

## ESZTER VEILANDICS\*

### Settlement Development: a ‘slap-in-the- façade’ Effect

#### Introduction

On the local level of settlement development, a task with a set deadline has been imposed on local governments. Act LXXIV of 2016 on the protection of townscape, as well as Government Regulation No. 400/2016 (XII.5.) on the implementation of the previous Act contain the modifications of the rules relating to urban planning, as well as the tasks and duties to be fulfilled by local governments subsequently. By 31<sup>st</sup> December 2017, local governments had to elaborate landscape guidelines and adopt a regulation on the protection of townscape.

In the present study, I am going into the foundations of settlement management. My aim is to examine the completion of tasks conferred on local governments as local public services, especially settlement development, urban planning, as well as the protection of built and natural environment, in the period between 1990 and 2017. From the local government’s aspect, I am going to present the municipal authorities, their tasks and competences.

I am going to examine whether it is necessary, while reducing the administrative burden on local governments, to issue the documents and adopt the regulations serving as a basis for this subject matter. Is their clarity provided, are they effective and practicable? Do the persons concerned have the potential interest in the subject?

#### From the beginning to our days

Local governments are obliged to elaborate and apply a plan on settlement structure (hereinafter: structure plan), as well as adopt a local regulation on building and the regulation plan (hereinafter: local building regulation), for the whole administrative area of the community and by considering all the relevant provisions of law.

Before 1990, spatial development policy in Hungary, as a duty of government, belonged to the less preferred, third-rate state duties.<sup>1</sup>

The political transition in 1990, the strengthening of market economy, the increasing predominance of private ownership, as well as the withdrawal of the central governance

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<sup>1</sup> FLEISCHER Tamás – FUTÓ Péter – PESSL Gábor: *Spatial development policy and the progress made in regional development since the political transition*. MTA Világgazdasági Kutató Intézet, Budapest, 2001. 11.

altogether created a completely new situation regarding the direction of a settlement's life and development and the science of settlement development.<sup>2</sup> Act LXV of 1990 on Local Governments (hereinafter: Local Governments Act, shortly referred to as LGA) increased the local governments' fiscal, planning and governing autonomy. This Act laid the foundations of settlement direction. "*Within the scope of the local public services, the tasks of the local government of the settlement are, particularly: development of the settlement, settlement planning, protection of the built and of the natural environment...*"<sup>3</sup> Settlement direction represents a common (social) intervention in the progress of settlements, that is, the municipal council conducts the preparation of the structure plan and the Local building regulation, the planning process, the procedure for calling in opinions and the entry into force with the full collaboration of design experts.<sup>4</sup> It falls within the non-transferable powers of the local governments to approve the structure plan.<sup>5</sup> Although the Local Governments Act has laid the foundations, it has defined exclusively the structure plan. As a result, the question of planning rights, i.e. which organs are entitled to prepare the structure plans of settlements was unclear.

Act CLXXXIX of 2011 on the Local Governments of Hungary (hereinafter: Local Governments of Hungary Act, shortly referred to as LGHA) has superseded the LGA, but has not brought fundamental changes as to its provisions.

Settlement direction is exercised by local governments, based on the following legal norms: The first years after the political transition are characterized mainly by crisis management, as well as by spatial development financed from the central budget.

In the first half of the 1990s, spatial development tasks were fulfilled by the government by means of individual decisions which targeted primarily at the subregional adjustment and development of counties in Eastern Hungary. Act XXI of 1996 on spatial development and spatial planning (hereinafter: Spatial Development Act) is the fundamental document of regional development policy which defines the tasks and specifies the means and institutions of spatial development and spatial planning. As a result, Hungary (as the only one among the acceding countries) obtained, regarding its spatial development policy, a legal background which met the spatial development requirements of the EU.<sup>6</sup>

By recognizing the importance of spatial development, the act is considered as a modern one, even in the light of European standards.<sup>7</sup>

Act LXXVIII of 1997 on the Formation and Protection of the Built Environment (hereinafter: Construction Act) determined the basic requirements, means, rights and obligations, as well as the respective tasks, competences and administrative powers relating to the formation and protection of the built environment.

Based on the authorization in Section 62, Subsection 1, point g) of the Construction Act, the government shall set the national requirements for settlement planning and construction (Government Regulation No. 253/1997 (XII.20) on the National

<sup>2</sup> BARTKE István: The state of settlement affairs. *Falu város régió* 2 (2000) 23-26.

<sup>3</sup> 1990. évi LXV. törvény 8. §.

<sup>4</sup> BARTKE, 2000. 23-26.

<sup>5</sup> Section 10 of Act LXV of 1990 on Local Governments.

<sup>6</sup> FLEISCHER-FUTÓ-PESSI, 2001. 12.

<sup>7</sup> JÓZSA Zoltán: *Changing administration*. Jatepress, Szeged, 2011. 48.

Requirements for Settlement Planning and Construction, hereinafter: NRSPC) and shall order their obligatory application.

The Spatial Development Act was modified several times, which, however, did not have an influence on the role of local governments.

Looking at the county and the central levels, they are characterized by continuous changes.

In the past decade, the county-level institutions of spatial development underwent several changes. County bureaucracy was abolished, then the change of government in 1994 strengthened the county level; however, spatial development did not appear within its scope of responsibilities: only the task of preparing and adopting development plans was assigned to it.

A real change came up by the 1996 amendment of the Spatial Development Act which delegated the spatial development tasks to the county level by establishing county councils of spatial development.

In 2004, micro-regions were strengthened by establishing micro-region councils of spatial development. After the local government elections in 2006, spatial development tasks were delegated to the regional level. Then the change of government in 2010 resulted in the delegation of spatial development to the counties again, instead of strengthening regions.<sup>8</sup>

In the past decade, there were substantial changes also in the central institutions of spatial development, as well as in the responsibilities of ministers.

After the elections in 2010, the position of spatial development as a special task within the government underwent significant changes, too. According to Act XLII of 2010, all the affairs relating to spatial planning, spatial development, settlement planning, settlement operation and construction fell within the competences of the Ministry of the Interior.

At the end of 2014, reforms concerning building and settlement affairs were launched which affected local governments as well. The first milestone of these reforms is Act LXXIV of 2016 on the protection of townscape (hereinafter: Townscape Protection Act) which provided that local governments should elaborate landscape guidelines in order to adopt a proper regulation on townscape protection.

Structure plan and local building regulation: *“They underline the importance of development and structure plans in slowing down the depopulation of small settlements and the overpopulation of medium-sized and big towns the sheer existence of these settlements has already been threatened by the former phenomenon.”*<sup>9</sup>

The structure plan and the local building regulation have been considered so far as the fundamental documents of settlement direction which involve provisions relating to the use of areas, the establishment of construction sites and construction areas, as well as planning, erection, renovation, restoration, transformation, modernization, expansion and demolition of buildings, parts of buildings, groups of buildings (hereinafter collectively referred to as: construction works), and have an influence on granting a permit in accordance with the general administrative provisions.

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<sup>8</sup> RECHNITZER János: *From county to county: Addenda to the relation between counties and spatial development*. In: Patyi András – Lapsánszky András: *Political transition, democracy and state reform in the last 25 years*. Wolters Kluwer Kft. Complex Kiadó, Budapest, 2014. 449-453.

<sup>9</sup> The Charter of the ICOMOS Hungarian National Committee. Budapest, 2011. 213.

These fundamental documents may have a substantial impact on the development of settlements provided they were prepared in a forward-thinking way and contain provisions that may give an opportunity to future investments.<sup>10</sup> Such investments may bring progress for the settlement, create new jobs, so their capacity to retain the population is not insignificant. Investments bring income to the community in form of tax, state aids and infrastructure.

The structure plan illustrates the provisions of the Local building regulation on construction plans.

#### Landscape guidelines and townscape regulation

##### Landscape guidelines<sup>11</sup>

The landscape guidelines, as a part of the National Architecture Policy, is a newly introduced, so far unknown kind of regulation.

The guidelines specify the characteristics of the settlement's townscape and parts of the settlement that are distinct from the townscape aspect, together with their characteristics and values. They also include proposals for the quality formation of the townscape, architectural elements and development schemes adjusted to the townscape, further they provide direction for the developers.

The guidelines must include at least the following chapters:

- Introduction, welcome message
- Presentation of the settlement: townscape in general, settlement character
- Our heritage: monuments, architectural, landscape and natural values that are decisive for the townscape, townscapes
- Separation of areas of a different character that are decisive for the townscape, by presenting their townscape characteristics and the settlement character
- Proposals for the quality formation of the townscape: architectural guideline, townscape guideline of public areas: streets, squares, public parks and gardens
- Best practices: buildings, architectural nuances (doors, windows, porches, use of materials, colours, façade design), fences, gardens, creating green areas
- Best practices: special types of buildings, advertising panels, other technical installations

##### Townscape regulation

According to the legislator's intent, the aim of the townscape regulation is to specify all elements of townscape protection and set the respective requirements at the same place, i.e. in the same local government regulation.

The aim of the Townscape Protection Act is to establish a clear framework for local governments so that they can create and maintain a quality environment, protect the characteristics, townscape and architectural values of settlements, as well as regulate the involvement of the public at a local level.

A further objective is to specify a uniform system of requirements for the protection of local values, including other elements of townscape protection, as well as to set out clear responsibilities as to the application of the townscape requirements.

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<sup>10</sup> NAGY Klára: *Strategic planning in local governments*. [in press in *Közjogi Szemle (Public Law Review)* 1 (2018)]

<sup>11</sup> A guide to setting landscape guidelines. Prime Minister's Office, Office of the Deputy State Secretary for Architecture and Building Affairs, December 2016.

The regulation on townscape protection may involve several local government regulations, such as

- local advertising rules,
- felling rules,
- rules on the local protection of architectural heritage
- rules on the protection of local nature

The incorporation of the provisions of these regulations poses a significant challenge and implies also the revision of the local building regulation.

From the foundations to planning: tasks and competences

In the following, I am going to examine the tasks and competences of local government bodies participating in settlement development.

Municipal council

The development of the settlement, settlement planning, as well as the protection of built and natural environment are local public services which are among the responsibilities of local governments.

The aim of settlement planning is to determine the use of settlement areas and the infrastructural network; to set a local regime for building activities; to develop and protect the values of natural, landscape and built environment; to reconcile national, regional and settlement interests with lawful private interests; to ensure that any conflict of interest will be resolved, furthermore to promote careful use of resources.

Settlement planning implies the task of setting the local rules for using and building up sites and settlement areas in order to

- establish a spatial-physical framework for the well-organized, coordinated development of the settlement;
- promote the functionality of the settlement and minimize environmental impacts by efficient use of local conditions and opportunities;
- protect the typical and valuable structure, built-up areas, architectural and natural landscape of the settlement that are worthy of being preserved

In the process of settlement planning, the following tools are available for the municipal council:

- settlement development concept
- settlement structure plan
- local building regulation and regulation plan

The process of settlement planning shall be conducted by the municipal council.

Mayor

Pursuant to the relevant provisions of law, the mayor's primary task is to conduct the procedures for calling in opinions about any settlement planning tool in preparation, about the elaborated local building regulation and structure plan, before their establishment and their approval respectively, involving administrative authorities, local government bodies and special interest groups concerned, the planning council and civil organizations. In order to clarify different opinions, the mayor is obliged to effect settlement negotiations.

After finishing the procedure for calling in opinions, the mayor submits the settlement planning documents to the municipal council for approval, ensures that they are published in the usual way and sends the approved documents to those who have participated in the procedure for calling in opinions, as well as to the National Documentation Centre established by separate statutory regulation.

#### Head architect

Employing a head architect is considered to be a special case in the operation of local government bodies participating in settlement development. In order to provide the highest possible quality of the landscape guidelines and the townscape regulation, the local government shall employ a head architect. The head architect's tasks fulfilled either in an agency or in a public service relationship involve preparation and revision of the settlement structure plan, the local building regulation, the landscape guidelines and the townscape regulation as follows:

- a) *“making a proposal for decision relating to the areas subject to structuring, to the conditions and requirements for commissioning any planning activity,*
- b) *preparing a preliminary notification to the administrative authorities, citizens, civil organizations, special interests groups concerned, as well as to the local governments of neighbouring settlements and other settlements concerned, about the area, aim and expected result of the structuring,*
- c) *cooperating continuously with planners in the course of preparing settlement planning tools, representing the local government's interests,*
- d) *organizing and directing the procedures for calling in opinions about settlement planning tools, providing the publicity of the preparation during these procedures,*
- e) *after finishing the procedure for calling in opinion, preparing the settlement planning tools for final decision, by considering all the remarks received,*
- f) *ensuring that all the modifications resulting from the decision-making are transferred, as well as that new procedures for calling in opinions are conducted if necessary,*
- g) *keeping records of the settlement planning tools prepared for the area of the settlement and the region respectively, ensuring that the settlement planning tools in effect are published on the local government's website if information technology requirements are complied with,*
- h) *participating in consultations and providing information on the content of the townscape regulation in effect,*
- i) *preparing the rules of townscape protection for the local government, monitoring their due enforcement and keeping the related records,*
- j) *in accordance with separate provisions of law and within the geographical limits of his competence, leading the technical-architectural planning council maintained by the local government or association of local governments,*
- k) *keeping records of the planning documents which were on the agenda of the technical-architectural planning council.”<sup>12</sup>*

While the head architect's participation is not required for the preparation of the structure plan and the local building regulation, the Construction Act provides that in case of the landscape guidelines and the townscape regulation, the head architect's participation is required for the legislations process. The violation of this procedural rule leads to

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<sup>12</sup> Section 10 of Government Regulation No. 190/2009 (IX.15.) on the head architect's tasks.

invalidity under public law. Considering the above, our new settlement planning tools are unlawful if adopted without the participation of a head architect.

From the foundations to planning: the settlement development procedure

The main objective of an effective settlement development is to assign the appropriate professionals to the job and conclude a contract for architectural services in order to elaborate the settlement planning tools.

Professional requirements relating to that service contract are set by law, as for pursuing any settlement planning activity a university degree is required in an appropriate field of studies and other professional requirements.

The subject of the contract shall involve the procurement of basic digital maps, participation in consultation procedures with administrative authorities and other bodies concerned, participation in the procedure for calling in opinions, preparing archaeological and heritage impact assessment studies.

Pursuant to Government Regulation No. 314/2012 (XI.8.) on the settlement development concept, the integrated settlement development strategy and certain specific legal institutions related to settlement planning, consultation procedures concerning settlement planning tools are

- complete,
- simplified, or
- negotiated proceedings, or
- proceedings involving a state head architect

Section 32 of the Government Regulation specifies the cases in which a complete procedure shall be conducted in order to adopt or amend a settlement planning tool, as well as the cases in which a simplified or a negotiated procedure is allowed.

In the course of these procedures, the municipality council shall adopt a resolution<sup>13</sup> on the settlement development concept and the settlement structure plan while it has to adopt a regulation on the local building regulation and the regulation plan.<sup>14</sup>

In any of these procedures, publicity shall be ensured.

Publicity and partnership<sup>15</sup>

Nowadays, emphasis is placed on the involvement of the public while publicity is not ensured everywhere the extent and quality of partnership have seen highs and lows. There are settlements in which this works ideally; however, experience shows that in most cases, citizens are not aware of the procedures concerning settlement affairs, do not have any information on development objectives planned or agreed upon by the local government.<sup>16</sup> I must add that this is not necessarily the fault of the local government but also of the citizens.

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<sup>13</sup> Section 2, points 26 and 28 of Act LXXVIII of 1997 on the Formation and Protection of the Built Environment.

<sup>14</sup> Section 2, point 10 of the previous Act.

<sup>15</sup> Based on the Regulation No. 2/2017 (III.30.) adopted by the Municipality Council of the Local Government of Darnózseli Community on the partnership consultation rules relating to settlement development and settlement planning, landscape guidelines and townscape regulation.

<sup>16</sup> NAGY Klára: Impact assessment and consultation in local government legislation. [expected to be published in *Jog-Állam-Politika* 4 (2017)]

As a remedy, a new regulation was introduced that obliges local governments to notify the citizens by all means available such as public hearings, information boards at public places or digital means, and to involve them in the preparation of settlement planning tools and settlement development plans.

Detailed rules relating to this obligation are included in the local government's regulation on the partnership consultation rules relating to settlement development and settlement planning, landscape guidelines and townscape regulation.

The partners are the participants to the consultation, i.e.

- natural persons having a permanent address or a normal residence in the settlement;
- enterprises having a registered office, business premises or branch office in the settlement;
- registered civil organizations if the settlement falls within their scope of activity;
- churches recognised by law functioning in the settlement

In order to provide wide access to information, the local government shall notify the partners as follows:

- by bulletins placed on the local government's information board
- on the local government's website
- in public hearings

Based on the notification, the partners are entitled to make comments and proposals which the head architect shall examine and send them to the assigned architect who shall notify the head architect on his professional opinion in writing.

The head architect shall, in due consideration of the professional opinion, respond to all comments and proposals concerning the subject matter. In case of comments and proposals which will not be accepted, the response shall include a reasoning part.

Measures for providing publicity shall be the responsibility of the mayor.

#### Financial background – state aid system

Financial conditions and in particular financial difficulties of smaller settlements form an actual and continuous obstacle to the elaboration of settlement development documents. In 1998, this problem was intended to be resolved by the Spatial Development Act which introduced, besides the spatial development savings target and the compensation support framework, a decentralized assigned state aid. As a result, local governments elaborated approved their structure plans and local building regulations in the 2000s.

Respective provisions of law oblige local governments to revise their structure plans and local building regulations every ten years. The fulfilment of this task, however, has failed because of the lack of budget support, and the failure to meet the obligations has not led to any sanction. By the 2010s, the structure plans adopted by local governments became outdated in comparison to the progress made in that era.

The obligation of adopting a landscape guideline and a townscape regulation substantially preceded the government's promise to provide state aid for local governments. Bill No. T/15427, approved on 15 June 2017, ordered the allocation of financial resources, as follows: *“Support shall be granted to the local governments in settlements with a population less than 10,000 people and a tax-paying ability less than 32,000 HUF per capita, for covering*



*the expenses arising from the elaboration of the landscape guidelines under Act LXXIV of 2016 on the protection of townscape.*"<sup>17</sup>

Does the method of allocation comply with the fundamental rights guaranteed by the Fundamental Law?

*"(1) Local governments and state organs shall cooperate to achieve community goals. An Act may set out mandatory functions and powers for local government. For the performance of their mandatory functions and powers, local governments shall be entitled to a proportionate budgetary or other financial support."*<sup>18</sup>

Further analysing provisions of LGA and LGHA, Section 4 of LGA provided that all local governments should enjoy the same rights set out by Sections 1-3 equally. *"Simultaneously to defining mandatory functions and powers for local governments, the National Assembly shall provide for the financial means necessary for their performance and decide on the amount and form of budgetary contribution."*<sup>19</sup>

LGHA does not mention the equality of local governments, and introduces a new system of financing local government functions:

*"Within the framework of financing the performance of functions, in the form set out by the Act on the central budget, the National Assembly shall ensure*

a) *the performance of certain mandatory functions of local governments, on the public service level set out by the provision of law defining the function itself, either by granting a function-based tied aid, or by granting a support based on the indicators relating to local needs or on the number of inhabitants.*"<sup>20</sup>

From the abovementioned provisions of law, one can conclude that state aids are available for every local government, as the legislator does not use the conditional tense; however, their amount may be different.

Unlike this, the net amount of financing has been raised by one million HUF which amounts to a fraction of the total service fee in case of a settlement with 10,000 inhabitants. Besides that, the legislator has ignored settlements with less than 10,000 inhabitants where the taxpaying ability is higher than HUF 32,000 per capita. Neither the preparatory works relating to the documents, nor the assignment of the head architect has any coverage.

It is right to raise the question which consequences the local government shall bear if it fails to fulfil its duty to adopt a regulation?

This qualifies as an omission of legislative duties. The omission occurs if the municipal council of a local government fails to fulfil a legislative duty set out by an Act. Legal consequences of omission of the duty to adopt a regulation are established by Section 32, Subsection 5 of the Fundamental Law and Sections 137, 138 and 141 of Act CLXXXIX of 2011 on the local governments of Hungary. The local government regulation shall be adopted by the head of the capital or county government office in the name of the local government. Could we suppose that in such cases the government office shall assign the head architect and bear all the relevant costs?

What are the sanctions if the local government has launched the legislative procedure but is unable to finish it within the given deadline?

In early 2018, it can be clearly seen that, due to the delayed state aids, most local governments did not start the legislative work. Several local governments are still in the

<sup>17</sup> Act XC of 2016 on the central budget of Hungary for the year 2017, point 6.

<sup>18</sup> Article 34 of the Fundamental Law of Hungary.

<sup>19</sup> Section 5, Subsection 5 of LGA.

<sup>20</sup> Section 117, Subsection 1 of LGHA.

phase of calling in opinions from administrative authorities and holding public hearings, and they cannot meet the deadline set out by law. And that is because they decided to undertake any financial obligation exclusively after the state aid has been granted, in accordance with the principle of safe and responsible management of public finances set out by LGHA.

What will happen if the local government does not adopt the guidelines? Will this lead to invalidity under public law?

No straight answer can be found to these questions in the rules adopted by the legislator.

#### Conclusion

This study was aimed at giving an overview of settlement development procedures involving local governments, in particular the mandatory functions set out by law, the regulations and other rules to be adopted as well as the ongoing changes. This research urged me to take a critical approach to the necessity of these changes.

Both settlement planning and settlement development are subject to a complex legal regime; functions and powers have been continuously changing in the previous years. Amendments were made to the permit procedure, paper-based procedure was replaced by electronic case management and the e-records of construction works.

The government has set the objectives of creating a more flexible legal background for settlement planning and settlement development, increasing essentially the involvement of the public, deregulation, strengthening voluntary abidance by the law and introducing a nation-wide professional support. Simultaneously with the change in the approach, the government also intended to decrease bureaucracy.<sup>21</sup>

In my opinion, the newly introduced regulation has not led to a more flexible legal background. Namely, the landscape guidelines and the townscape regulation do not substitute the other settlement planning tools. The guidelines constitute a tool for the presentation and the quality formation of townscape characteristics in accordance with professional criteria; however, they primarily express the community's intent. In the first place the guidelines are addressed to developers and are expected to provide help for the planning process by presenting and highlighting the cultural and built values of the settlement, by making recommendations for the reader in relation to each part of the settlement, illustrated by good and bad examples. These recommendations are not compulsory and are not aimed at restricting the developers' and planners' liberty, but at widening their horizon and offering ideas related to visual and architectural culture. The guidelines are not legally binding, they imply only a moral accountability.

Thus, one still uses structure plans, regulation plans and local building regulations; however, these shall be based on the guidelines and the townscape regulation, which means that the work process could not be finished by the adoption of the guidelines and the townscape regulation: the documents had to be harmonized, the requirements regarding the townscape had to be deleted from the local building regulation. Since in case of a building investment, priority shall be given to the entirety of the documents and not to the guidelines.

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<sup>21</sup> Based on Government Regulation No. 152/2014 (VI.6.) on the functions and powers of the members of the Government.

Coming back to the functions of local governments, within the scope of local public services such functions are: settlement development, settlement planning, protection of the built and natural environment, further the water and rainwater regulation, sewerage, maintenance of local public roads and public places.

Local governments shall enforce the principle of popular sovereignty, in local public affairs they shall express the public will and realize it in a way which is democratic and creates widespread publicity. Shall it really be considered the public will?

Is it realistic to define landscape guidelines in settlements where there are no listed buildings or protected areas? Is this the top priority, or rather the condition of roads and drainage ditches and how to ensure their safety?

Before introducing the duty to regulate, the actual demands of local governments for townscape regulations should have been estimated. Namely, an investment concerning the structure plan could also have an impact on the townscape.

When setting the deadline for the completion of the tasks, the stage of ongoing procedures initiated by local governments to amend the structure plan was not considered.

As a consequence of the delay of providing state aids, most local governments were unable to meet the deadline set out by the Act. Following the principle of safe and responsible management of public finances enacted in LGHA, they started the work only after the state aids had been made available.

Besides criticism, I have to mention that the Prime Minister's Office has prepared sample documents to support the performance of the duties imposed by the Townscape Protection Act and has made them accessible to local governments.

The legislator's main objective was to provide an opportunity to separate townscape regulation from construction rules in order to protect the townscape. The intended impact will be confirmed by the everyday practice.

## ESZTER VEILANDICS

### Settlement Development: a 'slap-in-the-façade' Effect

#### (Summary)

On the local level of settlement development, a task with a set deadline has been imposed on municipalities. Act LXXIV of 2016 on the protection of townscape, as well as Government Regulation No. 400/2016 (XII.5.) on the implementation of the previous Act contain the modifications of the rules relating to urban planning, as well as the tasks and duties to be fulfilled by municipalities subsequently. By 31<sup>st</sup> December 2017, municipalities had to elaborate landscape guidelines and adopt a regulation on the protection of townscape

In the present study, I am going into the foundations of settlement management. My aim is to examine the completion of tasks conferred on municipalities as local public services, especially settlement development, urban planning, as well as the protection of built and natural environment, in the period between 1990 and 2017. From the

municipality aspect, I am going to present the municipal authorities, their tasks and competences.

I am going to examine whether it is necessary, when reducing the administrative burden on municipalities, to issue the documents and adopt the regulations serving as a basis for this subject matter. Is their clarity provided, are they enforceable? Do the persons concerned have the expectable interest in the subject?