

REGIONAL DISPARITIES IN AVAILABILITY AND AFFORDABILITY OF HOUSING

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INSTITUTE FOR REGIONAL INFORMATION

= an independent private corporation is 10 years on the Czech market

- Housing, market prices, housing development concept
- Price and value maps, basis for the rent determination
- Planning, regional development, planning analytical materials
- Initiation and design of development projects
- PR, marketing and advertising
- Internet, map server, presentation of territorial plans for municipalities and regions

■ www.mmr.cz/mapanajemneho

BASIC INFORMATION ABOUT THE PROJECT

“Regional Disparities in Availability and Affordability of Housing, their socio-economic consequences and tools directed to increase availability and affordability of housing and decrease the regional disparities”

= the official title of project, supported by the Ministry of Regional Development of the Czech Republic under the program “WD - Research on Regional Disparities”. The five-years project has started officially in April 2007 and will be finished in December 2011.

PROJECT OUTPUTS

Three institutions are involved in the project solution:



- The Socio-economics of Housing Research Team from the Institute of Sociology, Academy of Sciences of CR, as a project co-ordinator



- The Institute for Regional Information, Ltd. as a project participant



- The Department of Urban Engineering of the Faculty of Civil Engineering, Technical University of Ostrava as a project participant

The main goals of project:

- **Monitoring of the trends (since 2000) in owned and rented housing and regional disparities of the housing accessibility in the Czech Republic.**
- **Statistic analysis of factors' influence affecting the possible socioeconomic consequences of the accessibility of housing, mainly the consequences of the demographic behaviour of young generation and spatial mobility of households caused by commuting to work, and size of group endangered by social exclusion.**
- **Introduction of proposals presenting particular measures so that on one hand the general housing accessibility could be higher and on the other hand disparities of the accessibility of housing could be lower.**

THE **C**OMPREHENSIVE **I**NFORMATION **S**YSTEM OF **H**OUSING **E**CONOMY



C I S H E

- The main goal of CISHE is to find out the market value and open market rent of comparable flat
- The concerned area of investigation includes 335 major cities
- The detection is done in these steps:

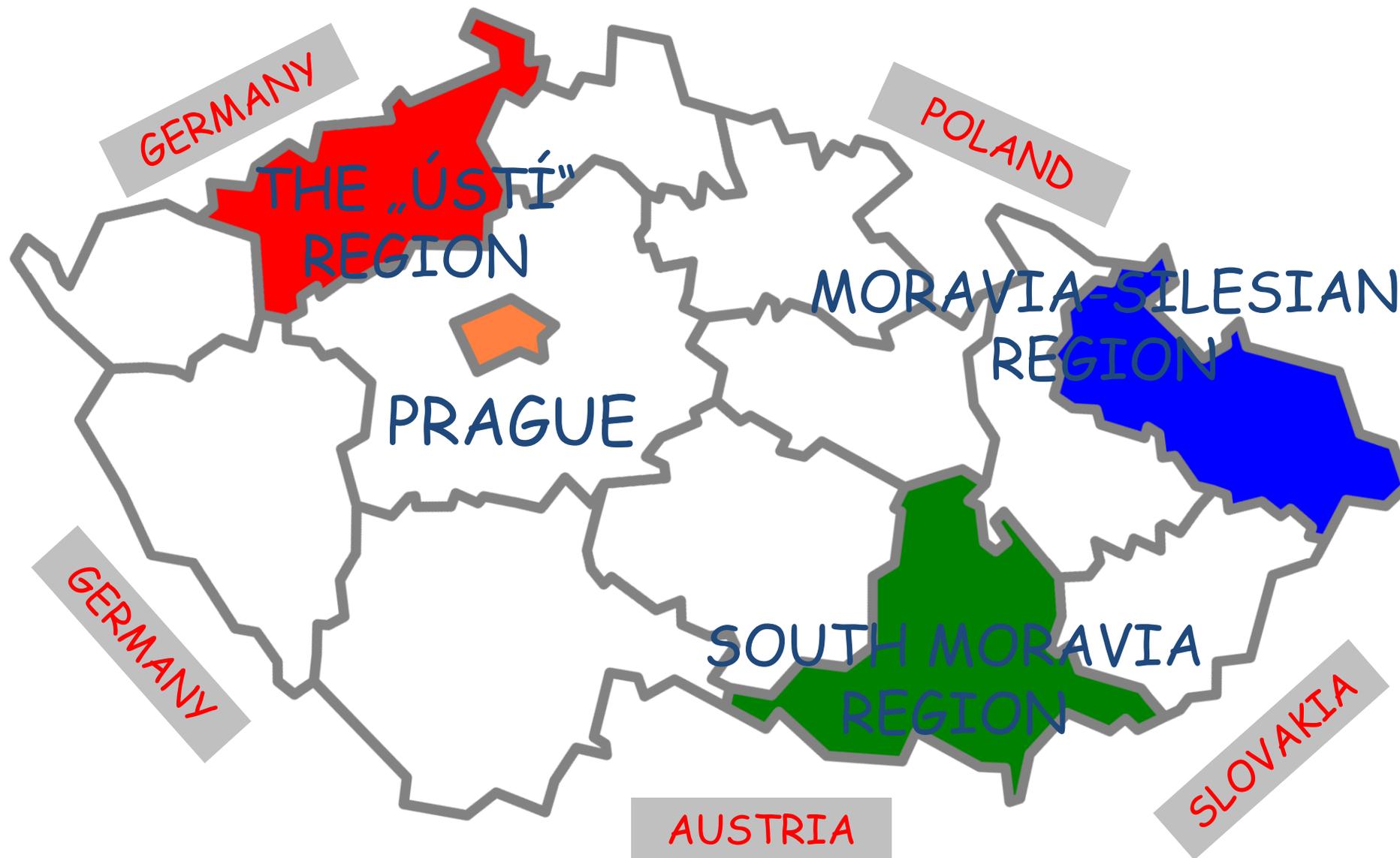
THE PRICES DATABASE PROCESSING

- DATA EXPURGATION, INCREDIBLE OR DUPLICATE DATA ELIMINATION
- STANDARD FLAT'S VALUE DETERMINING

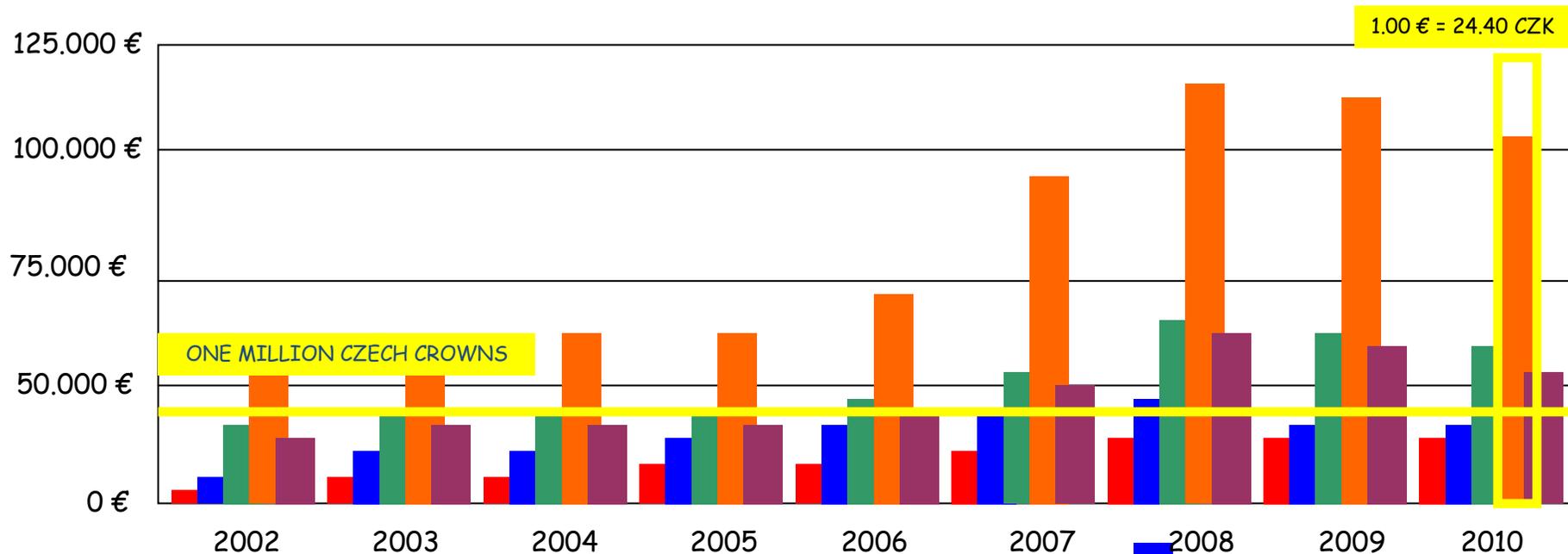
GRADUAL EVALUATION ACCORDING TO GEOGRAFICAL MODEL

- AVERAGE VALUE DETECTION FOR BIG CITIES
- AVERAGE VALUE DETECTION FOR THE COUNTRYSIDE PROPERTY REACHING THE BIG CITIES

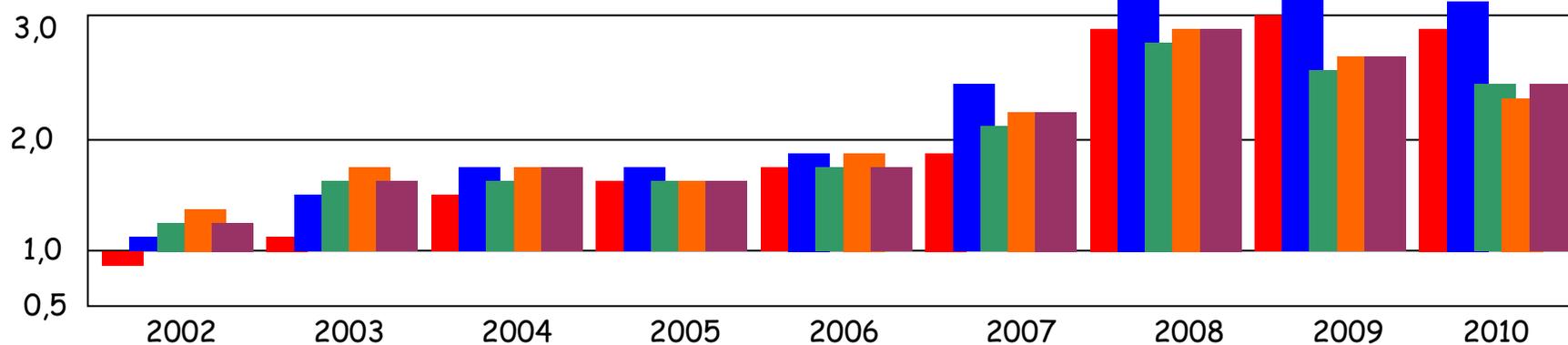
SELECTED REGIONS IN THE CZECH REPUBLIC



TREND IN MARKET PRICES OF OLDER FLATS IN CZECH REGIONS (2002-2010)

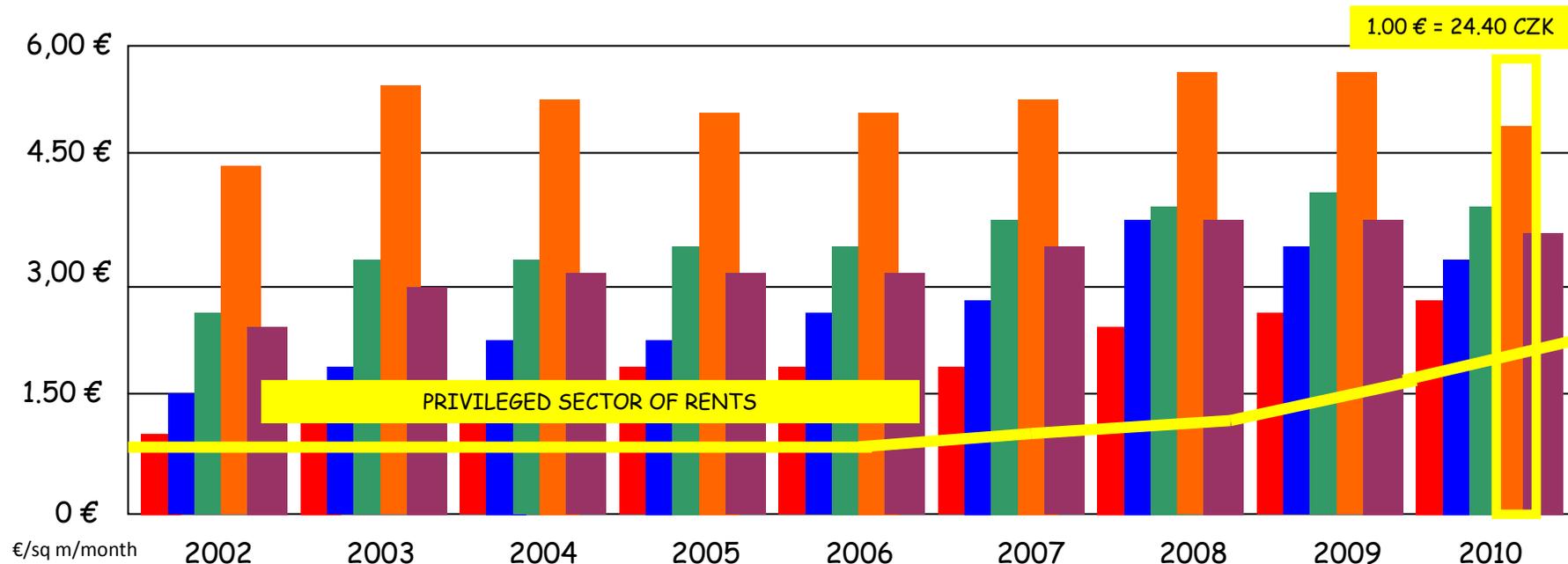


THE LONG-TERM PERIOD PRICE INDEX OF OLDER FLATS MARKET IN CZECH REGIONS (2000-2010)

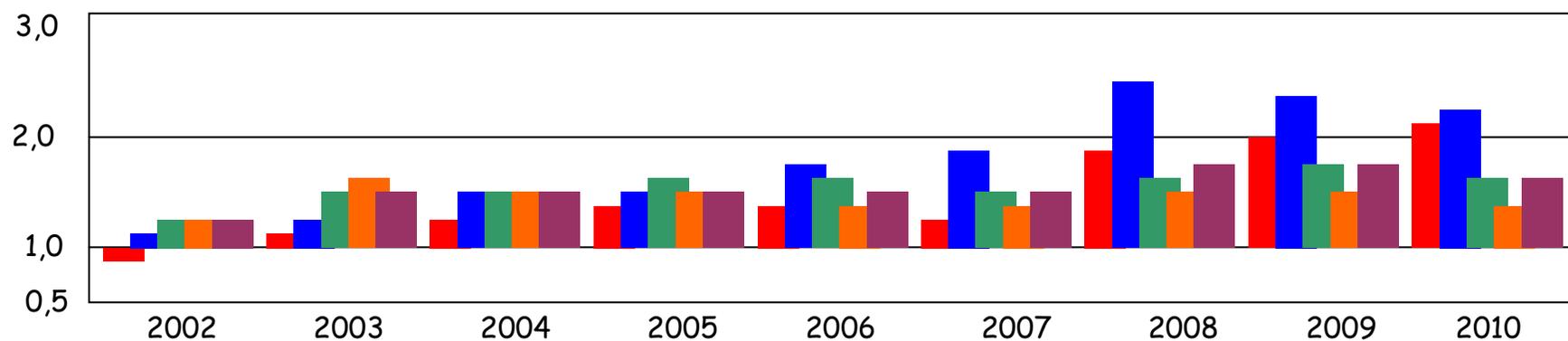


■ THE „ÚSTÍ“ REGION
 ■ MORAVIA-SILESIA REGION
 ■ SOUTH MORAVIA REGION
 ■ PRAGUE
 ■ THE WHOLE CZECH REPUBLIC

TREND IN OPEN MARKET RENTS OF OLDER FLATS IN CZECH REGIONS (2002-2010)



THE LONG-TERM PERIOD INDEX OF OPEN MARKET RENTS IN CZECH REGIONS (2000-2010)



■ THE „ÚSTÍ” REGION
 ■ MORAVIA-SILESIA REGION
 ■ SOUTH MORAVIA REGION
 ■ PRAGUE
 ■ THE WHOLE CZECH REPUBLIC

Cooperation with CISHE and the work for project:

- Detection of the average market value and open market rent of an older flat for the detection of the disparities in accessibility of housing.
- Setting of methodology of the flats average prices detection in every region in the Czech Republic and execution of the results.
- Methodology elaborating, the average prices and open market rents detection, covering flats of different sizes and other different factors.
- Data collection and finding of average prices of family houses and detection of the market prices and open market rents in regions and regional cities.

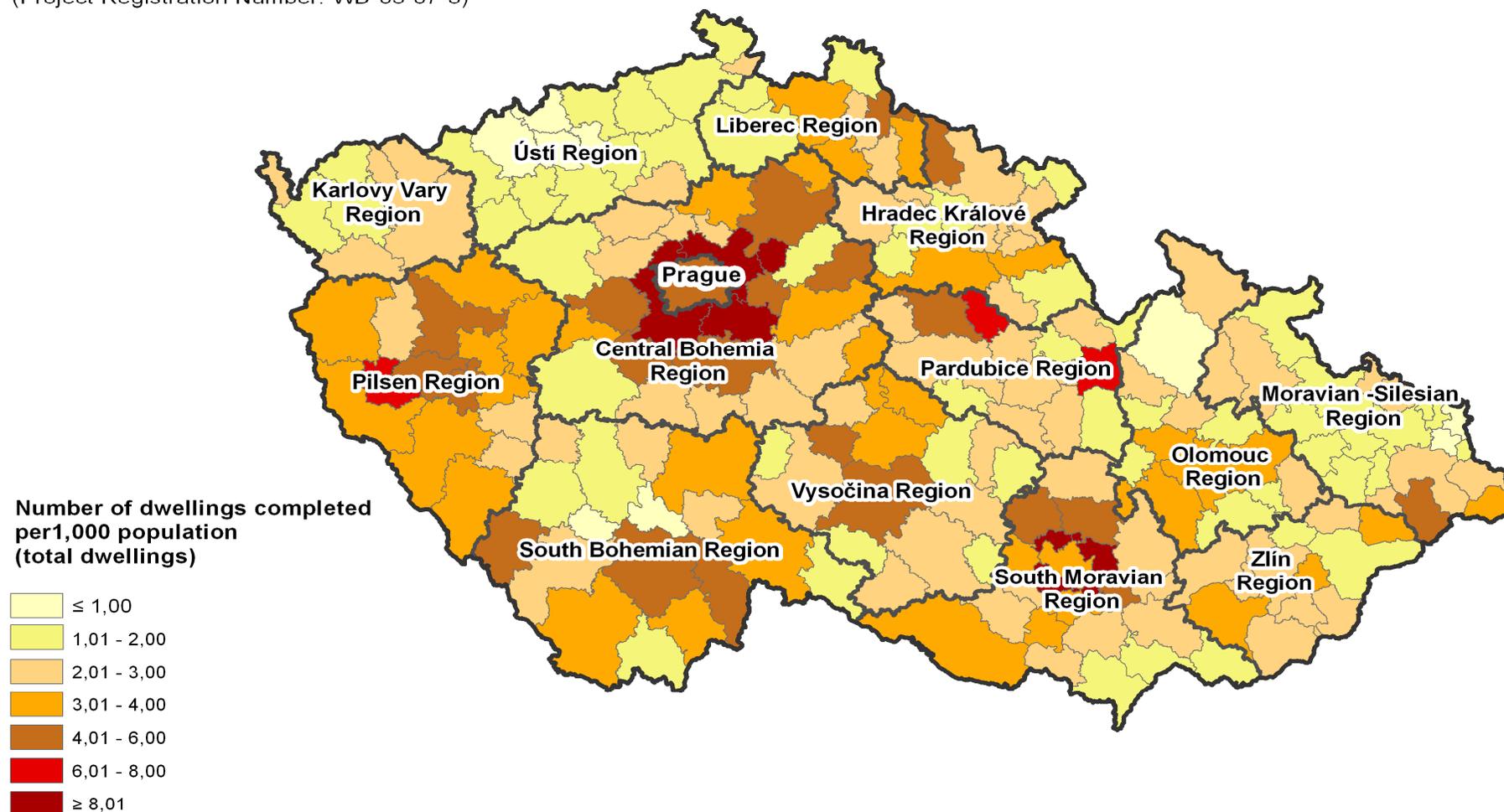
PROJECT OUTPUTS

NEW TOOLS DESIGNED FOR IMPROVING AFFORDABILITY OF HOUSING

- **Urban Calculator (in Czech called "URBANKA")**
- **Study programme for careful maintenance of housing stock**
- **Tools for supported housing with respect to the elderly people by „cutting large flats“ and maintain housing for older people in the current location (don't replant an old tree)**
- **System of guaranteed housing - three-staged system of housing for household that are unable in present economic condition to reach and maintain standard and spatially satisfactory long-term rental housing.**

**REGIONAL DISPARITIES IN HOUSING AVAILABILITY AND AFFORDABILITY IN CZECH REPUBLIC
INTENSITY OF HOUSING IN 2001 - 2008 (TOTAL DWELLINGS)**

(Project Registration Number: WD-05-07-3)

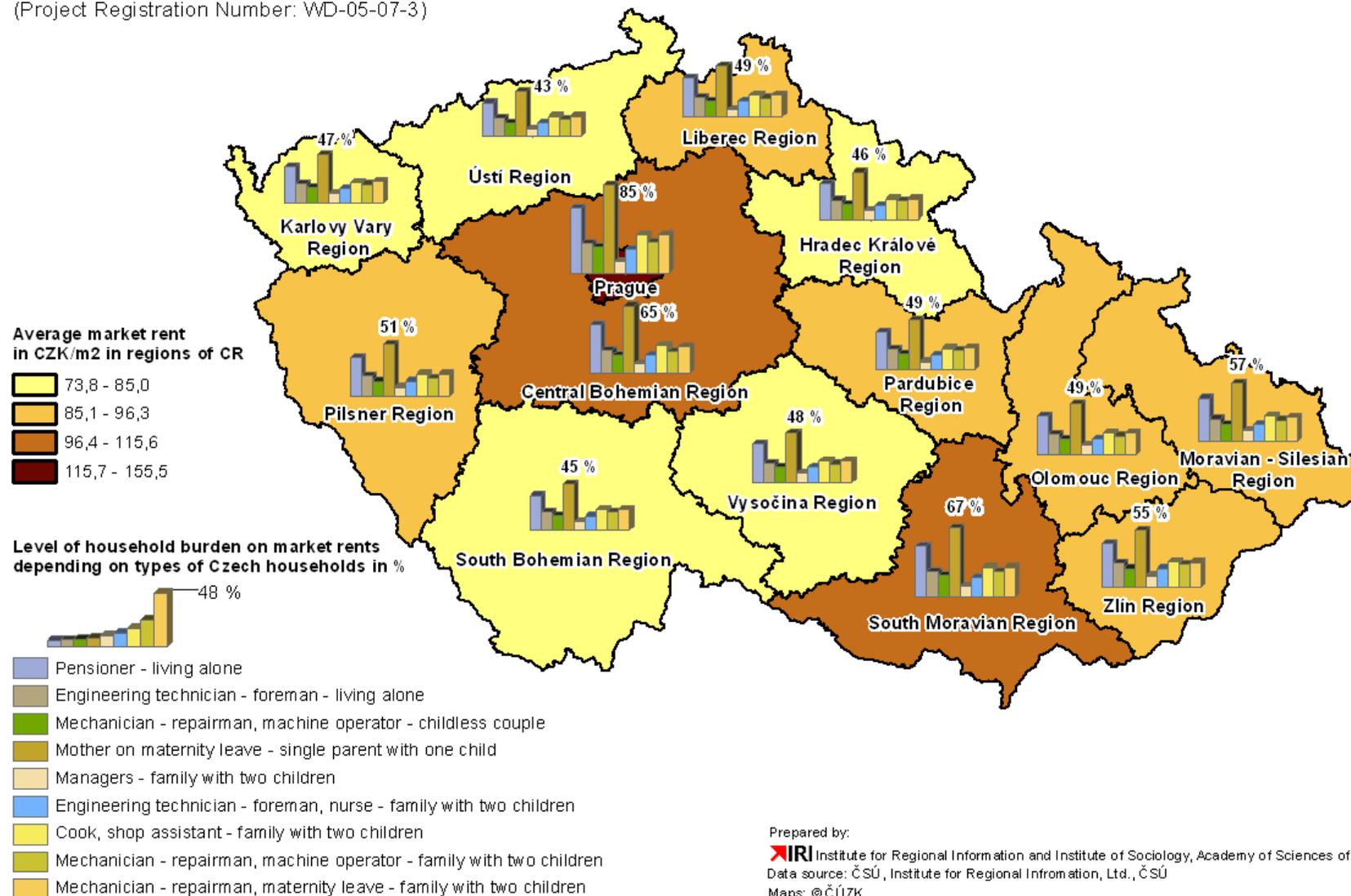


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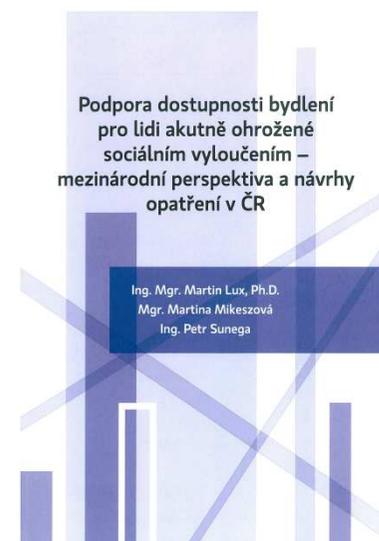
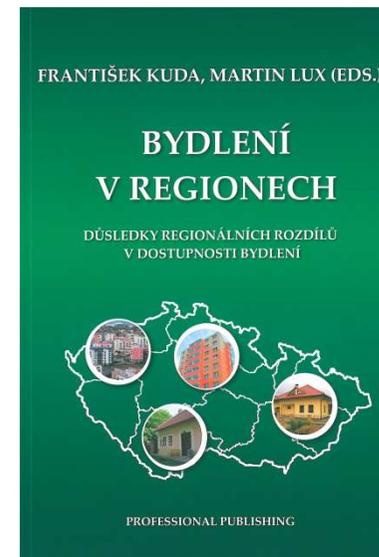
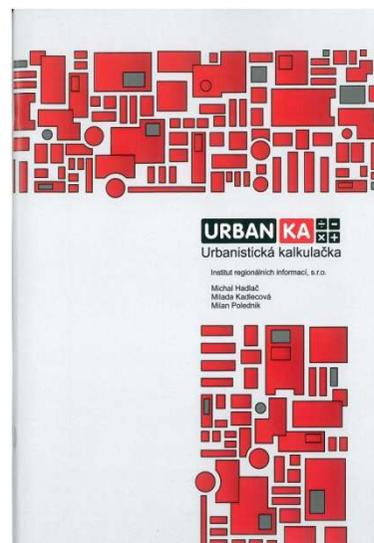
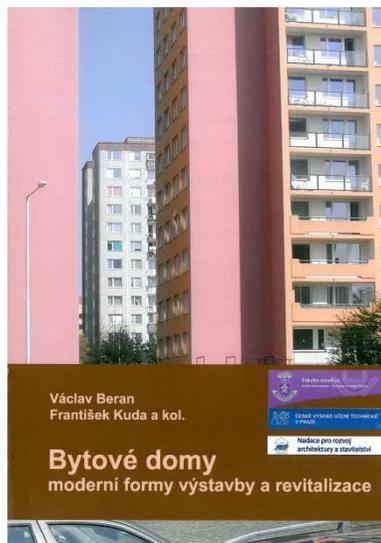
Data source: ČSÚ, own calculations
Maps: © ČÚZK

REGIONAL DISPARITIES IN HOUSING AVAILABILITY AND AFFORDABILITY IN CZECH REPUBLIC LEVEL OF HOUSEHOLD BURDEN ON MARKET RENTS IN REGIONS OF CZECH REPUBLIC IN 2009

(Project Registration Number: WD-05-07-3)



Prepared by:
IRI Institute for Regional Information and Institute of Sociology, Academy of Sciences of CR
 Data source: ČSÚ, Institute for Regional Information, Ltd., ČSÚ
 Maps: © ČÚZK



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