

Building land - the investment which does not know nationality



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Needed knowledge of the concerned country laws

Several Austrian regions offer to buy real estates - lands, residential houses, and pensions, even also shopping spaces and in the frame of them the villages like Vordernberg, Kitsee, Parndorf, Hainburg or Bad Deutsch Altenburg (near Bratislava). For example Austrian Realitäten Ehrenguber mediates the sell of exclusive building lands at Neusiedl am See involving the area of 500 m² with direct connection to Bratislava (30 minutes), with highly developed infrastructure and mainly- without condition to build-up. It also opens the door for speculative purchases of course, which cannot be excluded for one hundred percentages in case of any business transactions.

Bratislava and the border Hungarian village Rajka ought to be connected with the bus line n° 801. The reason is pragmatic: increasing number of Slovakian outlanders, who are coming here without respect to current expressions of nationalism and purchasing houses and lands at the low price thought promptly acting estates offices (for example Es Plus Real). The project of the over-border transport included into Bratislava MHD depends on financial backing of Euro funds, the program of over-border co-operation and the state. The bus ought to service from the new SND theatre through the city parts of Petržalka, Jarovce, Rusovce and Čunovo up to the railway station at Rajka. Launching of the new bus line is expected since September 2009.

However, an interested party in housing behind borders of Slovakia has, understandable, to know laws of the concerned country. For example the market price is the base for dues calculation for transition of ownership to the real estate in Hungary, unless the law specifies otherwise. The buyer always pays the tax from the purchase de sa vie. The due of the buyer (the simple tax) for each house or flat presents 2 percentages up to the value of 4 millions forint, for the difference above 4 millions forint 6 percentages are paid. If the foreigner buyer of a land contracts to build-up there a house within 4 years, he does not pay the tax. In case of unfinished structure he can not only to finalize it, bur also to approve it.

Selection and purchase within our conditions

While selecting the land a lot of factors play their role along with the price here - its parameters, locality, accessibility by an individual or mass transport, public facilities (shops, services, educational and medical facilities) in its vicinity. It is not enough in order the locality would only „felt in our eyes“. It is important to know the town or the village-planning scheme, which contents planned utilization of the concerned area.

Which are the decisive parameters of a land? In accordance with majority of professionals view it is its size and shape. For individually staying house 600 m² is enough, square or not very narrow rectangle is the optimal shape. At least 7 m distance has to be kept between two neighbour houses, the minimal distance of 2 m from the land border and 3m from the road according to the legislative in force. The exclusion

presents line buildings and atrium buildings only.

Orientation of the land to world sides, geological conditions of its sub-soil and the height of underground water, which will influence the house price decisively, are also not less important. While selecting it is needed to consider vertical segmentation of the terrain - the slope gradient and eventual roughness. As steep the slope is as more complicated and financially more expensive the construction will be. It is worthy realizing whether it will be or not be needed to invest other money to engineering networks connections (water system, canalization, electricity distribution and natural gas and cable networks). And it is also necessary to know whether the access to the land leads from a public road or on a private parcel.

How to process while buying a building land? More expensive but the most safe is to entrust some prestigious estate office with it - the member of the National Association of Real Estates Offices of Slovakia the best. The cadastral map and the title of record will disclose, along real shape and detailed sizes, whether the building land is concerned at all, or it does not lay on the protected area from sight point of view, whether the seller is the real and the only owner of the land, based on which acquiring title he obtained it, whether the land is not forced by hypothec, an option to purchase or a real burden. The counterpart of correctly worked out purchase-sell agreement is an expert's statement not older than 6 months, the title of record and the copy of the cadastral map, on which the concerned land is marked.

Particularities at the discussion meeting

Have you the intention to take a long-term relatively most stable investment in the form of building land purchase or in contrary - we are just thinking, how to sell it as useful as possible? Is the land speculative or long-term investigation? How an expert in real estates appraises its value? Which the most frequent risks use to be connected with its purchase and its deposition into the real estate register? Which rules it plays while preparing the project and creating the final price?

The discussion meeting of the professional Internet magazine Stavebné fórum.sk called **Purchase of a building land - safe investment in the time of uncertainty**, which is going to be held on February 26, 2009 in Bratislava Apollo Hotel in Dulovo Square 1 (former Dukla hotel), will try to satisfy everybody, who ask such or similar practical questions. Active participation of such professionals like Soňa Hanková (Salans v.o.s.), Marta Koprďová (Office of Geodetics, Cartography and Registry of SR), Juraj Nagy (the Institution of Building Economy), Michal Roth (Lexxus) and Roman Talaš (Siebert + Talaš) will be the guarantee of sound answers. Jozef Foltýn from Proficon Company will moderate the discussion under the main partnership of ASP, a.s. and bnt - Sovova Chudáčková & Partner, s.r.o., Companies.

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