

# **CZECH HOUSING ESTATES:**

## **Mass public housing construction in private ownership (facades, colours, details)**

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# 1. Introduction

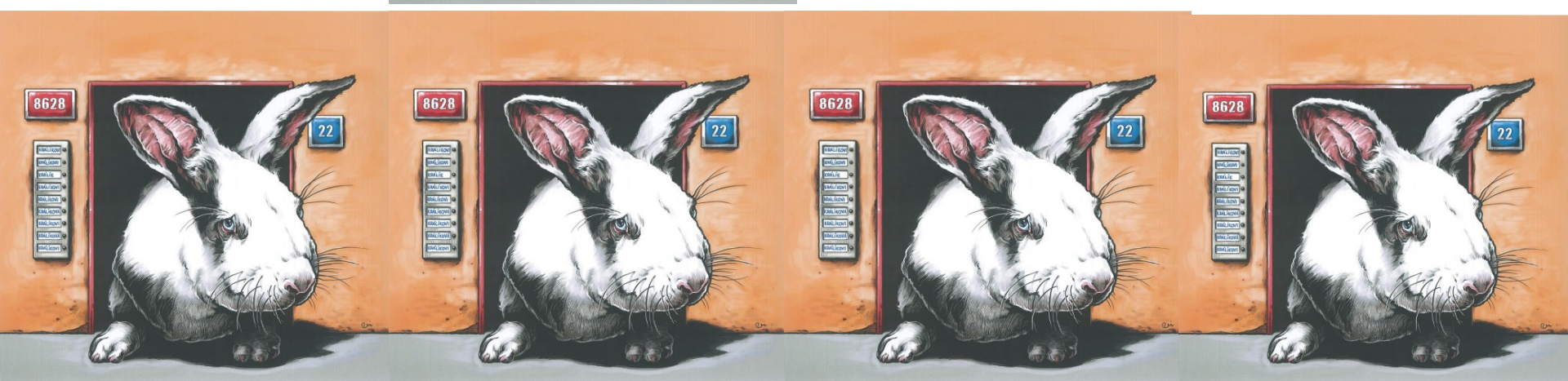
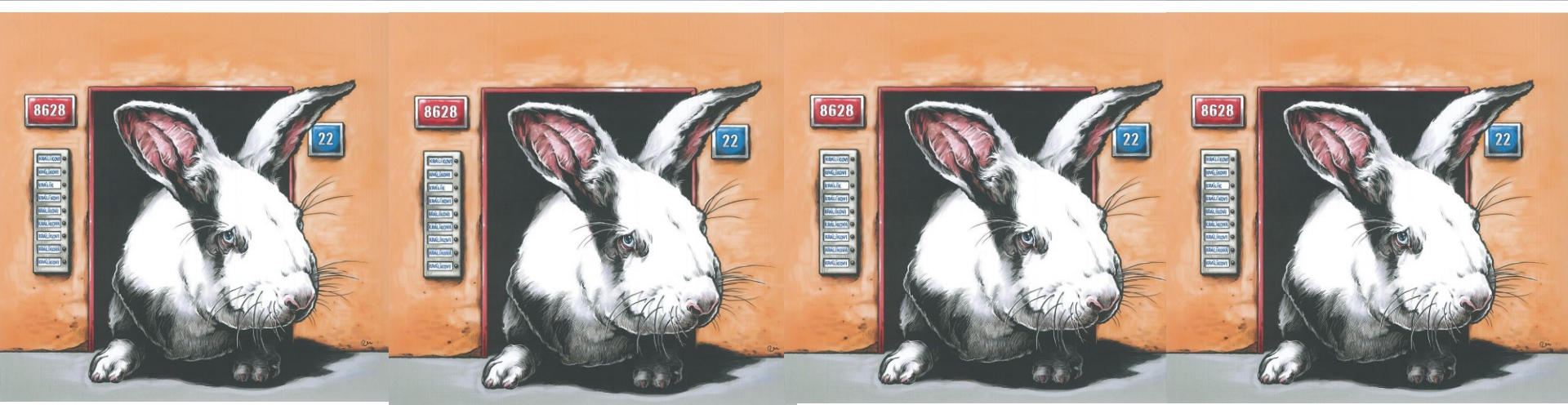
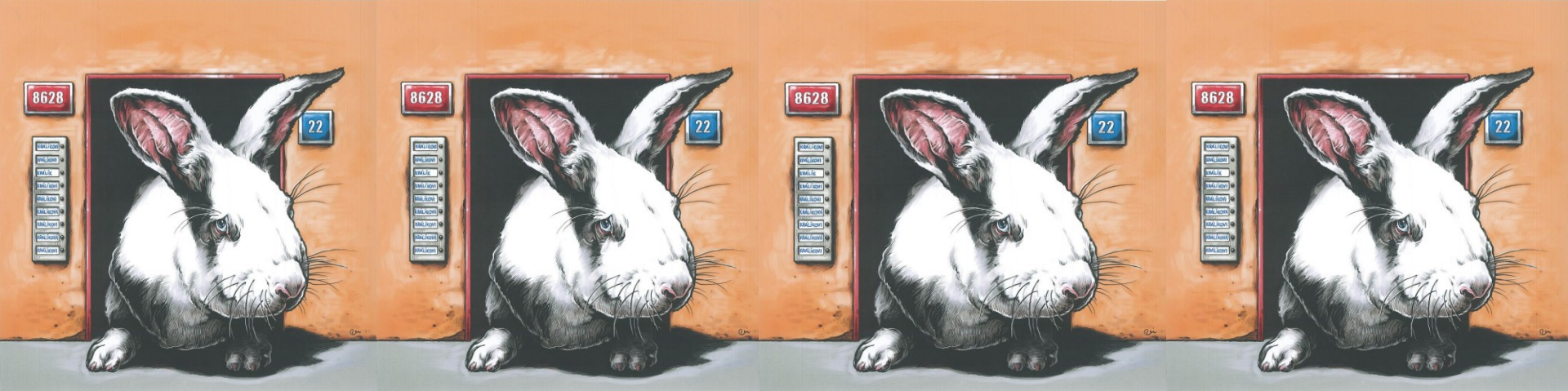
- Following 1989 the Czech Republic ended the construction of blocks of flats funded and managed by the state, which constituted public housing estates.
- Today there are **65,651 blocks of prefabricated flats** with **1,198,559 inhabited flats**.  
26 % of the population lives in prefabricated panel apartments in public housing estates (**2,674,552 people**).
- Housing estates thus have been and will continue to be a long-term part of the housing and real estate market supply in the Czech Republic.

<http://www.youtube.com/watch?v=q8jtwV5kh-w>









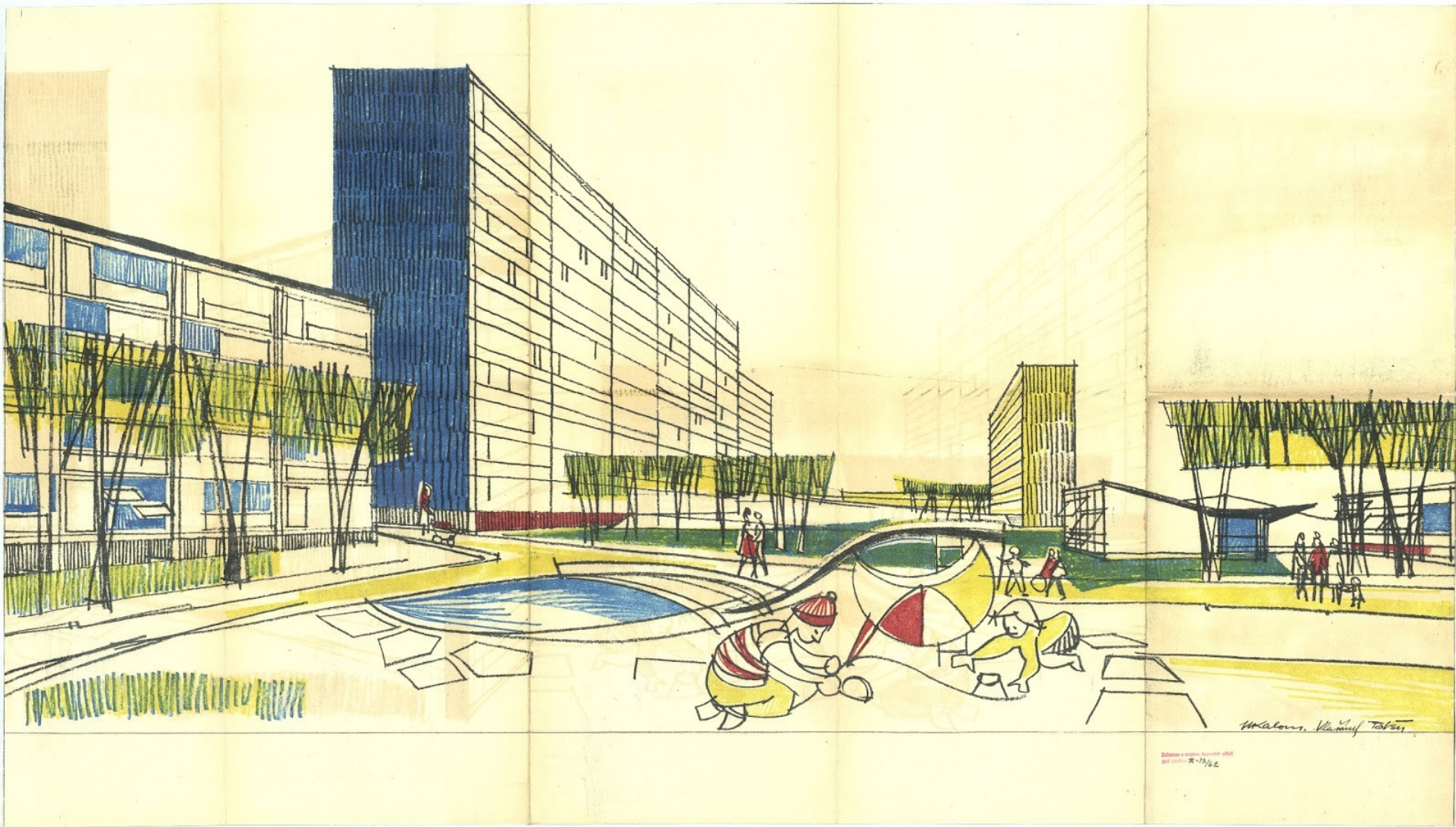








## 2. ROOTS















## 3. AFTER 1989

### Housing privatization

- **Flats have been sold to tenants** in recent years, a privatization process that is still on going.
- Flats are now largely in the **joint ownership** of apartment owners or housing cooperatives.
- **Residents** have become owners and thus **decision makers on repair** and reconstruction **of individual buildings**.
- The buildings are today often furnished with **additional thermal insulation**, the **windows** and **entrance doors** are exchanged and the **balconies** and enclosed balconies are modified. Prefabricated panel buildings usually have **flat roofs that need repairs**, and the reconstructions to convert a flat roof to a pitched roof are often designed.

## 3. AFTER 1989

### State aid

- Funds from **public budgets contribute at least 50%** of the financial share for the reconstruction of blocks of flats.
- Approximately 25% of flats in panel buildings have undergone an overall reconstruction.
- By 2020, it is expected that **the cost of repair** of the prefabricated buildings is going to be another 280 billion Czech crowns (**10.8 billion Euro**).
- Although the **public funds now account for half of the funds** that are used for the regeneration of prefabricated flat buildings, **public interest in the quality of architectural solution is practically not applied.**
- Given the current ownership structure it is difficult in practice to ensure coordination of the architectural design of individual buildings in public housing estates.

# Advertisement



- Small housing cooperatives and owner-associations **decide independently** on both the repairs and the architectural design of individual buildings that they co-own.
- Projects of the construction, including architectural design, are often included in an offer of a construction company where artistic design is made by designers with no architectural training



# Results





















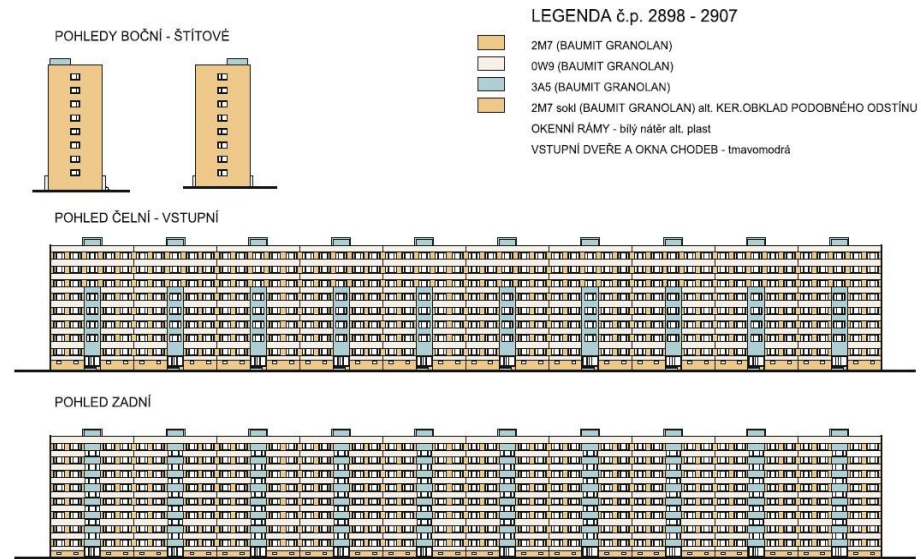






# 4. Architecture design

## Attempt at coordination on a specific example in the city of Karviná

























POHLED JIHOZAPADNÍ



POHLED SEVEROVÝCHODNÍ









## 5. CONCLUSION

Basic rules for a **simple and effective regulation** that may in the **public interest** help improve the aesthetic value of the housing estate environment:

- Buildings in the housing estate always form a whole and make sense only as a whole. Therefore, the appearance of individual building façade should always be assessed in terms of its impact on the whole estate.
- The related blocks of flats should be handled in similar ways in terms of basic colour matching.
- Simplicity and colour moderation always work well.
- The original details of facades were often interesting, and it is worth preserving those values.
- The facades should not be garnished with graphic motives that are not based on the existing structure and tectonics of the building (oblique, wavy, circular and other incongruous shapes).



**Competition participants „Panel house of the year“**