

ACQUISITION OF OWNERSHIP OF REAL ESTATE

NATIONAL TREATMENT

Foreign legal entities established in Slovenia benefit from a national treatment regime with regard to the acquisition and ownership of real estate. Foreign companies incorporated or founded in Slovenia have the same purchase rights and rights to the use of land and natural resources as those enjoyed by Slovenian enterprises, regardless of the amount of foreign-owned share capital.

Businesses not incorporated or founded in Slovenia have the same rights if they have subsidiaries/enterprises based in the EU and all transactions are justified by the primary activity of the business.

OWNERSHIP OF REAL ESTATE

Most land in Slovenia is privately owned and can freely be sold and purchased.

REAL ESTATE ADMINISTRATIVE PROCEDURES

Private real estate

Basic steps when purchasing real estate (specific cases excluded):

1. Identification of legal status of the real estate (ownership, mortgage, building and operating permit);
2. Negotiations;
3. Contract (the object, the amount and the procedure of payment, mortgage, the registration clause ...);
4. Payment of deposit;
5. Payment of taxes (Real Estate Transfer Tax - 2% of the property price; new commercial real estate – 22% VAT);
6. Certification of seller's signature by a notary public;
7. Submission of proposal to Land Registry.

Purchase of land requires some specific knowledge regarding the national legislation, therefore the involvement of an expert is advised.

Public real estate

The most common procedure used is public auction, followed by public tender and under certain conditions also direct contract. Law on physical assets of the state, regions and municipalities provides principles of conduct, procedures and acts regulating the disposal of real estates.

Public auction is a public procedure in which the real estate is sold or rented to the highest bidder, who agrees to certain pre-set conditions. The auction is conducted 15-60 day after

its publication. The publication must include basic information on the real estate and the implementation of the auction.

Public tender is performed by sending out a call for proposals to a specific or unspecified group of persons. Tender documentations specifies the form and the conditions under which the bids should be submitted and gives basic information on the real estate. The real estate is sold or rented to the bidder who offered the highest price.

In exceptional cases the real estate owned by public entities can be sold or rented based on the direct contracts (in case of smaller shares of ownership, lower value of the real estate, if other contractual party is a public law institution,...). Intention to contract must also be published.

UNIVERSITY IN MARIBOR

The University of Maribor is a regional developer and its faculties are located not only in the city of Maribor, but also in other parts of Slovenia. It has a nearly 160-year-old tradition of higher education. However, the University of Maribor was established only in 1975. Today the University has about 1,050 pedagogical and research employees as well as 700 administration and technical support. Around 18,000 students study at the University of Maribor.

Executive power is vested in the Rector, assisted by six vice-rectors, and the secretary general. The highest academic and professional body is the University Senate, comprising deans, deputy-deans, academic officials, researchers, and student representatives, who meet at periodic sessions in order to decide on the policy and structure of the University. The decision-making body in the field of management is the Management board. The Students' Council at the University of Maribor, led by Vice-rector student, has an important role and meets in periodic sessions to discuss student related issues.

The University of Maribor comprises 17 faculties which offer undergraduate and postgraduate study programmes, a modern University library, Student dormitories and other facilities. The list of faculties is as follows:

Faculty of Economics and Business

Razlagova 14,2000 Maribor

+386 (0)2 22 90 000

+386 (0)2 22 90 217

<http://www.epf.um.si/eng/>

Faculty of Electrical Engineering and Computer Science

Smetanova ulica 17,2000 Maribor

+386 (0)2 22 07 000

+386 (0)2 22 07 272

<http://www.feri.uni-mb.si/podrocje.aspx?id=0&langid=1033>

Faculty of Law

Mladinska ulica 9,2000 Maribor

+386 (0)2 25 04 200
+386 (0)2 25 23 245
<http://www.pf.uni-mb.si/en/>

Faculty of Civil Engineering, Transportation Engineering and Architecture

Smetanova ulica 17,2000 Maribor

+386 (0)2 22 94 300
+386 (0)2 25 24 179
<http://www.fg.um.si/en>

Faculty of Agriculture and Life Sciences

Pivola 10,2311 Hoče

+386 (0)2 32 09 000
+386 (0)2 61 61 158

Faculty of Chemistry and Chemical Engineering

Smetanova ulica 17,2000 Maribor

+386 (0)2 22 94 400
+386 (0)2 25 27 774
<http://www.fkkt.um.si/en>

Faculty of Health Sciences

Žitna ulica 15,2000 Maribor

+386 (0)2 30 04 700
+386 (0)2 30 04 747
<http://www.fzv.um.si/en>

Faculty of Organizational Sciences

Kidričeva cesta 55a,4000 Kranj

+386 (0)4 23 74 200
+386 (0)4 23 74 299
<http://www.fov.um.si/Home>

Faculty of Medicine

Taborska ulica 8,2000 Maribor

+386 (0)2 23 45 601
+386 (0)2 23 45 600
<http://www.mf.um.si/index.php/en>

Faculty of Mechanical Engineering

Smetanova ulica 17,2000 Maribor

+386 (0)2 22 07 500
+386 (0)2 22 07 990
<http://www.fs.um.si/podrocje.aspx?id=0&langid=1033>

Faculty of Criminal Justice and Security

Kotnikova 8,1000 Ljubljana

+386 (0)1 30 08 300

+386 (0)1 23 02 687

<http://www.fvv.um.si/en/>

Faculty of Logistics

Mariborska cesta 7,3000 Celje

+386 (0)3 42 85 300

+386 (0)3 42 85 338

<http://fl.um.si/english>

Faculty of Arts

Koroška cesta 160,2000 Maribor

+386 (0)2 22 93 840

+386 (0)2 22 93 625

http://www.ff.um.si/?language_id=1

Faculty of Natural Sciences and Mathematics

Koroška cesta 160,2000 Maribor

+386 (0)2 22 93 844

+386 (0)2 25 18 180

<http://www.fnm.uni-mb.si/index.php?lang=en>

Faculty of Energy Technology

Hočevarjev trg 1,8270 Krško

+386 (0)7 62 02 210

+386 (0)7 62 02 222

<http://www.fe.um.si/en/>

Student Dormitories Maribor

Gospovetska cesta 83,2000 Maribor

+386 (0)2 22 84 200

+386 (0)2 22 84 233

<http://www.studentskidomovi.um.si>

University Library Maribor

Gospejna ulica 10,2000 Maribor

+386 (0)2 25 07 400

+386 (0)2 25 26 087

<http://www.ukm.um.si/en>

Faculty of Education

Koroška cesta 160,2000 Maribor

+386 (0)2 22 93 600

+386 (0)2 22 93 760

<http://www.pef.um.si/145/home>

Faculty of Tourism

Cesta prvih borcev 36,8250 Brežice

+386 (0)8 20 54 010

+386 (0)8 20 54 012

<http://ft.um.si>

SECONDARY AND VOCATIONAL SCHOOLS IN MARIBOR AND PTUJ

Maribor je pomembno srednješolsko središče, v njem deluje 19 srednjih šol. Vanje je v 550 oddelkih vključenih 15.878 dijakov. V Mariboru delujejo še tri višje strokovne šole.

Srednješolski izobraževalni programi so programi nižjega in srednjega poklicnega izobraževanja, srednjega tehniškega in drugega strokovnega izobraževanja, poklicno-tehniškega izobraževanja, gimnazije, prilagojeni izobraževalni programi za mladostnike s posebnimi potrebami ter izobraževalni programi za odrasle.

V Mestni občini Maribor je omogočeno srednješolsko izobraževanje v okviru več kot 200 različnih programov z naslednjih področij:

- kmetijstvo - živilstvo
- gozdarstvo - veterinarstvo
- vrtnarstvo - rudarstvo
- strojništvo in metalurgija - elektrotehnika
- računalništvo - kemija
- farmacija - steklarstvo
- gradbeništvo - lesarstvo
- tekstilstvo - usnjarstvo
- tiskarstvo, papirništvo - promet in zveze
- storitvene dejavnosti - gostinstvo in turizem
- ekonomija - zdravstvo
- kultura - pedagoško področje (predšolska vzgoja)
- splošnoizobraževalno področje (gimnazija)

Srednješolski center Ptuj – 18 programov iz področij:

- biotehnologija
- ekonomija
- elektrotehnika in računalništvo
- strojništvo