

(2) The building office shall reserve the right to demand the return of the contribution granted for the ordered essential works or maintenance, or parts of it in the event that the compensatory transfer of a building which has been raised in value by the works carried out on it takes place.

(3) The contribution from the state building fund under paragraph 1 may not be granted if the payment of costs of the ordered works can be secured under different legal regulations.

Article 96

Cleaning the building

(1) If the building is in such a state that it is immediately threatening the life or the health of persons, the building office shall order the users of the building to clean it; an appeal against this decision does not have any delaying effect. If the building contains flats the building office shall inform the owner of the building that he must provide replacement accommodation⁹, and if the cleaning is not done voluntarily, to ensure the implementation of the decision.

(2) The decision on the cleaning of the building under paragraph 1 may be communicated orally; a written copy of this decision must be delivered immediately.

(3) The building office shall also order the cleaning of the building if it is necessary for the execution of immediate safety works, essential modifications and maintenance which it has ordered itself. In this it proceeds appropriately under paragraph 1.

Article 96a

Decisions of the building office issued under Articles 86, 87, 88, 88a, 94 and 96 are also binding for the legal successors of the owners of the building.

Article 97

Participants of the proceedings

(1) Participants of the proceedings under Articles 86 to 96 are legal persons and natural persons who have ownership or other rights to the land or building and whose rights, legally protected interests or obligations may be directly affected by the decision.

(2) The users of individual flats and non-flat premises are participants only if their users' rights to the land or building may be directly affected by the measures which the building office is to order in the proceedings under paragraph 1.

(3) Participants of the proceedings are also legal persons or natural persons authorised to carry on business and whom it may be ordered to carry out the immediate works (Article 94).

SECTION 9

STATE BUILDING SUPERVISION

Article 98

The state building supervision service ensures the protection of the interests of society and the rights and legally protected interests of legal persons and natural persons which flow from the execution of the building or changes to it, from the characteristics of the building during use, from the demolition of the building and from land modifications, works and facilities under this Act.

Article 99

⁹ Article 712 of the Civic Code. Article 5 of Slovak National Council Act 189//1992 Col. on amendments to some relations relating to the leasing of flats and with replacement flats.

The authorities of the state building supervision service are selected employees of

- a) the building office,
- b) communes which are not building offices, in the exercise of functions under Article 122 and other state authorities authorised by legal regulations to supervise the erection, use and demolition of buildings within the bounds of these regulations.

Article 100

The developer, an authorised natural person or legal person carrying out or removing a building and the owner of the building are obliged

- a) to allow the authorities of the state building supervision service and experts summoned by them to enter the site and the building, to inspect its documentation and to create the conditions necessary for the exercise of supervision,
- b) to immediately notify the building office of any defects in the building which threaten its safety and the lives or health of persons or may cause considerable economic losses.

Article 101

If fears of threat to the interests of the public are justified, the state building supervision service authority is entitled to order at the expense of the developer or the owner of the building the confiscation and the testing of samples, tests of the building and to call experts to assess technically complex or unusual buildings.

Article 102

(1) If the authority of the state building supervision service discovers a defect in the building, it shall require according to the nature of the matter that the developer, or the authorised natural person or legal person carrying out the building to make repairs or shall request that another responsible authority carry out the necessary measures.

(2) If the legal person or natural person ignores the request from the state authority, the building office shall issue a decision in which it orders the repair; during the erection of the building the building office may halt the work on the building. Appeals against a decision to halt work do not have delaying effect. After the execution of the repairs work may only continue on the building following a new decision from the building office.

(3) In the decision under paragraph 2 the building office may also impose upon a natural person or legal person according to the nature of the matter the obligation to cease such an activity which is damaging the environment to a degree exceeding that acceptable as prescribed by separate regulations, or the obligation to take such measures which mitigate the unfavourable effects of their activity on the environment to an acceptable degree. The competency of other authorities under separate regulations is not affected.

(4) If the authority of the state building supervision service discovers a defect which arose during the execution of the building and which cannot be removed and which is preventing further work on the building, the building office shall revoke at its own instigation building permission and shall prescribe the procedure to be followed from that point on.

- (5) The authority of the state building supervision service,
- a) if it discovers an unpermitted building, shall inform the building office; if the building is under construction it shall immediately request that the developer halt works on the building,
 - b) it shall inform as necessary the appropriate authority when any of the employees responsible is not executing his activities in conformity with the public interest, and shall call on them to inform him of the measures that have been taken to rectify the situation,
 - c) for persons having a professional competence certificate under Article 46a and not carrying out their activities in conformity with this certificate, the building office shall instigate an examination of the situation.

(6) The right of other state authorities to issue under separate regulations decisions concerning the rectification of building defects remains unaffected; if however for the rectification an intervention in the technical structure of the building is necessary, the building office shall rule on this matter.

Article 103

The owner of the building is obliged to retain the documentation of the actually realised building during the entire time it is in use; in the event of a change in the building it shall give it to the new owner and upon the demolition of the building it shall surrender it to the building office.

Article 104

(1) If the documents (particularly the verified documentation) from which it should be possible to determine the purpose for which the building was permitted, are not preserved, the building shall have the purpose for which it has been equipped with its technical characteristics. If the building's equipment indicates several purposes, it shall be assumed that the building is used for the purpose for which it is used without any defects.

(2) The building office may order that the owner procure documentation for the actually realised building in cases when it was not produced in the first instance, when it has not been preserved or is not in a proper condition. If it is not essential to produce full documentation for the actually realised building, the building office shall order the production of simplified documentation (a building log).

PART THREE

SANCTIONS

Article 105

Offences

(1) An offence is deemed to have been committed, and is penalised with a fine of up to 10,000 Slovak crowns, if someone

- a) erects or carries a small structure, structural modifications or maintenance work about which the building office should have been notified without such notification being provided or in contravention of it,
- b) carries out land modifications, works or facilities under this Act for which permission from the building office is necessary, without such permission or in contravention of it,
- c) fails to meet the terms of the exercise of state building supervision, prevents its exercise, fails to fulfil the wishes of an official of the state building supervision service or does not take measures ordered by an official of the state building supervision service,
- d) fails to maintain the building despite repeated demands from an official of the state building supervision service or a ruling of the building office,
- e) prevents entry to his own land or his own building by authorised persons (Article 134) or authorised employees of state authorities which are undertaking tasks under this Act and concerning this land or building,
- f) was chosen to carry out the function of professional supervision of the construction of the building and despite appeals by an officer of the state building supervision service is not fulfilling his duties.

(2) An offence is deemed to have been committed, and is penalised with a fine of up to 25,000 Slovak crowns, if someone

- a) as a developer changes the building without building permission or in contravention of it,
- b) uses the building in contravention of the building approval decision or building permission,
- c) demolishes the building without permission from the appropriate authority,
- d) despite an order from the building office is delaying without good reason the completion of the building beyond the date prescribed in the building permission,
- e) fails to submit by the prescribed date the documentation necessary for essential modifications, or fails to execute the ordered essential modifications (Article 87),

(3) An offence is deemed to have been committed, and is penalised with a fine of from 100,000 Slovak crowns up to one million Slovak crowns, if someone

- a) carries out an activity for which a land-use decision on the use of land, on a protected area or a protective zone is needed without such a decision or in contravention of it,
- b) as a developer erects a new building without building permission or in contravention of it,
- c) uses the building without a building approval decision, if such a decision is necessary,
- d) despite the repeated calls of an officer of the state building supervision service or a decision of the building office fails to maintain the building to such a degree that its condition threatens the lives or health of persons,
- e) fails to implement by the prescribed date a ruling of the appropriate building office on the demolition of a building.

(4) An offence is deemed to have been committed, and is penalised with a fine of between one million Slovak crowns and up to five million Slovak crowns, if someone as a developer without building permission erects a building in a protected area or in a protective zone or on land which is not to be built upon, in particular on agricultural or forestry land.

(5) General regulations on offences apply to the above offences and their trial¹⁰.

Article 106

Fines for legal persons and natural persons authorised to carry on business

(1) The building office shall impose a fine of between 100,000 Slovak crowns and up to 400,000 Slovak crowns upon a legal person or a natural person authorised to carry on business who

- a) erects or carries out a small structure, structural modifications or maintenance work about which the building office should have been notified without such notification being provided or in contravention of it,
- b) carries out land modifications, works or facilities under this Act for which permission from the building office is necessary without such permission or in contravention of it,
- c) fails to meet the terms of the exercise of state building supervision, prevents its exercise, fails to fulfil the wishes of an official of the state building supervision service (Article 102 paragraph 2) or does not take measures ordered by an official of the state building supervision service,
- d) fails to maintain the building despite the repeated demands of an official of the state building supervision service or a ruling of the building office,
- e) demolishes a small structure [Article 55 paragraph 2 letter a)], or an advertising, informational or promotional structure without notification.

(2) The building office shall impose a fine of between 500,000 Slovak crowns and up to two million Slovak crowns upon a legal person or a natural person authorised to carry on business who

- a) has supplied products for the structural part of the building which do not meet the requirements guaranteed by a quality certificate or a document on the characteristics of products,
- b) changes the building without permission from the appropriate authority or in contravention of it,
- c) demolishes a building without permission from the appropriate authority,
- d) fails to remove temporary building site equipment after the completion of construction,
- e) erects for another person a building beyond the scope of the subject of his business,
- f) uses persons for labour activities which are connected with the preparation, carrying out and approval of buildings without these persons demonstrating their professional competence for these activities as prescribed by this Act,
- g) has not requested in the use of a new product for a structural part of a building the issue of a suitability certificate and uses this product without a suitability certificate,
- h) fails to submit by the prescribed date documentation necessary for essential modifications or does not carry out ordered essential modifications (Article 87),
- i) degrades the environment by prolonging the period of construction in contravention of building permission.

(3) The building office shall impose a fine of between two million Slovak crowns and up to five million Slovak crowns upon a legal person or a natural person authorised to carry on business who

- a) carries on activities which need a land-use decision on the use of land, on a protected area or a protective zone without such a decision or in contravention of it,
- b) carries out a new building without building permission or in contravention of it,
- c) fails to maintain the building to such an extent that the lives or health of persons are threatened by it,
- d) uses the building without a building approval decision or in contravention of it,
- e) without good reason has not carried out immediate safety works ordered by the building office,
- f) has failed to carry out by the prescribed date a ruling by the appropriate building office on the demolition of a building.

(4) The provisions of paragraph 1 letter a), b) and c), paragraph 2 letter a) and b) and paragraph 3 letter a) and b) apply equally to legal persons and natural persons who erect buildings as contractors.

Article 107

Date of imposition and revenue from fines

(1) A fine may only be imposed within one year of the day upon which the authority authorised to impose the fine discovered that a natural person or legal person authorised to carry on business has breached or failed to fulfil its duties (Article 106), at the latest however up to three years from the day upon which the duty was breached or should have been fulfilled.

¹⁰ Slovak National Council Act 372/1990 Col. on offences as amended by later regulations

(2) Fines are income for the state budget.

PART FOUR

APPROPRIATION

Article 108

Subject and purposes of appropriation

(1) Land, buildings and the rights to them necessary for the erection or carrying out of buildings or measures in the public interest as set out under paragraph 2, may be appropriated or the ownership rights to land and buildings may be restricted^{10a} by a ruling of the building office (hereafter referred to as "appropriation").

- (2) Appropriation may be carried out only in the public interest for
- a) public buildings according to land-use planning documentation,
 - b) the creation of hygienic, safety and other protective zones and protected areas and for the creation of conditions for their protection,
 - c) the sanitation of a settlement formation or sanitation modifications to it in accordance with the approved land-use planning documentation,
 - d) the creation of conditions for essential access to the land and building,
 - e) the creation of conditions for the siting or proper operation of facilities of the state observation network which ascertains the state of the environment,
 - f) the construction and administration of motorways, highways and local communication networks including elements of their protective zones under separate regulations^{10e},
 - g) the construction of an energy works for the production or distribution of electricity under separate regulations^{10c},
 - h) the construction of gas facilities under separate regulations^{10d},
 - i) the construction of military buildings and military premises determined separately under separate regulations^{10b}
 - j) purposes of the winning of minerals from deposits under separate regulations^{10f},
 - k) the construction or operation of water works under separate regulations^{10g},
 - l) the building of railways and the exercise of activities in the area of a railway v obvodu dráhy and in the protective zone of a railway under separate regulations^{10h},
 - m) the preservation and proper use of a historical monument under separate regulations¹⁰ⁱ,
 - n) the construction of pipelines for fuels and oil under separate regulations^{10j}.

(3) The public interest for appropriation for the purposes set out in paragraph 2 must be demonstrated in the appropriation proceedings. As buildings under paragraph 2 letter a) are deemed buildings for public services and for public technical facilities in an area supporting the development of the area and the protection of its environment, which is defined by the approving authority in the binding part of the land-use planning documentation (buildings for the disposal of waste, for the provision of water supplies, for the removal of sewage and its treatment, for public transport, for public education, for public administration and similar facilities and the like).

Article 109

^{10a} Article 128 paragraph 2 of the Civic Code.

^{10e} Act 135/1961 Col. on terrestrial communications (the road Act) as amended by later regulations.

^{10c} Act 79/1957 Col. on the production, distribution and consumption of electricity (the Electrification Act).

^{10d} Act 67/1960 Col. on the production, distribution and use of heating gases (the Gas Act) as amended by later regulations.

^{10b} Act 281/1997 Col. on military districts. Act 40/1961 Col. on the defence of the Czechoslovak Socialist Republic as amended by later regulations. Government Order 42/1961 Col. on appropriation for the purposes of defence as amended by Government Order 44/1963 Col.

^{10f} Act 44/1988 Col. on the protection and use of mineral wealth (the Mining Act) as amended by Slovak National Council Act 498/1991 Col.. Slovak National Council Act 51/1988 Col. on mining activity, explosives and the state mining administration as amended by later regulations.

^{10g} Act 138/1973 on waters (the Water Act) as amended by later regulations.

^{10h} Slovak National Council Act 164/1996 Col. as amended by National Council of the Slovak Republic Act 58/1997 Col.

¹⁰ⁱ Slovak National Council Act 27/1987 Col. on the State Monuments Preservation

^{10j} Government Order 29/1959 Col. on authorisations for foreign real estate in buildings and the operation of underground pipes for fuels and oil.

The aim of appropriation

(1) The aim of appropriation is to achieve a transfer or limitation of the ownership rights to the land, buildings or establishment, cancellation or limitation of the right of real burden to the land and buildings.

(2) The ownership rights to the land and buildings pass to the proposer upon appropriation. With appropriation all other rights to the appropriated land or buildings lapse, unless otherwise stated in the ruling; this does not apply to the right to use flats and non-flat premises, which does not lapse with appropriation.

Article 110

Terms of appropriation

(1) Appropriation may be carried out only when the aim of appropriation cannot be achieved by agreement or in another way.

(2) Appropriation must be in accordance with the aims and objectives of land-use planning and this is usually demonstrated by the land-use decision. If the purpose for which appropriation is being carried out does not require the issue of a land-use decision, in the appropriation proceedings conformity with the aims and objectives of land-use planning shall be tested.

(3) Appropriation may only be carried out in an essential scope. If the purpose of appropriation can be achieved through the restriction of rights only, the right may not be taken away in full. If through appropriation ownership rights to only a part of the land is transferred, or a different right to the land or building is restricted and the owner or other authorised person would not be able to use the remaining part of the land or the limited right to the land or building, or would be able to use them only with an inordinate amount of difficulty, the appropriation is extended to include the remaining part, if the owner or other authorised person requests such.

Compensation for appropriation

Article 111

Compensation for land and buildings

(1) Appropriation is carried out in return for compensation.

(2) If the compensation is made in monetary form, it is prescribed as the price determined according to a separate regulation^{10k}.

(3) If in the course of the appropriation proceedings the current owner and those to which are attached rights to the land or building which lapse through appropriation do not come to an agreement on the allocation of compensation, the proposer shall deposit the compensation at the court in whose district the land or building is located. The court shall rule on the satisfying of these claims, in particular making sure that the claims of lien creditors are not threatened.

Article 111a

Compensation for the cancellation, restriction or establishment of rights corresponding to real burden

(1) If with the appropriated building or land are associated rights corresponding to real burden^{10l} upon which depends the proper use of a different building or land, appropriate compensation shall be provided upon its cancellation or restriction corresponding to the cost which will have to be paid to secure the proper use of the building or land. A similar procedure is followed in the cancellation or restriction of the right corresponding to real burden without the simultaneous appropriation of the land or building with which the right corresponding to real burden is connected.

(2) In the establishment of the right corresponding to real burden for the restriction of the ownership of the land or building is provided appropriate compensation corresponding to the scope/extent of the restriction.

^{10k} Articles 2 to 15, Articles 18 and 19 of Regulation 465/1991 Col. as amended by later regulations.

^{10l} Article 151n, 151o, 151p and 151r of the Civic Code.

Article 111b

Provision of compensation

(1) The compensation under Article 111 is provided in monetary form if a separate law or agreement between the original owner and the new owner does not permit a different method. For the right corresponding to real burden compensation may be provided in real compensation.

(2) Compensation is provided by those to whom ownership rights to the land or building pass or in whose benefit appropriation has created the right corresponding to real burden.

(3) For the removal of the moveable property of the user of the appropriated building to the newly determined location, compensation is provided in the sum of costs incurred for this purpose.

Appropriation proceedings

Article 112

(1) The appropriation proceedings are carried out by the building office.

(2) The appropriation proceedings begin on the proposal of a state authority, a legal person or natural person which is to use the subject of appropriation for the purpose for which it is being appropriated. If the proposer is the authority competent to carry out the appropriation proceedings, an appeals authority shall prescribe which other building office shall execute the proceedings and issue an appropriation decision.

Article 113

(1) To review the appropriation proposal the building office shall order a hearing.

(2) The building office shall notify the participants of the proceedings of the date of the hearing in writing at least 15 days in advance.

(3) Objections to the appropriation must be made by the participants of the proceedings at the latest at the hearing. Objections made later and objections which were rejected in the land-use proceedings or which the participant could have made at the land-use proceedings under this Act are not taken into account. Participants of the proceedings must be explicitly warned of this fact.

Article 114

(1) On the basis of the results of the appropriation proceedings the building office shall issue a decision on appropriation.

(2) The delaying effect of appeal against the decision on appropriation may not be excluded.

Use of appropriated land and buildings

Article 115

(1) The appropriated land and buildings may be used only for the purposes for which they were appropriated.

(2) The use of the land and buildings for the purpose for which they were appropriated must begin at the latest within the period prescribed in the appropriation decision; the period may not be longer than two years.

Article 116

(1) At the request of the participant or his legal successor the building office shall revoke fully or partially the appropriation decision on the land and buildings if by the prescribed date they have begun to be used for the purpose for which they were appropriated. An application for a revocation of the appropriation decision may be submitted within six months of the expiry of the period in Article 115 paragraph 2. Before the expiry of this period applications may only be submitted if the land-use decision determining the use of the land or the building for the given purpose has lapsed or has been revoked. The building office must inform the participants of the proceedings of these rights in the appropriation

decision. For cases in which the period under Article 115 paragraph 2 has expired before the entry into force of the Act and the application has not been submitted, the application may be submitted within six months of the entry into force of this Act.

(2) If the appropriation decision was revoked in whole or in part, he who provided compensation for appropriation has the right to its return and he whose property was appropriated has the right to compensation for losses incurred. The compensation is provided under general regulations on the compensation of losses by the person in whose favour appropriation was carried out. If agreement is not reached between these claims and their amounts, the courts appropriate under general regulations shall rule.

PART FIVE

BUILDING OFFICES, SPECIAL BUILDING OFFICES AND COMMUNES

SECTION ONE

BUILDING OFFICES AND COMMUNES

Article 117

(1) The building office is the district office¹¹.

(2) Communes carry out the powers of a building office in the scope of

- a) Article 55 paragraph 2,
- b) Article 57 paragraphs 1 and 2,
- c) Article 71 paragraph 1 letter c),
- d) Article 77 for permission issued under Article 71 paragraph 1 letter c).

Article 118

Repealed

Article 119

(1) In the case of a building or measure which is to be carried out in the land-use district of two or more building offices, the proceedings shall be executed and the decision issued by the nearest administrative authority superior to them. This authority may determine that the proceedings shall be carried out and the decision issued by one of the subordinate building offices.

(2) In the case of a building or measure which is to be carried out in the land-use district of two or more regions, the regional offices shall come to an agreement on which building office shall execute the proceedings and issue the decision. If no agreement is possible, the Ministry shall determine the building office.

SECTION TWO

SPECIAL, MILITARY AND OTHER BUILDING OFFICES

Article 120

Special building offices

(1) For buildings of airports and air facilities, railway buildings and on the railway, for buildings of land communications, for water works and telecommunication buildings the function of building office, with the exception of the power in matters of land-use decision-making and appropriation, is carried out by authorities carrying out state administration in the above sectors under separate regulations (hereafter referred to as "special building offices").

(2) Special building offices proceed according to this Act, unless separate regulations under paragraph 1 provide otherwise; permission for building may be issued only with the consent of the locally appropriate building office which verifies the adherence to the terms of the land-use decision.

¹¹ Slovak National Council Act 595/1990 Col. on the state administration for the environment as amended by later regulations.

Article 121

Military and other building offices

(1) The functions of building offices, with the exception of powers in the matter of appropriation, are carried out under this Act on the territories of military districts by authorities of the Ministry of Defence of the Slovak Republic.

(2) The functions of building offices, with the exception of powers in the matter of land-use decision-making and appropriation are carried out under this Act

- a) by the Ministry of Defence of the Slovak Republic for buildings under military administration outside the territory of military districts,
- b) the Ministry of the Interior of the Slovak Republic for buildings belonging to the police corps and armies of the Ministry of the Interior of the Slovak Republic,
- c) the Ministry of Justice of the Slovak Republic for buildings of the Prison and Justice Guard Corps of the Slovak Republic,
- d) by the Ministry of the Economy of the Slovak Republic for buildings in the uranium industry.

(3) The executive regulation prescribes in more detail which buildings are deemed to be buildings under paragraph 2.

SECTION THREE

COMMUNES

Article 122

(1) Communes execute these functions:

- a) they monitor all construction activities and make sure they take place in conformity with the objectives of land-use planning,
- b) they supervise the condition of buildings,
- c) they check whether the buildings and changes to them, land modifications, works and facilities under this Act are carried out without permission or in contravention of the provisions of this Act.

(2) If the commune finds that buildings and changes to them, land modifications, works and facilities are being carried out without permission or in contravention of it, it shall discuss these transgressions with the developer; if this discussion does not lead to a conclusion, it shall issue a decision on the cessation of building and shall notify the relevant building office of this fact. Appeals against the decision on the cessation of building do not have a delaying effect.

SECTION FOUR

RESERVATION AND TRANSFER OF THE POWERS OF THE BUILDING OFFICE

Article 123

The administrative authority superior to the building office may reserve the power of the building office in individual technically complex or unusual buildings or for measures with greater or more widespread effects on the environment in their area.

Article 124

Repealed

PART SIX

PROTECTION OF SPECIAL INTERESTS

Article 125

Ensuring the interests of the defence of the state

(1) In fulfilling the tasks of land-use planning the interests of the defence and security of the state must be taken into account.

(2) Authorities determined by the Ministry of Defence of the Slovak Republic (hereafter referred to as the "military administration"), authorities determined by the Ministry of the Interior (hereafter referred to as the "interior ministry authorities") may determine and inform the building offices of territories in which in the interests of state security and defence land-use decisions and building permission may only be issued with the consent of the military administration or the interior ministry authorities. The military administration or interior ministry authorities may make their consent conditional upon the fulfilment of special conditions for the carrying out and use of these buildings. In the procedure for the granting of consent Article 126 paragraph 2 applies.

(3) The military administration or interior ministry authorities may in territories determined under paragraph 1 for buildings already erected make requirements for essential modifications or may for them reserve the need for prior consent for a change to the building; expenses for the essential modifications carried out as a special requirement of the military administration or interior ministry authorities are borne by these authorities.

(4) The Ministry of Defence of the Slovak Republic shall prescribe the procedure to be followed in the procurement, review and approval of the land-use planning documentation of territories determined as military districts¹².

Protection of elements of the environment and other special interests

Article 126

(1) If the proceedings under this Act concern interests protected by regulations on the protection of human health, on the creation and protection of healthy living conditions, of waters, on the protection of natural health-restoring spas and natural health-giving springs, on the protection of agricultural land, on forests and forestry, on measures for the protection of the atmosphere, on the protection and use of mineral wealth, on cultural monuments, on the state protection of nature, on protection from fire, on state professional supervision over the safety in the workplace, on waste, on the veterinary service and influences on the environment, the building office or other authority shall rule only after agreement or with the consent of the relevant state authority, which may make its consent conditional upon the fulfilment of terms corresponding to the above regulations.

(2) If this Act prescribes the procedure to be followed in the examination of the interests protected by separate regulations and in the putting forward of opinions or similar measures from the relevant state authorities, the relevant state authorities outlined in paragraph 1 shall proceed according to them. The right of these administrative authorities to issue independent decisions remains unaffected, if regulations for the protection of interests pursued by them so provide.

(3) Before the issue of a decision on the location of a building or a decision on a protective zone, of building permission or of an approval decision concerning a building of which part is a nuclear installation, the building office is obliged to require the consent of the Nuclear Inspectorate of the Slovak Republic, which may make its consent conditional on the fulfilling of certain conditions.

(4) The relevant state authority may in its opinion in the process of the assessment of the effects on the environment under separate regulations^{12a} state that this opinion also supersedes its statement or opinion on the assessed objective in the proceedings which follow according to this Act.

Article 127

(1) If in the proceedings or the procedure according to this Act an unanticipated find of culturally valuable items, structural details or protected elements of nature is made, or if archaeological finds are made, the building office shall prescribe after agreement with the appropriate authority defending the interests in question the terms for the protection of the interests of the state historical monuments commission and the state nature protection and archaeological finds commission.

(2) The developer and the organisation erecting the building or making the preparations for it or executing other works under this Act shall immediately notify the building office and state historical monuments commission or the state nature protection and archaeological finds commission of the find and shall take all necessary measures to make sure that the

¹² Act 281/1977 Col. on military districts and the Act amending National Council of the Slovak Republic Act 222/1996 Col. on the organisation of the local state administration and on changes and amendments to some Acts as amended by later regulations.

^{12a} Article 18 paragraph 3 of National Council of the Slovak Republic Act 127/1994 Col. on the assessment of effects on the environment.

find is neither damaged nor destroyed, unless the building office after agreement with the state historical monuments commission or state nature protection and archaeological finds commission makes a ruling.

(3) The building office may amend or revoke the building permission as issued if during construction a find is made of exceptionally important cultural significance, whose significance shall be confirmed by the Ministry of Culture of the Slovak Republic, and shall determine how the developer is to be compensated for the costs of preparation and carrying out of the building for which building permission has been revoked.

PART SEVEN

INFORMATION SYSTEMS AND RECORD-KEEPING

System of selected information for construction

Article 128

(1) The system of selected information for construction is a set of systematically gathered, processed, arranged and published selected technical data necessary for decision-making with respect to construction (hereafter referred to as the "information system").

(2) The information system is published in the construction log, with the exception of data on the state and conditions of the land.

Article 129

(1) The ministries and other central state authorities co-operate in the establishment, introduction and updating of the information system under this Act.

(2) State authorities, legal persons and natural persons active in construction shall carry out tasks flowing from the establishment, use and updating of the information system and the provision of information for this system.

Article 130

Repealed

Record-keeping and the deposition of documentation

Article 131

(1) Land-use planning documentation and all materials pertinent to it, and documents on any amendments or supplements to the land-use planning documentation must be recorded and its deposition provided for by the land-use planning authority which procures the land-use planning documentation.

(2) Land-use decisions and all written records relating to land-use decisions and decisions on the protection of buildings, on protected areas and protective zones, issued under separate regulations, including any amendments and supplements must be recorded and their deposition provided for by the appropriate building office.

Article 132

(1) Building permission, together with all written records relating to building permission, approval decisions and other measures relating to buildings are recorded and kept by the appropriate building office and communes.

(2) Permissions for informational, advertising or promotional structures, approval decisions with all written records which relate to them and other measures relating to buildings are recorded and kept by the appropriate commune.

Article 133

Land-use planning authorities and building offices which record and keep land-use planning documentation and building documentation are obliged to allow legal persons and natural persons who show good reason for their request to inspect this documentation and make copies of it; they are also obliged to take measures to ensure that in inspecting the documentation no state, economic or service *služobné* secrets are revealed, nor that any legally imposed or acknowledged obligation to remain silent is breached.

PART EIGHT

JOINT PROVISIONS

Article 134

Entry to alien land and buildings

(1) Employees and functionaries of communal offices, building offices and other state authorities may be given permission to enter into and onto alien land and buildings with the knowledge of their owners, if they are carrying out tasks flowing from this Act which concern this land and buildings; they must in doing so take care to interrupt to as little a degree as possible their use and make sure that their activities do not cause damage which could be prevented. Authorisation for entry is demonstrated by a special warrant.

(2) If it is deemed necessary, experts and participants of the proceedings may, with a person authorised to enter the alien land or building under paragraph 1, enter them when called to do so by this person.

(3) In the case of tasks under Articles 91, 94 and 96 of this Act for the avoidance of danger caused by structural defects which threaten the safety, lives or health of persons or may cause significant damage, persons authorised to enter upon alien land and buildings under paragraph 1 may enter them without the knowledge of the owner. They are, however, obliged to notify him without delay of the tasks undertaken.

(4) In the case of any doubts arising over the scope of authorisation, the building office shall rule in individual cases.

(5) The length of time and scope of the exercise of the authorisation on the alien land or building must be restricted to the essentially necessary degree. If the activity of the entering party causes damage to the land or the building, it must be returned to its original state; otherwise general regulations^{12c} on the compensation of damage are applied.

(6) Separate regulations on limitations or necessary permissions to enter land or buildings in the interest of the defence of the state or other important state interests are unaffected.

Article 135

Measures on neighbouring land or buildings

(1) To erect or carry out the building or changes to it and to carry out essential modifications, maintenance or safety work and to demolish informational, advertising or promotional structures the building office may impose upon those who have ownership or other rights to the neighbouring land or buildings the obligation to allow the work to be carried out from their land or buildings.

(2) The person in whose favour the building office imposed the measure in paragraph 1 is obliged to make sure that he interrupts the use of the neighbouring land or buildings as little as possible and that the works carried out do not result in damage which could be prevented; after the completion of the work he is obliged to return the neighbouring land or building to its original state, and if that is not possible or economically viable, to provide the owner with compensation under general regulations on the compensation of damage.

Article 136

Resolution of conflicts

(1) If in the review of the land-use planning documentation, in the land-use proceedings, in the building proceedings or at other proceedings which are carried out by the administrative authorities under this Act or under separate regulations for aircraft facility buildings, railway buildings, land communications buildings, water works and telecommunications buildings contradictory opinions are issued by administrative authorities working together in the proceedings, the authorities superior to these authorities shall resolve the conflict by agreement.

(2) If the dispute cannot be resolved through agreement among the authorities under paragraph 1, the Ministry shall decide after review with the relevant central state authorities. In the case of a building where the proceedings are carried

^{12c} Article 420 of the Civic Code.

out by authorities under separate regulations, the central state authority which is superior to these authorities shall rule in the dispute through a similar procedure.

Article 137

Objections under civil law and other objections

(1) The building offices holding proceedings under this Act shall always also attempt to achieve agreement among the participants in the case of objections which flow from ownership or other rights to land and buildings, but which exceed the purview of powers of the building office or associated state authorities.

(2) If no agreement can be found among the participants of the proceedings on objections under paragraph 1 which, if found to be warranted, could preclude the implementation of the required measure or could render it implementable only in a substantially different degree or form, the building office shall refer the proposer to the court or a different relevant authority and shall adjourn the proceedings.

(3) The building office shall determine the date by which evidence must be submitted that a court or other relevant authority has issued a proposed decision in the disputed matter. If the proposal is not submitted by the determined date, the building office may make its own judgement on the objection and rule on the matter.

(4) In proceedings in which the building office orders in the interests of the public measures under this Act, and if there is a the threat of danger arising from delay, it shall make its own judgement on the objection upon which agreement has not been reached and shall rule in the matter.

Article 138

Co-operation between state authorities, communes and participation of legal persons

(1) State authorities, communes and other authorities which proceed and rule under this Act shall take care from the beginning of preparation of land-use planning documentation, preparation of land-use decisions, building permissions, and other decisions and measures to ensure the most effective protection of the agricultural and forestry land stock and shall co-operate with authorities ensuring its protection.

(2) Building offices and other authorities which hold proceedings and issue decisions under this Act and other state authorities which hold proceedings in the matter of construction, issue decisions or opinions under separate regulations, are obliged to co-operate. They are especially obliged to make sure that materially related administrative actions are as far as possible linked each other, to use multilaterally the results of these proceedings, to submit in time and in full their statements of opinion and, upon request, economic, technical and other information and materials.

(3) Scientific institutions and other legal persons shall communicate to building offices and communes or other authorities which carry out the tasks in their land-use planning departments, upon their request the data and results which they have gained in their activity.

(4) The provision of paragraph 2 is applied as appropriate to statements of opinion or similar measures of legal persons issued for the purposes of construction according to state technical standards.

Article 139

Definition of certain terms

(1) The term "other rights to land and buildings" used in the phrase "ownership or other rights to land and buildings" is deemed to mean according to the nature of the matter

- a) the use of the land or building on the basis of a tenancy contract or an agreement on the closing of a future purchase contract, from which flows the right to erect or carry out a building or a change to it¹³,
- b) rights flowing from the real burden associated with the land or building^{13a},
- c) rights flowing from other later regulations^{13b}.

¹³ Commercial Code; Civic Code.

^{13a} Articles 151n to 151p of the Civic Code.

^{13b} For example, Act 79/1957 Col. as amended by later regulations, Act 67/1960 Col. as amended by later regulations, Act 138/1973 Col..

- (2) If in this Act is used the term
- a) "building", this is also taken to mean any part of the building,
 - b) "owner", this is also taken to mean, according to the nature of the matter, a manager of state property¹⁴,
 - c) "neighbouring land and buildings on them", this is taken to mean land which has a common border with land which is the subject of proceedings under this Act and buildings on this land.
 - d) "neighbouring building", this is also taken to mean a building which is on land which does not have a common border with land which the proceedings concern, but whose use may be affected by the proposed building.
- (3) Linear structures are for the purposes of this Act especially
- a) oil pipelines, gas pipelines, hot water pipes,
 - b) motorways, highways and local communication lines,
 - c) railway structures,
 - d) underground and overground electrical distribution lines,
 - e) water mains and sewer assemblages, protective banks, navigational and diversion canals,
 - f) unified telecommunication network lines,
 - g) airports,
 - h) harbours.

(4) In the event of doubts over whether a structure is a linear structure under paragraph 3 or a part thereof, the state authority which grants permission for such a structure shall decide.

Article 140

Relations with administrative order

Unless explicitly stated otherwise, general regulations on administrative action apply to proceedings under this Act.

PART NINE

TRANSITIONAL AND CLOSING PROVISIONS

Transitional provisions

Article 141

(1) Land-use plans produced before the coming into force of this Act are regulated, reviewed and, if appropriate, approved under it. The provisions of this Act apply to the reviewing and approval of proposed amendments and supplements to the approved land-use plan produced under current regulations. In justified cases the Ministry may allow exceptions.

(2) For buildings completed before the date of effectiveness of this Act the proceedings shall be held under current regulations, except in the case of buildings which are subject to the provision of point 119 of State Construction Committee Order 243/1957 Official Journal (O.J.), through which are issued executive regulations to the Government Order on the transfer and acceptance of completed buildings or parts thereof and on permission for their commissioning into permanent operation (use).

(3) Communes which had the function before the date of effectiveness of this Act of building offices under current regulations, are deemed to be building offices as determined by this Act.

(4) In the public interest it is possible to appropriate land

- a) built upon with buildings permitted under valid legal regulations and to which until November 24, 1990 national committees had the right of management and which passed into the ownership of communes under a separate regulation¹⁷ and for which there has not yet been a settlement of legal-ownership relations; proposals for the appropriation of rights to such land may be submitted by a commune to which was passed the ownership of the building¹⁷ at the latest by December 31, 2000,

¹⁴ Slovak National Council Act 278/1993 Col. on the administration of state property as amended by National Council of the Slovak Republic Act 374/1996 Col.

¹⁷ Article 2 paragraph 1 of Slovak National Council Act 138/1991 Col. on the property of communes as amended by later regulations.

- b) built upon with buildings permitted under valid legal regulations and defined under separate regulations^{17a}, which were before October 1, 1995 in the ownership of the state and for which there has not yet been a settlement of legal ownership; a proposal for the appropriation of rights to such land may be submitted on behalf of the state by the appropriate manager of the building^{17b} at the latest by December 31, 2000,
- c) in the enclosed space of an exhibition centre for the holding of international exhibitions aimed at agriculture, which was established on the basis of permission valid until December 31, 1989; a proposal for appropriation may be submitted on behalf of the state by the appropriate manager of the exhibition centre^{17b} at the latest by December 31, 2000.

(5) The appropriation under paragraph 4 proceeds according to Articles 109 to 114.

Article 142

Repealed

Closing provisions

Article 143

(1) The Ministry shall issue generally binding legal regulations for the execution of Article 46 paragraph 1, Article 55 paragraph 3, Article 75 paragraph 2 and Article 121 paragraph 3 of this Act and generally binding legal regulations which regulate in more detail

- a) the content of land-use planning materials, land-use planning documentation, forecasting tasks, land-use and economic principles and construction programmes, the method of procurement, processing, review and approval,
- b) the content and method of the processing of land-use planning documentation registration forms,
- c) a list of further authorities which may procure technical land-use materials,
- d) details of the procedure for land-use decision-making, for the permitting of buildings and changes to them, for the permitting of land modifications, informational, advertising or promotional structures, their use, maintenance and demolition, particulars of the content of decisions, proposals for their issue and the content of appended documentation,
- e) details of the state building supervision and the terms of its exercise,
- f) details on the permitting of buildings in nuclear installations,
- g) exemptions from the provisions of this Act in the mitigation of the consequences of natural disasters and in sudden accidents involving buildings,
- h) cases in which the requirement for a land-use planning decision may be relaxed or combined with building permission and the terms under which for simple and temporary buildings an approval decision may be declared unnecessary,
- i) details on the notification of some small buildings, structural modifications and maintenance work and a list of maintenance works which may be carried out without permission,
- j) details on the procedure to be followed in the appropriation proceedings, especially on particulars of the content of the decision and the proposal for its issue,
- k) general technical requirements for construction.

(2) The Ministry of Transport, Post Offices and Telecommunications of the Slovak Republic shall issue when necessary a generally binding legal regulation for the exercise of Article 76 paragraph 3 of this Act.

Article 144

The following are repealed:

1. Government Order 8/1956 Col. on the transfer and acceptance of completed buildings or parts thereof and on permission for their commissioning into permanent operation (use) as amended by Government Order 34/1958 Col.;

^{17a} For example, Act 281/1997 Col., Article 27 paragraph 1 and 2 of Act 79/1957 Col., Article 25 of Act 40/1961 Col., Article 17 of Act 135/1961 Col. as amended by later regulations, Article 37 paragraph 2 of Act 138/1973 Col., Article 31 paragraph 3 letter b) of Act 44/1988 Col., Article 28 of Act 51/1964 Col., Article 15 paragraph 3 and Article 17 paragraph 2 of Slovak National Council Act 27/1987 Col., Article 2 of Government Order 29/1959 Col., Government Order 42/1961 Col..

^{17b} For example, National Council of the Slovak Republic Act 278/1993 Col. as amended by National Council of the Slovak Republic Act 374/1996 Col., Act 111/1990 Col. on state enterprises as amended by later regulations, Act 61/1977 Col. on forests as amended by later regulations, Act 138/1973 Col. as amended by later regulations.

2. Act 84/1958 Col. on land-use planning as amended by Slovak National Council Act 131/1970 Col. (items 1 to 6 of the annex), of Czech National Council Act 146/1971 Col. (item 3,4 of annex A and items 3 and 4 of annex B) and of Slovak National Council Act 159/1971 Col. (item 5,6 of annex D);
3. Act 87/1958 Col. on building order;
4. Article 9 of Act 60/1961 Col. on the roles of national committees in ensuring socialist order;
5. Order of the Ministry of Technology 572/1950 O.J. (544/1950 O.J.) on building plans, on the obligations of local national committees in the construction of the commune, protective zones and on appropriation as amended by Czech National Council Act 146/1971 Col. (item 1,1 of annex A);
6. Order of the State construction committee 243/1957 O.J., through which are issued executive regulations to Government Order on the transfer and acceptance of completed buildings or parts thereof and on their commissioning into permanent operation (use) as amended by Order 144/1959 O.J.;
7. Order of the Minister of the Chair of the State Construction Committee 144/1959 O.J., through which is executed the Building Order Act as amended by Order 108/1966 Col., of order 162/1970 Col. and Slovak National Council Act 131/1970 Col. (item 7 of the annex);
8. Orders of the State Construction Committee 153/1959 O.J. on land-use planning as amended by Slovak National Council Act 131/1970 Col. (items 1,8 to 11 of the annex), of Order 162/1970 Col., of Order 130/1971 Col., of Czech National Council Act 146/1971 Col. (item 3,4 of annex A and item 3 of annex B) and of Slovak National Council Act 159/1971 Col. (item 5 of annex C);
9. Order of the Minister of Construction 143/1960 Col., through which for some buildings the powers of building offices are transferred to authorities of the Ministry for Civil Defence;
10. Order of the Minister of Construction 59/1961 Col., through which for some buildings the powers of building offices are transferred to the Ministry of the Interior;
11. Order of the State Commission for Technology 108/1966 Col. on authorisation for project management activities as amended by Slovak National Council Act 131/1970 Col. (item 12 of the annex), of order 137/1970 Col. and of Czech National Council Act 146/1971 Col. (item 2 of annex D);
12. Order of the Minister of Construction and Technology of the Czech Socialist Republic 134/1969 Col., through which for some buildings the function of building office is transferred to the Ministry of Justice of the Czech Socialist Republic;
13. Order of the Minister of Construction and Technology of the Slovak Socialist Republic 140/1969 Col., through which for some buildings the powers of the building office are transferred to the Ministry of Justice of the Slovak Socialist Republic;
14. Article 11, 15, 16, Article 22 paragraphs 2 and 3 of Order of the Federal Committee for Technical and Investment Development, of the Chief Arbiter of the Czechoslovak Socialist Republic and Ministries of Construction and Technology of the Czech Socialist Republic and the Slovak Socialist Republic 162/1970 Col. on some measures in flat construction;
15. Order of the Federal Ministry for Technical and Investment Development and the Federal Ministry of Finance 66/1972 Col. on the procurement of land for the construction of small family houses.

Article 145

This Act came into force on October 1, 1976

Act 103 /1990 Col., which amends and supplements the Economic Code 109/1964 Col. as amended by later regulations came into force on May 1, 1990.

Act 262/1992 Col., which amends and supplements Act 50/1976 Col. (the Building Act) as amended by Act 103/1990 Col. became effective on July 1, 1992.

National Council of the Slovak Republic Act 136/1995 Col. on professional competence to carry out scheduled activities in construction and on amendments and supplements to Act 50/1976 Col. on land-use planning and the building code (the Building Act) as amended by later regulations came into force on July 1, 1995.

National Council of the Slovak Republic Act 199/1995 Col., which amends and supplements Act 50/1976 Col. on land-use planning and the building code (the Building Act) as amended by later regulations and supplements Act 138/1973 Col. on waters (the Waters Act) as amended by later regulations became effective on October 1, 1995.

Finding of the Constitutional Court of the Slovak Republic 286/1996 Col. of September 12, 1996 in the matter of expressing non-conformity of the provision of Article 141 paragraph 5 of Act 50/1976 Col. on land-use planning and the building code (the Building Act) as amended by National Council of the Slovak Republic Act 199/1995 Col., which amends and supplements Act 50/1976 on land-use planning and the building code (the Building Act) as amended by later regulations and supplements Act 138/1973 on waters (the Waters Act) as amended by later regulations with the Constitution of the Slovak Republic, which resulted in the lapse of the provision of Article 141 paragraph 5 of Act 50/1976 Col. on land-use planning and the building code (the Building Act) as amended by National Council of the Slovak Republic Act 199/1995 Col., which amends and supplements Act 50/1976 on land-use planning and the building code (the Building Act) as amended by later regulations and supplements Act 138/1973 on waters (the Waters Act) as amended by later regulations, came into force on April 9, 1997.

Act 229/1997 Col., which amends and supplements Act 50/1976 on land-use planning and the building code (the Building Act) as amended by later regulations came into force on September 1, 1997.

Article II

(of Act 262/1992 Col.)

1. The provision of Article 46a shall come into force on the date of entry into force of the separate regulations set out in Article 46a paragraph 3.

2. Legal persons and natural persons carrying on business under separate regulations and which do not carry out the function of scheduled activities in construction with employees having the prescribed certificate of professional competence (authorisation) may not execute these activities after the date specified in separate regulations listed in Article 46a paragraph 3.

3. On the day upon which the separate regulations in Article 46a paragraph 3 come into force, Articles 43, 45 and 46 and Regulation 8/1983 Col. on special competence for scheduled construction activities, Regulation 73/1987 Col. which amends and supplements Regulation 8/1983 Col. and Regulation 186/1990 Col. on authorisation for project management activities are repealed.

Article III

(of Act 262/1992 Col.)

The following are repealed:

1. Regulation of the Federal Ministry for Technical and Investment Development 86/1976 Col. on the certification of suitability of products for structural parts of buildings,

2. Regulation of the Federal Ministry for Technical and Investment Development 87/1976 Col. on information on products for structural parts of buildings,

3. Regulation of the Federal Ministry for Technical and Investment Development 95/1977 Col. on standardisation in construction,

4. Regulation of the State Commission for Scientific, Technical and Investment Development 105/1985 Col. on experimental verification in construction,

5. Regulation of the State Commission for Scientific, Technical and Investment Development 43/1990 Col. on the project engineering preparation of buildings,

6. Guidelines of the Federal Ministry for Technical and Investment Development 2/1972 of 15/2/1972 on systems of technical and economic indicators in capital construction, reg. part 7/1972 Col., as amended by Guidelines of the Federal Ministry for Technical and Investment Development number 2 of 2/4/1980, reg. part 1/1981 Col..

7. Methodical Instructions of the Federal Ministry for Technical and Investment Development of 15/2/1972 for the creation of systems in capital construction, reg. part 7/1972 Col.,

8. Guidelines of the Federal Ministry for Technical and Investment Development 4/1973 of 11/12/1973 on the requirement of a certificate of minimum acceptable energetic efficiency of some appliances supplied for capital construction, reg. part 40/1973 Col.,

9. Enactment of the Federal Ministry for Technical and Investment Development and the Federal Ministry of Finance 3/1974 of 29/10/1974 on procedures to be followed in the provision of project materials for non-standard supplies, reg. part 27/1974 Col.

10. Instructions of the Federal Ministry for Technical and Investment Development 14/1977 of 28/10/1977 for the drawing up of capital programmes for comprehensive flat construction, reg. part 28/1977 Col.,

11. Guidelines of the Federal Ministry for Technical and Investment Development 2/1980 of 2/4/1980, which amend and supplement Guidelines of the Federal Ministry for Technical and Investment Development number 2 of 15/2/1972 on systems of technical and economic indicators in capital construction, reg. part 1/1981 Col.,

12. Enactment of the Federal Ministry for Technical and Investment Development 6/1980 of 16/5/1980 on the determination of limits to costs for the modernisation of the flat stock, reg. part 14/1982 Col., as amended by Enactment of the Federal Ministry for Technical and Investment Development number 11 of 4/11/1982, reg. part 3/1983 Col.; Enactment of the Federal Ministry for Technical and Investment Development number 10 of 14/9/1983,

13. Enactment of the Federal Ministry for Technical and Investment Development 13/1980 of 29/12/1980 on principles for the inclusion of television cables in comprehensive flat construction, reg. part 4/1981 Col., as amended by Regulation of the State Commission for Scientific, Technical and Investment Development, of the Ministry of Forestry and Water Management and Wood-processing Industry of the Slovak Socialist Republic 227/1988 Col.,

14. Enactment of the Federal Ministry for Technical and Investment Development 10/1982 of 29/9/1982 on the design of metallic load-bearing constructions in the preparative and project engineering documentation of buildings, reg. part 33/1982 Col.,

15. Enactment of the Federal Ministry for Technical and Investment Development 11/1982 of 4/11/1982, which amends and supplements Enactment of the Federal Ministry for Technical and Investment Development number 6 of 16/5/1980 on the determination of the limits of costs for the modernisation of the flat stock, reg. part 3/1983 Col., as amended by Enactment Federal Ministry for Technical and Investment Development number 10 of 14/9/1983,

16. Enactment of the Federal Ministry for Technical and Investment Development 19/1982 of 30/12/1982 on the regulation of relations between participants of construction in the preparation and realisation of co-operative flat construction as a part of comprehensive flat construction, reg. part 13/1983 Col.,

17. Enactment of the Federal Ministry for Technical and Investment Development and the State Planning Commission 8/1983 of 10/6/1983 on the modification of costs in the documentation of buildings to the price level valid from 1/1/1984 and on connected measures, reg. part 23/1983 Col.,

18. Enactment of the State Commission for Scientific, Technical and Investment Development 4/1985 of 4/11/1985 for the provision of investments for links spojov determining comprehensive flat construction, reg. part 36/1985 Col.,

19. Ruling of the State Commission for Scientific, Technical and Investment Development 3/1988 of 30/12/1988 for the provision of information for the governing of price trends of project works and engineering activities in construction, reg. part 6/1989 Col..

Article II

(of Act 229/1997 Col.)

Repealing provisions

The following are repealed:

1. Items 1 to 8 of Annex B of Slovak National Council Act 369/1990 Col. on the establishment of communes,
2. Points 61 to 66 of the Annex to Slovak National Council Act 222/1996 Col. on the organisation of local state administration and on amendments and supplements to some Acts,
3. Regulation of the Federal Ministry of Finance 122/1984 Col. on compensation in the appropriation of buildings, land, stands and rights to them.

Slovička nenajdené v slovníku (už sú zapracované v texte):

záujmové územie	4 area of interest
regulatívy	7 directions
skrývka	14 surface layer of surface quarries
operát	19 file

štátna pozorovacia sie	29 state observation network
v obvode dráhy	29 in the area of a railway
záložní veritelia	30 lien creditors
vo vecnom plnení	31 in real compensation
služobné tajomstvá	36 service secrets
Ú.l.(Ú.v.)	39 Ú.l. - Úřední list Ú.v. - Úradný vestník - sú to predpisy ministerskej úrovne preklad: Official Journal (O.J.)
reg. čiastka	42 reg. (registered) part
spojov	43 links
porastov	43 stands

Výrazy pod čiarou (už sú zapracované v texte):

obecné zriadenie	str.8 municipality
doplnenie	str.13 completion
pomery	str.25 relations
starostlivos	str.30 Preservation
ropa	str.30 oil

Slovník výrazov v texte:

podklady	materials/bases
koncepcia	overall plan
uzemný generel	general building plan
urbanistická štúdia	urban study
územné rozhodovanie	land-use decision-making
územný plán	land-use plan
územnoplánovacia dokumentácia	land-use plan documentation
územný projekt	land-use project

územné rozhodnutie	land-use decision
orgán územného plánovania	land-use planning authority
obec	commune
obecný	communal
plochy	land areas
prerokova□	review
správne konanie	administrative action
správny poriadok	administrative order
stavebná uzáver	building enclosure
regulačný plán	regulative plan
opatrenie	measure
verejná vyhláška	public announcement
odkladný účinok	delaying effect
ohlásenie	communication
kolaudačné	(building) approval
drobné stavby	small buildings/structures
dodatočné povolenie	additional permission
stavebný pasport	building log
právo vecného bremena	right of real burden
doplňky - doplni□	supplements - to supplement
pol = položka	item
typizácia	standardisation
úprava	enactment
článok	article