

If Bratislava fails to attract young people, after 2015 will get older

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Although it sometimes seems to the constantly repeated theme of Bratislava nothing new is to be added, the debate on urgent problems is never enough. Evolution of the topic in the debate now showed that a sham self-evident truth declared by the mouth of the main architect Štefan Šlachta is not so obvious in the fact.

The capital needs courage solutions

The out-of-date planning scheme practically is the moment of its adoption, shrillness of totality of the urban area by zone plans, the urgent need for a new transport master plan and the sixth or even the seventh bridging of the Danube. The recent workshop on Staromestská Street is only a partial problem, but clearly showed that the transport must inevitably go under a ground. While on the West ecology is the main topic, in our country just a marginal one - considers Šlachta. If from 150 playgrounds 50 is revitalized and 100 transformed to parking spaces, he does not consider it as a good solution.

At the same time he sees some antagonism: green vegetation versus city creating factors. According to him we should take a thing to what extent and how to give the green areas "green" (where to retain the original and where to create a new). As an example he mentioned the Petržalka bushiness preferred by protectionists, which should be adapted to the human park. „Courage solutions needs brave city fathers in order to know to decide for brain-minded solutions in the long-term horizon, not only within the four-year election term,“ concluded the Bratislava main architect his speech, leaving to private judgments of each, what he minds about the courage of the current municipal government or parliament.

Considerable attendance to work and services

The consolidated analysis of the themes raised in terms of their own long-time experience has confirmed that representatives of the city council understand problems of the city theoretically, just miss a magic wand for their practical elimination. When, for example, Michal Babiar started speaking about the planning schemes development through the lens of socio-economic transformations, from the trends outlined gave us the jitters from time to time. Set a key category - the guide size of the city to meet its needs, it is not easy. If in the new planning scheme is the estimated population increase from the current 426 927 to 550 thousand citizens residing permanently in 2030, it speaks about the potential of Bratislava, not that we wants to have it like that.

Another stumbling block is the considerable attendance, which during the day increases the present status of the population up to 700 thousand. It not only those who come to the metropolis for work (160 thousand), but also students (50 thousand), the staff of representative offices (2 thousand with family members) and business affiliates (only from Austria it is 5 - to 6-thousand daily attendance!). In terms of the structure of employment opportunities Bratislava has very uneven load: most people attends to the centre (an increase from 70 to 140 thousand), which never was dimensioned to it. It is therefore necessary to consider the opening of the western direction. Important also is that in new areas would not be created multifunctional solutions - for example just in the form of housing. However as Babiar pointed out, the mobility increases both by the travel for work but also for services.

Building was a disproportionate burden

If the city fails to serve the needs of 700 thousand people, it is necessary to start by adopting the Law on subscribing to the permanent residence, responded present Juraj Necpal (Eastfield Atlas, a. s.) for the words of previous speaker. According to him the dynamics of development must be prepared. Ivan Čarnogurský (IPEC Management s.r.o.) for the direct question declared the interest to participate in the construction of infrastructure in Vajnory and in this regard to establish cooperation with the city representatives. As the discussion showed, the transport infrastructure can not be an issue for private investors only, since (as opposed to technical) operates on a different - a budget principle.

If the parameters of the planning scheme from year 1980 were met (with a guide size of Bratislava 530 thousand inhabitants), we have not here cardinal problems today, said Babiár again. Sudden housing boom, which after 12 years of stagnation sweep the city, raised demand of non-Bratislava inhabitants working mainly in software companies. The burden on the city was disproportionate according to him and further construction can no longer be like that. It must therefore be some settlement of levels within the basket, earnings and prices. It is estimated that in 20 years the city leave 200-thousand people to retirement while in the productive age takes only 90 thousand. 110 thousand falls would weaken the city economy according to Babiár so that it ceases to be able to provide services in full. If not adopted socio-economic measures to attracting young people, after 2015 it will significantly get older. Population will be stabilized and significant deterioration by age, on the contrary, stops when the city will attract investors, encourage the creation of new jobs, but also enable financially accessible forms of housing, including rentable apartments.

Up to 98% of panel flats in private hands

How can be the role of the government and the state administration connected in meeting the needs of residents of the capital demonstrated Elena Szolgayová from the Ministry of Construction and Regional Development of SR. That the position of the state in this process is not complementary, but critical, also confirm the possibilities of existing tools combination for the reconstruction of obsolete housing stock: the building saving with state premium, the State Fund of Housing Development, a grant program (non-refundable loans to eliminate the systemic failures - for example leaking gable walls on panels or breaking balconies) and from emissions coming 71 million Euro to the government's thermal program. Somewhat unique in Slovakia is that from 600 thousand panel flats (prevailing over the new buildings) is already 98% in private hands now. "Most of the owners lived in the expectation that someone will come and repair the house. We must save them what they have," pointed out Szolgayová. However, as she pointed out, insulation is only a part of renewal serving to reduce the energy consumption of houses - for the reconstruction of their common parts in full is required about 13.3 billion Euro (400 billion SKK).

The diversity of views revealed the question of what will happen to houses and apartments, inhabited mostly by old people: "Fortunately, social and age composition of our housing developments is still mixed. Once someone inherits the apartment, so the issue of population aging is not a key issue," thinks the representative of the state Szolgayová. The deputy of the city Babiár is more cautious: in the foreseeable future it is expected an increase in the number of Bratislava inhabitants in post-productive age from the current 70 thousand to the estimated 130 thousand. Although for the contradiction between economic availability and needs the percentage of co-parents with children has reached number 13, the prediction keeps: in addition to construction of at least 10 houses for the elderly someone will have to satisfy their social needs. The central question of how to reconcile all the needs of the city simultaneously now remained unanswered.

Illustration photo - The City Council of the Capital of Slovak Republic
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