

## THE HOUSING FUND OF THE REPUBLIC OF SLOVENIA – SHORT PRESENTATION

### VALUES, VISION, GOALS

**HFRS (also the Fund), in performing its tasks, we pursue the following fundamental values:** professionalism, legality, goal orientation, orientation towards public and private users, economy, quality and efficiency, integrity and transparency, impartiality, rationality, knowledge, responsibility, social intelligence, and mutual respect.

**The Vision of the Fund** is to become an efficient national financial - real estate institution with an established system of products to ensure various forms of housing supply, which will, within them, offer suitable measures and instruments (hereinafter programmes) with proprietary, national, and foreign funding, as well as carrying out the role of the main authority and carrier of the housing policy of the state.

**The fund will, in regards to subject division, form programmes within two basic lines:**

- Programmes to ensure various public rental apartments for local communities and local housing - real estate funds, and legally defined private investors
- Programmes of rental and partly also sale of own and other public rental apartments for various groups of population (with the possibility of purchase from rental, which will encompass only a smaller share of the public rental apartments), and other measures, compliant with directions and instruments of ReNSP15-25 and housing law.

**The measures and programmes will be based on the following housing policy goals according to ReNSP15-25:**

- ensuring a balanced supply of appropriate apartments
- ensuring easier access to apartments
- ensuring quality and functional apartments, and
- ensuring a larger housing mobility of the population.

### THE ROLE OF THE FUND

**Since the establishment in 1991 – during 27 years of existence:**

- It has established a **professional and project-based cooperation with the public sector** (with 120 municipalities, with city municipalities local Funds of Ljubljana, Koper and Maribor and other local housing funds and non-profit housing organisations), **and private sectors**, with its operation in various areas, contributes to the achieving of goals, set in developmental, spatial and social development programmes of the state, as well as the regulation of conditions in the housing area and the improvement of legislation in the field of its operation.
- In the years of its operation, it became **nationally and internationally recognised implementing authority** for housing policy of the state in Slovenia, which, with its constant public tenders, public calls, and programmes, offers a variety of products for construction, finalisation, reconstruction, purchase and rental of apartments, both for natural persons as well as for legal entities.

- It **also engages in developmental projects**, as it is building and developing a sample project in Ljubljana for an energy saving multiple apartment construction with elements of a passive standard and with various materials, means of heating, and an embedded kindergarten, within which it tests various typologies of apartments, systems of installations, and a multiple apartment construction with wood – project F3, Green Grove Ljubljana.

## **STRATEGICAL DOCUMENTS**

- the **ReNSP15-25** defines the Fund as the main implementing body of the housing policies, thus the document influences the forming of middle-term and short-term goals since 2016;
- The Public Funds Act from 2008 requires medium-term planning in the form of business policies - **Business Policy of the Housing Fund of the Republic of Slovenia, Public Fund, for the Period 2017-2020**;
- Annual business goals are defined by the Fund in each annual business and financial plan and realised in the scope of work processes of the Fund as it carries out its activities - **The Business and financial plan for 2017 and 2018 and 2019 and 2020**.

## **ORGANISATION AND METHODS OF OPERATION**

The founder of the Housing Fund of the Republic of Slovenia is the Republic of Slovenia, the rights and duties of the founder are exercised by the Government of the Republic of Slovenia.

The Fund's bodies are the **Supervisory Board and the Director**.

### **I. Supervisory board**

**Defined by Article 15**, Articles of Association of the Housing Fund of the Republic of Slovenia as a Public Fund (Official Gazette of the Republic of Slovenia, No. 6/11, 60/17 and 17/18)

#### **Composition:**

The Supervisory Board has five members.

The members of the supervisory board are appointed by the government on the proposal of the competent minister, namely:

- two representatives of the Ministry, who must be experts in the field of housing or spatial planning, spatial planning and construction of residential buildings,
- a representative of the ministry responsible for finance, who must be an expert in the accounting or financial field,
- one member from the beneficiaries or users of the fund services,
- one member for the legal area, who must be an expert in the real estate sector.

The term of office of the members of the Supervisory Board shall be four years with the possibility of reappointment.

#### **Current members:**

**The Supervisory Board consists of five representatives:**

Sašo Rink - President

Vesna Dragan - Deputy President

Vlado Marič - Member

Štefan Preglej - Member

Janez Tomšič – Member which will be substituted by Matjaž Juvančič from 18.7.2018 on.

## **II. Director**

**Defined by Article 18**, Articles of Association of the Housing Fund of the Republic of Slovenia as a Public Fund (Official Gazette of the Republic of Slovenia, No. 6/11, 60/17 and 17/18)

The Fund is managed and represented by the Director.

The director is appointed and dismissed by the founder for a term of four years.

### **Current director:**

mag. Črtomir Remec

## **III. Organisational Chart**

Internal organizational units: Four sectors and nine departments - Appendix 1.

## **IV. Relations to the Government and Ministries**

The HFRS / The Fund is an independent legal entity governed by public law and is not a body of any Ministry. In the sense of the department and the area of work is covered by the Ministry of the Environment and Spatial Planning.

According to Articles of Association of the Housing Fund of the Republic of Slovenia as a Public Fund (Official Gazette of the Republic of Slovenia, No. 6/11, 60/17 and 17/18), the Fund:

- is established for an indefinite period of time.
- is a legal entity governed by public law with the rights, obligations and responsibilities set forth in Public funds Act, Housing Act 2003 and with Articles of Association of the Housing Fund of the Republic of Slovenia as a Public Fund.
- is the subject of registration in the court register of the District Court of Ljubljana with registration number 5539153.

The founder of the fund is the Republic of Slovenia.

The rights and obligations of the founder of the fund are exercised by the Government of the Republic of Slovenia (hereinafter: the Government), whereby the founder's powers are determined by regulations in the field of housing and the regulations on public funds.

The Fund belongs to the field of work of the Ministry responsible for the environment and spatial planning (hereinafter: the Ministry).

The founder shall be liable for subsidiary liabilities for the fund's obligations arising from borrowings which are not insured with the guarantee of the state and which together cannot exceed 20% of the value of the capital of the fund. For the other obligations of the Fund, the founder shall not be liable.

The seat of the fund is in Ljubljana. The title of the fund is: Poljanska cesta 31, 1000 Ljubljana.

In the interests of the state, the Fund works in the whole country, and in accordance with its business policy, finances and implements a national housing program, promotes housing construction, renovation and maintenance of housing and residential buildings, and for this purpose acquires and manages long-term capital investments.

The main activity of the Fund under the Regulation on the Standard Classification of Activities (Official Gazette of the Republic of Slovenia, No. 69/07 and 17/08, hereinafter: the Regulation) is 64.920 Other lending.

According to the methodology in the Decree on the Standard Classification of Institutional Sectors (Official Gazette of the Republic of Slovenia, No. 13/06), the Fund is categorized under the code 13112 - State funds. The tasks performed by the Fund must be in the framework of the following activities under the Regulation:

- K64.920 Other lending,
- K64.990 Other financial services except insurance and pension funds,
- F41.100 Organization of building projects,
- L68.100 Trading in own real estate,
- L68.310 Agents involved in real estate,
- L68.200 Renting and operating of own and leased real estate,
- L68.320 Real estate management for payment or under contract.

The Fund does not receive any funds for operations or payments of services, or the work of employees. There is no system resource for Fund financing.

Certain tasks of the Fund are carried according to public authorization, but without compensation or payment from the Budget of the Republic of Slovenia. The contents are evident from our annual reports available at <http://ssrs.si/o-nas/> and business policies.

Pursuant to Article 147 of the Housing Act 2003 and changes, funds for the operation of the Fund are not provided directly or indirectly from European funds through the founder - the Government of the Republic of Slovenia or ministries. The Fund can apply to those national or international tenders covering the field of its operation that are in line with the objectives of its functioning as set out in the Business Policy of the Housing Fund of the Republic of Slovenia for the period 2017-2020.

For all programs, public invitations and calls (all available at [www.ssrs.si](http://www.ssrs.si)) and all other activities, the Fund devotes exclusively its own financial resources. Founder - Republic of Slovenia or ministries do not contribute or allocate funds to the Fund.