

DEVELOPMENT OF RESIDENTIAL FUNCTION OF PREŠOV IN RELATION TO THE PERSPECTIVE OF ITS INHABITANTS

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Abstract: Residential function belongs to basic functions of cities and their immanent attributes. The city self-governments should pay an adequate attention to the development of their residential function. Many self-governments try to solve this problem by strategic-development documents. One of such examples is the city of Prešov, which has in its strategic economic plan defined one of the tasks, namely to solve the urban politics of housing in the town. Under the terms of fulfilment of the given task the city self-government has decided to elaborate a program document with the concept of local housing policy in the planning interval from ten to fifteen forthcoming years. The analysis and evaluation of current housing situation in the city represent one of the main constituents of the document. When formulating the aims of housing policy, it is inevitable to know the preferences and ideas of inhabitants. The main goal of the presented research was to elicit the present opinion and expected prospects of inhabitants about the housing structures in the city of Prešov.

Key words: *residential function, housing, quality of dwelling, questionnaire inquiry, housing estate, strategic-development documents*

When realising the research there had been implemented several methods, out of which the questionnaire was the primary one. The questionnaire inquiry has been realized on the representative sample of inhabitants standing in for individual urban districts. The analysis of economic conditions of living in the city of Prešov was carried out in March and April 2005 on the sample of 318 inhabitants. Each respondent represents the one census household.

Since the size and number of inhabitants living in certain urban districts is rather unequal, it was necessary to divide the town into homogenous areas (by size and number). Consequently there had been specified 17 areas, in which the questionnaire investigation was being carried out: (1) Sídliisko III (Družba), (2) Sídliisko III. (Mladost'), (3) Sídliisko III (Pod Bikošom), (4) Sídliisko Sekčov I, (5) Sídliisko Sekčov II, (6) Sídliisko Sekčov III, (7) Sídliisko Sekčov IV, (8) Sídliisko II, (9) Šidlovec a Dúbrava, (10) Nižná Šebastová, (11) Za mlynským náhonom I, Budovateľská, (12) Za mlynským náhonom II, (13) Centrum a Táborisko, (14) Cemjata, Kalvária, Rúrky, (15) Mier, Pri ihrisku, (16) Soľná Baňa, Šváby, (17) Solivar, Šalgovík.

One of relevant questions concerning housing in the city was the length of living in Prešov. The most numerous group stands for people who have lived in the city since their birth (34 %). The second biggest group of inhabitants represent people who have been living

in the city for more than 30 years (26,4 %). Quite high percentage show the inhabitants living in the city for 16 – 30 years (24 %). Only 9 % of inhabitants have lived in Prešov for 6 – 15, 4 % of respondents 1 – 5 years. The lowest share of percentage proves the group of people with their living in the city shorter than 1 year (2 %).

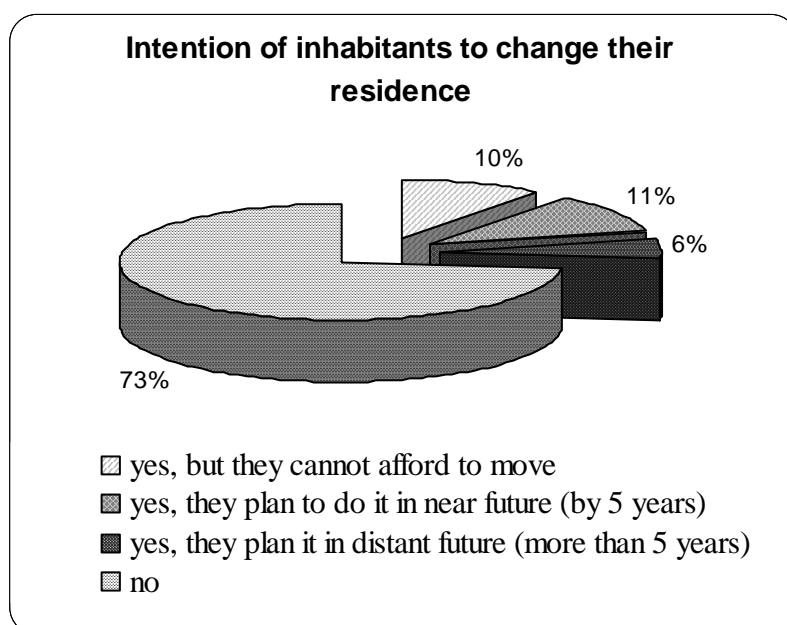
When analysing the satisfaction of inhabitants with their quality of dwelling, the majority of respondents is satisfied with their contemporary dwelling, the small reservations express 47 % respondents, 10 % are very satisfied, 8 % are not satisfied, and 2 % are very dissatisfied (tab 1).

Table 1: Satisfaction of Prešov inhabitants with their dwelling

Level of satisfaction	abs.	%
very satisfied	32	10,1
satisfied	106	33,3
satisfied with some reservations	149	46,9
dissatisfied	26	8,2
very dissatisfied	5	1,6
sum	318	100,0

Source: questionnaire research

Graph 1



Most of respondents gave negative answers to the question whether they planned to change their residence (73 %). Nearly one third of inhabitants is thinking about moving in future. These are mostly the inhabitants of block housing estates Sekčov, Sídliisko III., Solivar, and Šváby. Numerous group of these

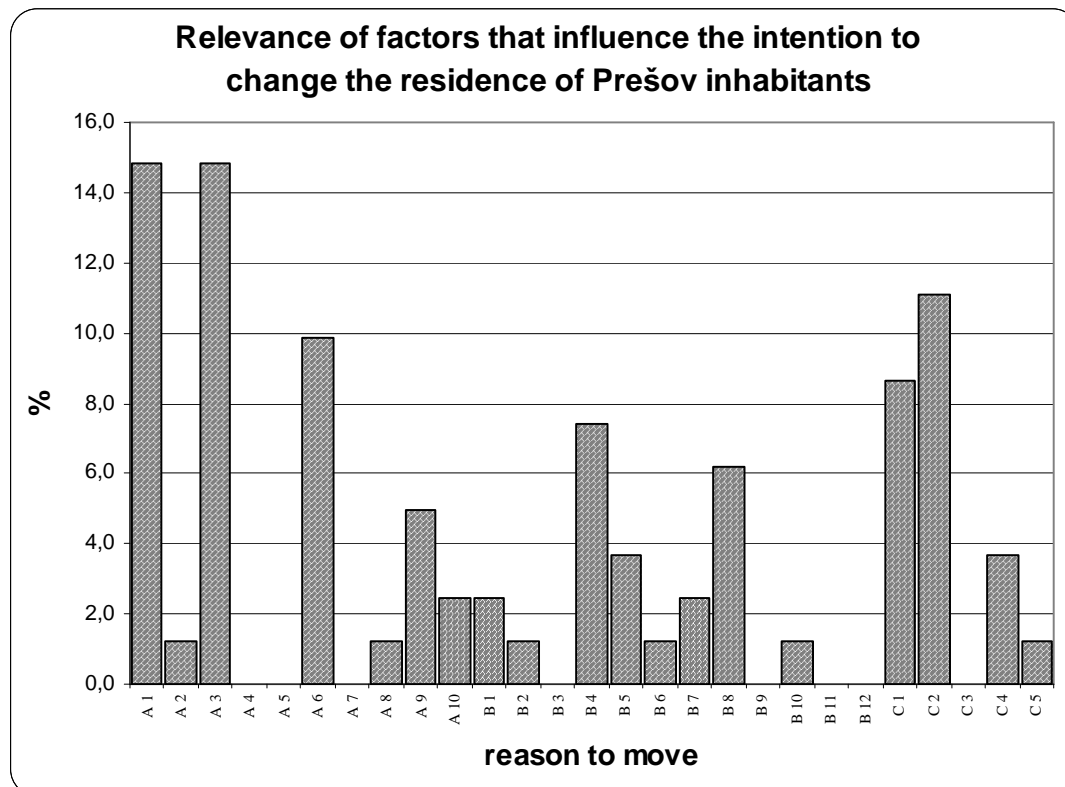
people cannot afford to move (10 %). 11 per cent of responders are planning to change their residence in near future (by 5 years), these are mostly the inhabitants of Solná Baňa, Šváby, Sídliisko III., Sekčov I., Sekčov II., Sekčov III., Sekčov IV., Za mlynským náhonom, Budovateľská, Nižná Šebastová, Pri ihrisku. Only 6 % of inhabitants is seriously planning to move in distant future from Sekčov and Sídliisko III. (graph 1)

Table 2: Reasons for the change of residence

Factors	abs.	%	% from total nr.
A 1 flat is too small	12	14,8	3,8
A 2 flat is too big	1	1,2	0,3
A 3 running costs are too high	12	14,8	3,8
A 4 flat is inadequately kept	0	0,0	0,0
A 5 flat is not adequately equipped	0	0,0	0,0
A 6 I am not the owner of the flat	8	9,9	2,5
A 7 flat is in an old house with dissatisfactory infrastructure	0	0,0	0,0
A 8 flat is too energy-consuming	1	1,2	0,3
A 9 bad location of flat (ground floor, corner flat, uppermost flat)	4	4,9	1,3
A 10 other factors	2	2,5	0,6
B 1 architectonic monotony of residential district	2	2,5	0,6
B 2 lack of playgrounds for children and recreation areas	1	1,2	0,3
B 3 lack of stores and services	0	0,0	0,0
B 4 bad maintenance of residential district	6	7,4	1,9
B 5 behaviour of other inhabitants in residential district	3	3,7	0,9
B 6 low social status of neighbours	1	1,2	0,3
B 7 insufficient security	2	2,5	0,6
B 8 unhealthy environment (noise, exhaust, bad smells)	5	6,2	1,6
B 9 bad accessibility by public transport	0	0,0	0,0
B 10 lack of parking areas	1	1,2	0,3
B 11 lack of facilities for children care	0	0,0	0,0
B 12 other factors	0	0,0	0,0
C 1 personal and family circumstances	7	8,6	2,2
C 2 I want to raise my living standard	9	11,1	2,8
C 3 I want to lower my living standard	0	0,0	0,0
C 4 I plan to study or work out of Prešov	3	3,7	0,9
C 5 other factors	1	1,2	0,3
Sum of responders	81		25,5

Source: Questionnaire research

Graph 2



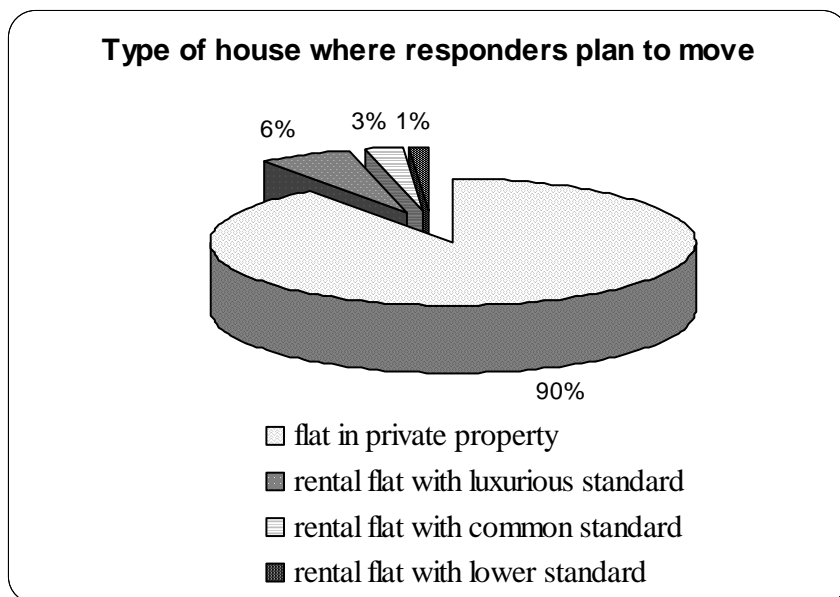
When analysing the relevance of flat features factors on the change of current residence, the most significant are the high running costs, insufficient size of the flat, non-ownership of the flat, bad location, and energy-consuming flat (table 2, graph 2). These factors dominate almost all urban areas. In the area of Sídliisko II., Za mlynským náhonom I., Budovateľská, Za mlynským náhonom II, Cemjata, Kalvária a Rúrky there is often an argument that the flat is located in old house with insufficient infrastructure. The most relevant problem in Sídliisko III. and Sekčov is the non-ownership of the flat. Insufficient maintenance of flats state the inhabitants of Sídliisko II., Soľná Baňa, Šváby, and Sekčov II. Other factors include location of flats in high building density (Sekčov – the Sibírska street).

The most significant factors concerning the nearest surroundings include: lack of playgrounds for children and recreation areas, bad maintenance of residential district, unhealthy environment (noise, exhausts, bad smells) and lack of parking areas. In relation to certain urban areas there rise several dominant factors. For example the architectonic monotony of residential district is a relevant negative factor for the inhabitants of Sídliisko III., Sekčov and Za mlynským náhonom. Lack of stores and services notice the inhabitants of Sídliisko II., Soľná Baňa, Šváby, Mladost', and Sekčov I.. Behaviour of other inhabitants in residential district, insufficient security and unhealthy environment have a negative effect mostly in housing estates. Low social status of neighbours evidently resonates in the area of Mier and Pri ihrisku. Bad accessibility by public transport express the inhabitants of Nižná Šebastová, Za mlynským náhonom II., Soľná Baňa, and Šváby. Other negative factors concerning surroundings include dog-keeping in flats (Družba), noise (the Obrancov mieru street), noise from hostels (the Budovateľská street).

Among the other most relevant factors for the change of residence inhabitants mention the aim to raise their living standard (51 %), plans to study or work out of Prešov (19 %) and personal and family circumstances (16 %). Necessity to lower the living standards mention the inhabitants of Sídliisko III. – Mladost', Sekčov I., Soľná Baňa and Šváby. Other reasons that force people to change their residence are the desire to live in the country (Sídliisko III. - Družba), lack of privacy (Sídliisko III. – Mladost'), possibility to use alternative energy sources (Sídliisko III. – Družba).

Preferences concerning type of house or flat that inhabitants want to provide are various. The most frequent requirements concern detached standard family house (37,9 %), detached luxurious family house (13,8 %) and terraced family house (11,5 %). These are mostly the preferences of people living in Prešov housing estates. There is less interest in the flat in the attic (6,9 %) and row house (5,7 %). Semi-detached house (2,3 %) and flat in an older house

Graph 3



(1,1 %) are the least attractive for responders. Inhabitants clearly prefer to live in house or flat which is in their private property (90 %), graph 3. Lower preferences shows the rental flat with high (luxurious) standard (6 %) and the rental flat with common standard (3 %). Only 1 % of inhabitants

inclined towards the possibility to own a rental flat with lower standard.

Table 2: Number of rooms in a flat according to the preferences of responders

Number of rooms in a flat/ number of responders	abs.	%
flatlet	1	1,25
1-room	1	1,25
2-rooms	8	10,00
3-rooms	25	31,25
4-rooms	24	30,00
5 and more rooms	21	26,25
sum	80	25,00

Source: Questionnaire research

Majority of responders prefer 3-rooms flat (32 %), 30 % would like to live in 4-rooms flat and 26 % prefer 5 and more rooms flat. 10 % of responders is planning to move into 2-rooms flat. There is very low interest in 1-room flat or flatlet, since the investment in flat is usually of long term, while the flatlet is only a temporal solution for young people. People therefore prefer larger flat.

If buying a flat in new building, 21 % of responders would prefer an attic flat in central town, 21 % would prefer flat whenever in town of Prešov. The lowest interest (4 %) was in attic house in the area of Šváby (see table 3). There were also other localities selected for the buying of new flat such as: Bzenov, Košice, Surdok, Šalgovík, the Obrancov mieru street, Za Kalváriou and also the nearest neighbouring districts of Prešov.

Analysing the question concerning preferred features of flat that responders plan to buy, we have realised that the most demanded requirement was the lift in a house (26 % out of 106

responders). 23 % of responders do not want a corner flat and flat on the ground floor and on the uppermost floor. 15 % prefer a flat with separate heating.

When analysing preferences about building a new house, there are plans to build a house on the hillside near Sídliisko III. (10 %), Za Kalváriou (10 %), and in Šalgovík. Nowadays there runs an intensive construction of family houses, however the preferences consider first of all the lucrative location and infrastructure. Rather great interest is in the areas in Prešov surroundings like Veľký Šariš, Kanaš, Kokošovce, Ľubotice, Torysa, Vyšná Šebastová.

Table 3: Location preferences when buying a flat in new building area

<i>Type and location of new flat</i>	abs.	%
Attic flat in central town	12	17,14
Flat in central town in renovated building	3	4,29
Attic flat in Sídliisko II. and III	4	5,71
New flat in Sídliisko II and III emerged by thickening of build-up area	6	8,57
Attic flat in Sekčov	6	8,57
New flat in Solivar	4	5,714
Attic flat in Šváby	2	2,83
New flat in a house in the Sekčov valley	7	10,00
Flat whenever in Prešov	12	17,14
A new flat in other locality	14	20,00
sum	70	22,00

Source: Questionnaire research

Technical infrastructure of land and plots is one of the most required condition for localisation of new house as well as the quality of environment. More than a half of respondents is not willing to contribute to the construction of infrastructure for new building. (63 %). 29 % of people are willing to contribute only partly. More than a quarter of responders is planning to build their house by self-help and almost 30 % of people are going to reconstruct their current houses. 20 % of responders are partly going to use firms and partly build their houses by self-help. The lowest percentage of responders are going to buy a house in a newly built residential district (7,5 %).

Majority of respondents would solve the problem of financing their new dwelling by hypothecary credit (25,3 %), building society saving (23,6 %) and own financial sources (22,5 %). Only 11,2 % would finance their dwelling from the State Housing Development Fund. Some people would search for financial help in friends and (7,7 %).

The inhabitants of Prešov display the greatest interest in renting 3, 4 and 5-rooms flats. The most frequent sum of money for rental 3 and 5 and more rooms flat was 6000 Sk. 4-rooms flat 5 000 Sk. Monthly payment for 2-rooms flat was from 3 999 to 6 500 Sk. None of

responders noticed the sum for 1-room flat, only one inhabitant was interested in a flatlet for about 4000 Sk.

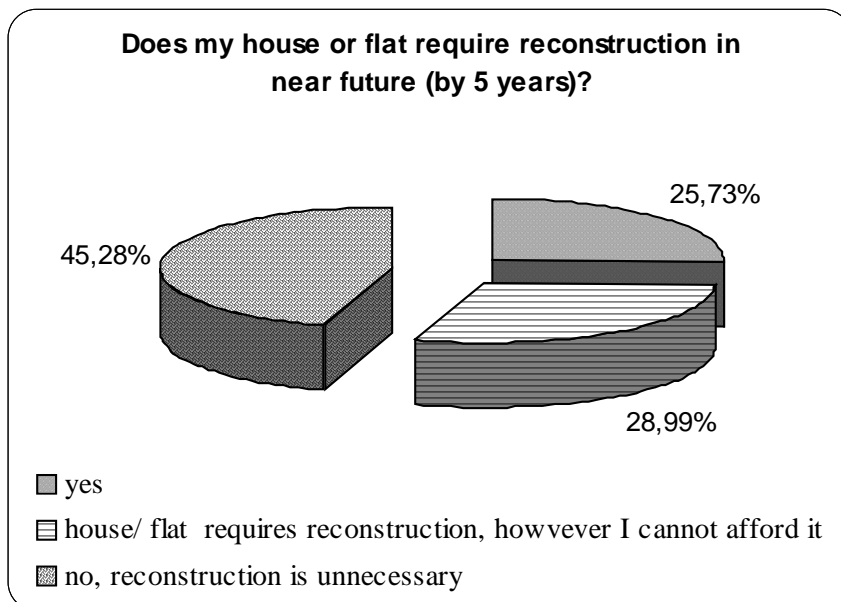
Table 4. Share of inhabitants willing to pay given sum of money when buying a new flat/ house

Sum of money /Sk/	abs.	Percentage from the total number of responders /78/
to 500 000	10	12,8
500 000 - 1 000 000	42	53,9
1 000 000 - 2 000 000	18	23,0
2 000 000 - 3 000 000	4	5,1
3 000 000 - 5 000 000	1	1,3
more than 5 000 000	3	3,9
responders together	78	100

Source: Questionnaire research

Over the half of responders is willing to invest in buying a new house or flat from 500 000 to 1 000 000 Sk (53,85 %). 23,08 % estimated the amount of their investment at 1 000 000 up to 2 000 000 Sk and 1,28 % of people at 2 000 000 up to 3 000 000 Sk. 3,85 % of inquired persons stated that they are willing to invest more than 5 000 000 Sk in their new house/ flat.

Graph 4



When analysing the question concerning reconstruction of house or flat, 54.72 % of people answered positively, they need to reconstruct their current dwelling. 52,98 % of responders say that their house or flat requires reconstruction, however

they cannot afford it in nearest future. When regarding reconstruction by urban areas, there has been the greatest need for reconstruction of flats in the housing estate of Sekčov II (89,47

%), Sídliisko III with its parts Družba (73,69 %) and Mladosť (70,0 %). Despite the fact that reconstruction is inevitable in these flats, many responders cannot afford to run it (Sídliisko III - Družba 63,16 %, Sídliisko III - Mladosť 30,0 %). Inhabitants from the district of Nižná Šebastová proved the lowest interest in reconstruction of their houses (25,0 %), since many of them are quite new and well-kept and in private property of responders.

Quantification of the need for construction of new flats

With reference to the inquiry concerning the opinions and preferences of Prešov inhabitants it is possible to quantify the housing demands for maximum of 6 000 households, out of which 1 700 households prefer the reconstruction of currently existing houses and flats. Thus, there comes out an assumption that by 2015 it is possible to expect the demand for construction of about 4 300 flats in the following structure:

Family houses with lower standard.....	1 600
Terraced and row family houses.....	800
Luxurious family houses.....	550
Attic flats and flats in dwelling houses.....	700
Specific forms of dwelling (socially weak classes).....	650

Resumé

ROZVOJ OBYTNEJ FUNKCIE PREŠOVA VO SVETLE NÁZOROV OBYVATEĽOV MESTA

Obytná funkcia patrí k základným funkciám miest a je ich imanentným atribútom. Rozvoju obytnej funkcie by mali mestské samosprávy venovať primeranú pozornosť. Mnohé samosprávy sa snažia riešiť túto problematiku v strategických rozvojových dokumentoch. Príkladom je mesto Prešov, ktoré vo svojom strategickom pláne ekonomického rozvoja definovalo jednu z úloh, a síce riešiť mestskú politiku podpory bývania. V rámci plnenia uvedenej úlohy sa mestská samospráva rozhodla spracovať programový dokument, ktorý má koncepčne načrtnúť miestnu bytovú politiku v časovom horizonte do r. 2010. súčasťou tohoto dokumentu je zhodnotenie súčasného stavu bývania v meste. Formulácia cieľov bytovej politiky sa musí tiež opierať o poznanie preferencií a predstáv obyvateľstva, týkajúcich sa

rozvoja obytnej funkcie pre najbližšie obdobie. Hlavným cieľom prezentovaného výskumu bolo zistenie súčasného stavu názorov obyvateľov na hlavné problémy súvisiace s bývaním v Prešove a na ich predstavy o budúcom riešení obytných štruktúr.

Z uvedeného výskumu vyplynulo, že nespokojnosť so súčasným bývaním vyjadruje 9,8 % respondentov. Ak by sme predpokladali, že respondenti reprezentujú adekvátnu časť hospodáriacich domácností, potom by sa nespokojnosť týkala 3 158 domácností. Iným zdrojom sú plány obyvateľstva sa presťahovať. Tieto plány avizuje 11 % respondentov (3 545 domácností) v horizonte do 5 rokov a 5,7 % v horizonte nad 5 rokov (1 837 domácností). Časť z uvedených respondentov (4,4 %) uvažuje o presťahovaní sa mimo Prešov (1 418 domácností). Ďalších 10,4 % respondentov presťahovanie plánuje, avšak nemôže si ho dovoliť. V súčasnosti aktívne hľadá byt 3,8 % respondentov, rodinný dom 4,1 % respondentov a stavebný pozemok 3,8 % respondentov. Z analýz názorov občanov je možné vyvodiť, že v meste neexistuje väčší dopyt po developerských projektoch výstavby rodinných domov alebo bytových domov (len 7,5 %), pretože väčšina obyvateľov avizuje uprednostňovanie svojpomocných foriem výstavby, resp. kombinovanú formu výstavby s pomocou firiem. Obyvatelia, ktorí hodlajú zmeniť svoje bývanie preferujú bývanie v samostatne stojacom malometrážnom rodinnom dome (37,9 %). Menší záujem je o samostatne stojace luxusné rodinné domy (13,8 %) a terasové rodinné domy (11,5 %). Z bytov je najväčší záujem o podkrovné byty v nadstavbách starších bytových domov (10,3 %) a v novostavbách bytových domov (6,9 %). Väčšina obyvateľov si praje bývať v byte v osobnom vlastníctve (89,9 %), len menšia časť uprednostňuje bývanie v nájomnom byte s vysokým štandardom (6,3 %) a nájomnom byte s bežným alebo malometrážnym štandardom (3,8 %). Najväčší záujem je o trojizbové byty (31,3 %), 4 – izbové byty (30 %) a 5 a viac izbové byty (26,3 %). Prekvapujúco nízky záujem je o garzónky a 1 – izbové byty (len 2,5 %). Z hľadiska preferencií miesta bývania, u bytov v bytových domoch je najväčší záujem o centrálnu časť mesta (21,4 %) a o sídlisko Sekčov (18,5 %). O niečo nižší je záujem o sídlisko II a III (14,2 %) a najmenší je záujem o sídlisko Šváby. Z hľadiska lokalít rodinných domov nie je možné hovoriť o preferovanej lokalite. Určitá časť (10 %) respondentov uvažuje o výstavbe rodinného domu v suburbánnej zóne.

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