

Project Yosaria Plaza - when an executioner is not the crisis

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The skeleton of the former department store Ružinov, on the place of which the super modern complex ought to grow and which people after long years of changelessness named Bratislava " Hiroshima", will not disappear from here so early. Using the attractive spaces lined by streets Tomášikova and Ružinovská and surrounded by multifunctional new buildings is thus questionable more than ever before.

The reasons - benevolence and dissatisfaction

The mayor of the city district Slavomír Drozd refused to prolong again the deadline for the completion of the homonymic shopping and entertainment centre to the investor - the company Yosaria Plaza. The building office in the city district came to the administrative proceedings to impose the penalty for breaching the term of the shopping and entertainment center completion on the top rate - over 66 thousand €. „The investor has also thinking about his situation. Since 2006, when the construction should have been completed, it is in the same state. If it cannot provide it, I am attached to the highest possible penalty, " the Ružinov mayor explained the process to the SITA agency. About exactly what amount the administrative authority finally will decide is not known this time.

The option to prolong the deadline to the builder, who asked for that in May, expired on Tuesday, the mayor, does not admit. He refers not only to the benevolence of the building office and the urban district too, that even after two and half year nothing changed here, but also to the dissatisfaction of citizens who begun demanding the stronger process against the investor supposedly more. However, some Ružinov deputies avowed with opposite view in the question on to impose the penalty and non-prolong the date of the construction. According to them the investor will argue that the building did not complete just because they did not prolong the deadline.

The municipal district does not want to be engaged in the exit

The representative of Yosaria Plaza Ivan Líška did not hide disillusionment and disappointment in the first reaction to the decision, which has not received yet in the official form, and therefore he avoid the strict statement provisionally. He confirmed, however, the determination to take all legal steps and do not give up the compensation of damage, if the local authority caused it to them by its decision (as for example if they obtain money, but will not be able to build). This undermines feet to companies wishing to build projects for citizens, by him. And it is them whom it should preferably serve.

Problems with financing the project and the bad situation in the financial market, which several banks referred to during the negotiations with Yosaria Plaza caused, by the investor, that it did not start construction already in 2006. The Ružinov municipal district has not the intention to engage in solving the exit from the project neither in the form of the land redemption from the investor.

The local authority: We are not investigators

This time it is not possible to prevaricate for the global non-address guilty. The inability to finance the project created on the investor's side long before the worldwide crisis burst out, thus in the period when banks have not applied such restrictive credit policy as it is now.

Stavebné fórum.sk asked the question to the spokesman of the Ružinov local authority, Maroš Smolec, how he explains it.

The local authority, the building authority either the municipal politicians of Ružinov are not investigators and do not investigate causes of problems while projects building. Yosaria Plaza started to have problems with financing before the global economic crisis. This is the fact. Why, it is the question for the investor...

In the event that the project is never performed, how you see the other - an alternative use of this attractive zone?

We did not repeal the building permission for Yosaria Plaza. We only did not prolong the deadline of the object completion. The building permission is legally valid and the builder can start construction works. If he demonstrates the ability to launch the construction, it may re-apply for prolongation the deadline for the completion. Thusly the situation evaluated the Ružinov building office. This parcel is not our - Ružinov, but private. Our ideas can be whatever, but the owner must agree with them. The best would be that there is created a square with a park.

Regardless of the objective and subjective causes for the situation raised (non-launch of the construction even till the term expiration given in the building permission), long-time retention of the area in the devastated state created undeniable moral damages to Ružinov residents. Could not the local authority of the municipal district act on the merit vigorously long time ago?

It could not; the law governs the construction procedure. Two years ago we imposed the penalty in the amount of 1660 Euro. It was a reminder to the builder to start building. For two years nothing happened, the penalty would surely be higher. The SR Constitution guarantees and protects private property. What can we do? Nationalizing and expropriating property of uncomfortable people is an obsolete alternative. We believe that the investor will reasonably assess its options and deal with this property so that there was something in the future - not a hole with a skeleton and pigeons.

A park instead of shopping complex?

Whether the Yosaria Plaza project is currently going through the stage of clinical death, nobody knows. The fact is that no mention about its resuscitation and reborn was settled yet. For the question of our Internet magazine, whether it would be able to re-boot the construction and cover financially, if the municipal district would postpone the deadline for the completion, the investor did not express itself till the closing date. On the contrary - thoughts of the part of municipal members apparently tend to remove the skeleton by the builder and someone (?) then built a public available park there.

If the intention of the shopping and entertainment centre will fail, another - substitutive re-building the lucrative area will begin be considered after the crisis most likely. The grandiose, but certainly well thought investment in the new „Shopping temple“, however, will be a pity. Ironically just this site feels the chronic shortage of shopping opportunities, which its inhabitants must go to meet to other urban districts.

Photo - author

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