

ABSTRAKT

Distribution of shopping centres in Prague: changes through time and major actors

This theses contributes to debate on uncoordinated spatial development in the cities through research on situation in the prague`s shopping centres market. The aim of this paper is firstly to compare situation in Prague with other european cities, secondly to give account of the development of the shopping centres property market in Prague and finally, to involve the role of the two major actors in localization of the shopping centers. The field survey is divided into two parts. The first one collects the information on the shopping centres market in Europe via research reports of real estate services companies. The next focuses on the shopping centres development in Prague – invetigates distribution of shopping centres through time and influence of the local government and developers in the process of localization of the shopping centres. This chapter was made on the basis of semi-structured interviews with representatives of local government, developers and real estate service company.

Shopping centres property market in Prague has existed since 1997, when the first shopping centre was built. Since that there have been built fourteen shopping centres and it comes to this, that the leaseable area of shopping centres to 1 000 inhabitants amounts almost 500 m². That means, that Prague is on the top of the list of the european metropolies. It pointed to that the development in Prague has been very dynamic. There is comparable level of living in Prague so the shopping centers market is presently saturated but not oversaturated.

The development in the city of Prague can be devided into three time periods and for the last ten years has proceeded from edge of town, through outer and inner city to city core. That means that the development has copied the development in west-european cities. The local government should coordinate the development only through municipal plan. There is also strategic plan, but it shows only the wishes of the city. Six shopping centres were built in the different localities than which were mapped in the strategic plan. The local government is too weak. If the project is according to municipal plan,

the local government must agree with the development. There is perceived absence of the only one city subject with the right of veto in the development. It shows that the developers play the dominant role in the development of the shopping centres in Prague. It became common to allow the building that is not in compliance with the needs of inhabitants. The eleven developers, mainly international, has influenced development of shopping centres in Prague. Developers localize shopping centres according to transportation infrastructure and the prize of the land, not inline with municipal plan. The three major negatives of the prague market are too much bureaucracy and slow and comlicated system. Developers see another potencial in development in prague market. Current problems of some shopping centres are caused by fragmentation of market and bad corporate resolutions and there are not caused by oversaturated market, how it is commonly said.