



HOUSING FUND OF THE REPUBLIC OF SLOVENIA, PUBLIC FUND

Presented by

Mojca Štritof-Brus, Deputy Director
Housing Fund of The Republic of Slovenia

E-mail: mojca.stritof-brus@ssrs.si

18th June 2020

ROLE AND LEGAL STATUS



National role

Housing Fund of RS (HFRS) enjoys unique and original position in Slovenia.

Established in 1991 it is the only state-owned housing fund.

It operates as state owned public fund within the framework of the state all over Slovenia territory and supports its priorities as laid in public policies.

The Fund is headquartered in the capital of Slovenia, Ljubljana. Employs only 41 persons.

Institutional role

Strengthening social integration by tackling housing problems at operational level mainly in product lines used by municipalities, local real-estate funds and natural persons. HFRS is the main implementer of the state's housing policy.

Legal status

The Fund is a legal entity under public law with the rights, obligations and responsibilities determined by Public Funds Act and Housing Act.

Dedicated assets and capital: 402.633.901 EUR

LEGAL BASES FOR OPERATION

Resolution on the National Housing Programme 2015–2025
(ReNSP15–25, Official Gazette of the Republic of Slovenia, No. 92/2015);

Resolutions on Family Policy 2018-2028 "A Family-Friendly Society" (Official Gazette of the Republic of Slovenia, No. 15/2018);

Resolutions on the National Youth Program 2013–2022 (Official Gazette of the Republic of Slovenia, No. 90/2013);

National Program of Measures for Roma people for the period 2017-2021, adopted by the Government of the Republic of Slovenia on 25 May 2017;

Housing Act from 2003 (with changes) and Public Funds Act from 2008 (with changes)

Business policy (BP) of HFRS for 2017 – 2020, currently adopting BP for 2021-2025;

Biennial working plan (BWP) of HFRS for 2019 – 2020, currently adopting BWP for 2021-2022.

MAIN PROJECTS AND OPERATIONS

Real-estate investments, projects and operations across all Slovenia (own building projects, projects with municipalities and local housing funds, non-profit housing organisations). HFRS currently owns apartments in 118 from 212 municipalities).

Invest in the development of housing projects and building land.

Pilot and development projects (for young and elderly persons, development and research projects on national and EU level,..).

Long-term housing loans with attractive interest rates available to legal entities (public and private).

Various forms and models of ensuring building of rental apartments (programs, calls, schemes) .

Perform other tasks as laid down by the legislation (saving schemes, denationalisation schemes, legalisation schemes, loans for earthquake zones, cooperate with ministries and partner organisations, disseminate knowledge, ...).

SOURCES OF FOUNDING

(Article 147 of the Housing Act and Article 37 of the Public Funds Act)



Funds for the operation of the HFRS can / could / should be provided:

1. in the state budget; (Actually there was / is no permanent financing from the budget from 1991 on, only few recapitalizations (in assets or in finances) were processed in almost 30 years of existence of HFRS)
2. with capital generated from the sale of social housing (was at the beginning – founding capital given by the State)
3. with grants from domestic and foreign legal and natural persons (there were / are no permanent grant sources, EU projects: Horizon 2020 - CoNZEBS)
4. from funds created by issuing the Fund's securities; (only 3 issues – in 1995, 1998 and 2001)
5. from revenues generated by disposing of the assets of the fund or the state in the management of the fund; (by the sale of non-business assets, business premises in multi-apartment buildings, and with selling of dwellings older than 60 years, where renovation is not economically feasible)
6. from revenues generated by own operations; (implementation through co-financing programs and from 2001 to 2016 selling of new apartments to priority groups of the population, rents)
7. In order to provide funds for financing or crediting the tasks defined in the national housing program, the fund may take out long-term domestic and foreign loans or issue guarantees. (up to 30 % of the dedicated assets and capital – currently up to 120 millions, credit was taken at CEB – 50 million in 2019 for the project of 800 apartments).

CAPITAL INVESTMENTS IN SUBSIDIARIES

As part of the financial investments, HFRS owns:

- From 2001 on: 100 percent of the ownership share in the company **Stanovanjsko podjetje, a company for building management d.o.o., Ravne na Koroškem** (manages 10.168 units, employs 30 persons)

and

- From 2018 on: 100 percent of the ownership share in the company **Spekter, real estate and technical consulting, d.o.o., Trbovlje.** (owns 2.061 – rental apartments, manages 3.965 units, employs 20 persons)

**HOUSING FUND
OF THE REPUBLIC OF SLOVENIA,
PUBLIC FUND**

„WE CARE FOR ALL GENERATIONS“

„TRUST AND OPPORTUNITIES“

STANOVANJSKI SKLAD REPUBLIKE SLOVENIJE



www.ssrs.si