

RAZLOGI IN POSLEDICE POMANJKANJA ODGOVORNOSTI PRI GRADITVI ENOSTANOVANJSKIH OBJEKTOV

REASONS AND CONSEQUENCES OF RESPONSIBILITY LACK DURING CONSTRUCTION OF SINGLE-FAMILY HOUSES

Ključne besede

arhitekt; odgovornost; investitor;
uporabnik

Key words

architect; responsibility; investor; user

Izvleček

V prispevku smo osredotočeni na odgovornost na področju arhitekture, še posebej pri graditvi enostanovanjskih objektov – enostanovanjskih hiš. Odgovornost je razdeljena na dve področju: odgovornost pri projektiranju enostanovanjske hiše in odgovornost pri gradnji enodružinske hiše. Seveda je odgovornost razdeljena med tri glavne akterje: arhitekta, investitorja in/ali uporabnika in izvajalca. Izpostavljena je aktualna problematika na tem področju, in sicer: upadanje števila investicij na področju nepremičnin od 2008 do 2014, nelojalna konkurenca, zakonodaja in neskladne ter nelegalne gradnje.

Na koncu prispevka se osredotočimo na možnosti sanacijskih ukrepov izpostavljene problematike. Možnost sanacije področja izpostavimo z izobraževanja, vpeljave novega akterja/arhitekta-skrbnika s primerno izobrazbo, aktivnega medsebojnega sodelovanja med stroko, kot tudi med stroko in investitorji/uporabniki, zavedanja vloge/odgovornosti in poudarka na končnem uporabniku objekta tudi v zakonodajnem smislu.

Abstract

This paper focuses on the responsibility in the field of architecture, more specifically in the field of construction of single family houses. Responsibility is discussed in two sections - Responsibility during designing a single-family house and responsibility during execution of a single-family house. The three main participants, on whom responsibility lies, are: architect, investor and/or user and the contractor.

Paper also discusses four issues: decline of investments in real estate between 2008 and 2014, disloyal competition, legislation, and inconsistent and illegal building.

In the end are presented possible solutions for the mentioned issues including raising awareness of person's responsibility, different sanctions for offenders, change of current legislation, active collaboration, awareness of individual's role in the process and the necessity of legally differentiating between the investor and the final user.

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1. Introduction

This paper focuses on responsibility in the field of architecture and civil engineering, with emphasis on the less demanding facilities/single family houses, which are the most common type of new construction in Slovenia [STAT, 2014], see Figures 1 and 2. In this case we are discussing possibilities to find solutions, which can be applied for the position of architect and for protecting his role in the whole construction process.

The word responsibility is very genuine and frequently used in many areas, and it is misinterpreted many times. Responsibility is a composed word: response + ability. The meaning of responsibility represents a moral obligation to behave correctly towards or in respect of something or someone [Oxford dictionary, 2014].

2. Research problems and aims

Main focus of the article is set on responsibility in case of design and execution of single family houses, which are defined as less demanding works by the Decree on the introduction and application of uniform classification of facilities and on the designation of facilities of national importance [OG RS,

No. 109/11]. In case of single family houses construction the following issues can be highlighted:

- Decline of investments in real estate between 2008 and 2014
- Disloyal competition, as a consequence of investments decline
- Legislation, with ineffective instruments for supervision
- Inconsistent and illegal buildings, which are partly also consequence of legislation.

In this paper the last three listed topics are being discussed. Within these topics there are possibilities for improvement by proper amendments of the laws which are being presented in this paper.

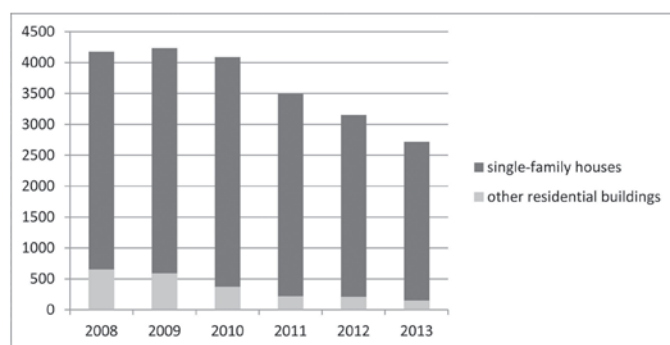
Decline in the number of new buildings, as well as in case of single-family houses, is a result of general economic crises. Reduction of economy is having a significant impact on building sector; since the number of investors is decreasing, there also is less of inquiries for architectural work. As a consequence so called disloyal competition was launched. The exposed problem present mostly other engineers (especially the ones with completed technical secondary schools), that interfere to the area of architecture and have less knowledge about the responsibility towards profession and

environment. This problem is specific for Slovenia and it is in Slovenia a given right, that cannot be just taken away, but it needs to be handled in future. Slovenian legislation, unlike for example German legislation (where the owner of an architectural studio has to be an architect), does not require that the owner of an architectural studio is a professional in the field of architecture or spatial planning. That allows formation of companies with a designing service also for informal educated person, although they still have to collaborate (in most cases over contract) with architects or spatial planners. This way engineers of other professions intervened to the field of architectural designing and to other related areas. The problem is as well in ethic of some architects, as they get payment only for lending the seal for project. This can be problematic as well in the case of problems during designing or construction. So the problem lays as well on the architects; as architecture is a contractual business although its performer needs special qualification and professional exam his main focus could not be in the income and profit but in the quality of his design, works, satisfaction of users, and in compliance with the environment.

Mentioned problematic of unprofessional designers is wide and

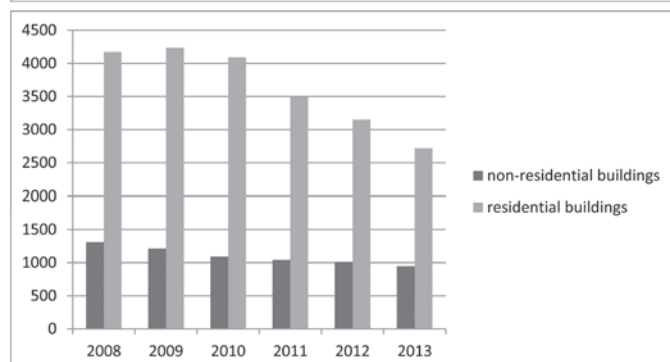
Slika 1: Prikaz dokončanih stavb v Sloveniji po letih, ločenih na stanovanjske stavbe in nestanovanjske stavbe.

Figure 1: Tabular presentation of completed buildings in Slovenia by years, separated to residential buildings and non-residential buildings [source: Andreja Benko].



Slika 2: Prikaz števila dokončanih stanovanjskih objektov, ločenih na enostanovanjske objekte in ostale stanovanjske objekte.

Figure 2: Tabular presentation of completed residential buildings in Slovenia by years, separated to single family houses and other residential buildings [source: Andreja Benko].



can be detected all over Slovenia, above all in the region of Pomurje. There it can be seen that newly built single-family houses are in many cases not designed by architects. Upon the interaction with the Chamber, the analysis for the region of Pomurje was made in year 2014 and outcome is problematic for the profession, for the architectural landscape and as well for the user of the facility (whole analysis is accessible on page: <http://www.zaps.si>), Figure 3.

During designing process, architects are representatives of institutional knowledge. They supervise over the interventions in space, either directly by taking part in the process via their personal practice or indirectly by affecting it through their professional organisations. The role of professional ethics in architecture should be limiting and leading this power through describing architect's responsibilities and also should be preventing unethical attitudes in all kinds of spatial practices by using this power and knowledge [Sadri, 2012].

All mentioned shortcomings in the implementation process of building a facility at the end mostly experience the facility users. Deficient legislation and loose Article (for example Articles 2, 5 and 79) have effect on quality of designing and execution¹. And to that we can as well add the anomalies from economy and result is problematic that is seen in the built environment and landscape.

Current construction and spatial planning legislation [Construction Act, OG RS, No. 110/02] allows diverse interpretations of some specific articles and also opportunity to misuse them. The result of the amount of unprofessional workforce, legislation and disrespect of law of

investors, are non-professional, non-conforming and illegal buildings which are not controlled by the competent authorities. The lack of control is determined with the lack of safety mechanisms and as well the lack of proper records about newly built objects that could activate their interference or work on their own.

3. Research questions and methods

Above mentioned issues led to the two main research questions:

- What is the responsibility of individual participant in the construction procedure defined by law?
- Who and how is he responsible for specific interventions?

In the paper we use different research methods to answer the above mentioned research questions. Firstly, current legislation was gathered and analysed from responsibility point of view. In the whole article descriptive method is used, in some parts also interpretation of survey results. Research conclusions were made by using descriptive and synthesis methods.

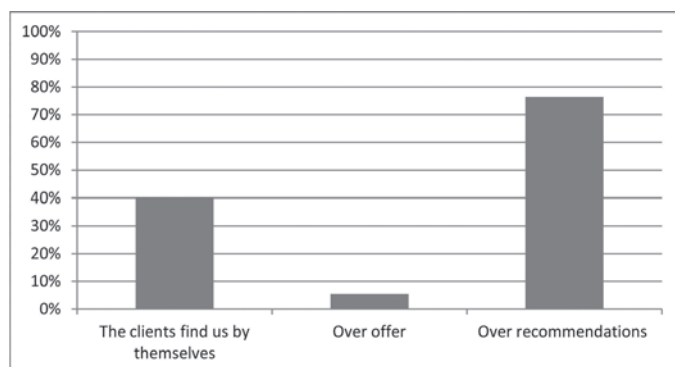
4. Responsibility

The landscape is an assembly of living and inanimate nature. An inanimate nature represents that element, which provides opportunities and frameworks and living one exploits all that in the given possibilities. The cultural landscape is the result of the abovementioned: nature has made the possibilities; human capabilities are then the framework for the use thereof. When these interventions are harmonized, an optimum is achieved

[Juvanec, 1993]. Spatial planning, should manage a land use in and for the future. This definition seems self-evident and universally acceptable. But also professional discussions sometimes surprisingly forget the time factor as an essential dimension of planning. The spatial planning they primarily see as an activity that regulates space [Kos, 2002].

Mentioned knowledge is also crucial part when designing and constructing of residential architecture. Architect needs to consider in every single design project many aspects; laws of nature, climate, culture of specific space, identity of landscape and identity of population. Also appropriate opportunities of building expansion, upgrading of space and spatial infrastructure in the future, and above all also the needs and desires of the client and/or user should to be considered when designing. All exposed criteria have to be part of the architect's service. Larson [1977] describes professions of architects as a systematic attempt to delimitate a non-competitive area and protect it from market forces. She [Larson, 1977] adds that the rules and regulations of a profession protect the privileged status of the profession and prevent outsiders from penetration.

The construction of a facility after Construction Act [OG RS, No. 110/02] comprises the design, execution and maintenance of the works. All this in a predetermined time frame which is in many cases set unrealistically, which is the issue of project and investment management. As such, it brings forward the delays and economic losses for the investor and/or user. At this point, search for person who is responsible for mistakes (design or execution phase) starts.



Slika 3: Prikaz deleža objektov projektiranih s strani arhitektov na območju Pomurja [vir: www.zaps.si].
Figure 3: Amount of designed objects by architects in Pomurje [source: www.zaps.si].

Responsibility during the construction process in Slovenian law is determined in different legislative documents. In this article, we mainly focus on three of them:

- Construction Act [OG RS, No. 110/02]
- Special construction usances [OG SFRY, No. 18/1977].
- Code of professional ethics of architects, landscape architects and spatial planners [OG RS, No. 6/05]

Upon them, we can divide the area of responsibility in construction into three fields:

- Responsibility during designing a single-family house.
- Responsibility during execution a single-family house.
- Responsibility during maintenance of single-family house.

In the article we will focus on the first two as they mainly concern the work of professionals.

The responsibility during designing single-family houses

The responsibility is in the field of residential architecture designing mostly defined by the Construction Act [OG RS, No. 110/02] and Code of professional ethics of architects, landscape architects and spatial planners [OG RS, No. 6/05] in the case of problems, mistakes or arguments between the participants.

Construction Act [OG RS, No.110/02] defines the responsibility by the individual roles in the design:

- the investor;
- the project designer;
- the responsible project designer;

- the responsible design manager.

Code of professional ethics of architects, landscape architects and spatial planners [OG RS, No.6/05] sets out more detailed obligations and responsibilities of the architect. We can implement the Code not just as rules for the service but as well as a guide for ethical and quality work. Thus, in addition to the ethical responsibilities in their personal practices, architects should be sensitive to the ethical responsibilities of all actors and feel responsible for others' work as well as their own. Collective power and responsibility of architects require them to prevent and stop unethical acts in architecture [Sadri, 2012].

By professional Code and Construction Act, the architect is obliged by the acceptance of project to conclude a contract with an investor and/or user, which clearly and unambiguously defines the relationship between them, particularly the scope of work obligations of both parties, the fees, limitation of responsibility and the deadline for the commissioned service. An architect is also obliged to inform investor and/or user of the fact that he must operate in accordance with the applicable provisions of Code and other general acts of the Chamber at the conclusion of the contract (to inform the investor and/or user with the fact that he must operate in accordance with the provisions of Code and other general acts of the Chamber) or to decline the project, if he has no adequate knowledge or he has not adequate human, financial or technical capabilities. Other obligations of architect upon the Code are:

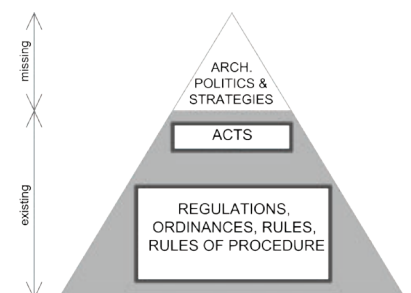
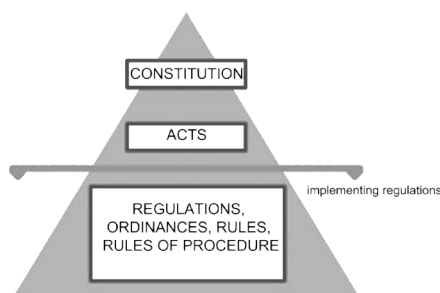
- To assume business execute regularly and without delay

within the contractual investment value.

- To inform the investor and/or user in possible ways, with all the facts which might affect the anticipated volume, structure, quality or value of his work.
- To allow the investor and/or user to allow the insight into the solutions and in scope of performed work. Before starting the execution of a new work phase, the architect should require from contracting authority regular and timely confirmation of the phases of work already done.
- To respond immediately to comments or complaints by user about his work and (to try) to regulate the situation with additional notes or coordination. Complaints must be treated kindly, sympathetically and within reasonable time frames.
- Provided that there is no consensus solution to conflict situation between the architect and the investor and/or user, may the architect and the client apply to the competent Chamber to assist in resolving the dispute or to decide the argument between them [Code, OG RS No. 6/05]

Comparing the obligations and responsibilities of the designer and architect, the investor has less obligations and responsibilities. His obligations are:

- To attend all the necessary applications, orders and registrations defined by the Construction Act.
- To appoint a responsible project manager among the responsible project designers



Slika 4: Hierarhija slovenske zakonodaje [vir: Andreja Benko].

Figure 4: The hierarchy of Slovenian legislation [source: Andreja Benko].

[Construction Act, OG RS No. 110/02].

- To conclude a written contract of the contract services, which are assembled on the basis of project assignments for the design, auditing, implementation and control of execution. Contract is an important key factor in any later subsequent finding of responsibility by a problem.

At that point, we can see that the obligations and responsibilities of the architect in the design are extensive. As an expert he has to set priorities of wellbeing of investor and/or user, to realize at least prescriptions written in "Rules on minimum technical requirements for the construction of apartment buildings and apartments [OG RS, No.1/11]" and as well all other prescriptions from spatial planning acts for the region etc. In case of a conflict a competent institution for its solving is Chamber of Architecture and Spatial Planning of Slovenia. The Chamber is in a role of mediator when there is a conflict related to architectural designs and plan (between architect – investor, architect – contractors).

In any case relations between the involved participants as well as the responsibility of them is in detail set in Obligations Code, which contains the basic principles and general rules for all obligations [OC OG RS, No. 97/07]. Also in this Act the contract between the participants, which defines the role of the individual in the process is heavily exposed, as it also summarizes the Code.

5. Responsibility during execution a single-family house

Beside predominant responsibilities for the architects, there are also defined responsibilities which need to be implemented during the execution of works. In addition to the above-mentioned Construction Act [OG RS, No. 110/02] and the Code [OG RS, No. 6/05], in this case there are as well valid the Special construction usances [OG SFRY, No. 18/1977].

In addition of above mentioned responsible participants, in construction of works, the legislation, adds some more actors to the process:

- the contractor;
- the responsible executor of works;
- the responsible construction site manager;
- the supervisor;
- the responsible supervisor;
- the auditor.
- The responsible auditor
- The responsible leader of auditors.

Contractor builds the facility after the architectural plans under the supervision; in rare cases it is the architect who is responsible design manager. It is clear that in this case there is no official demand of mutual communication between the investor, architect and contractor. Control of execution is delivered by supervisor (Articles 2, 30, 32 and 33), but again many times there is lack of control over his work. Often, the contractor is the one who hands over the completed house.

Since there is possibility of mistakes during execution (hidden mistake) the guarantee in case of hidden mistakes must be as well included in the contract.

The greatest importance is again the contract highlighted by the law between the involved participants. The Special construction usances [OG SFRY, No. 18/1977] regulate the relationship between clients and contractors in the execution of construction works; however, they can be used only if all contractors agree with the usage of them, what is inscribed at the beginning of the act. In this way we can see the Usances as the recommendations for the quality work between the investor and the contractor. The Usances are nowadays replaced with the so called FIDIC contracts which are internationally acknowledged.

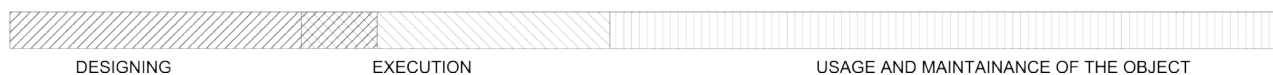
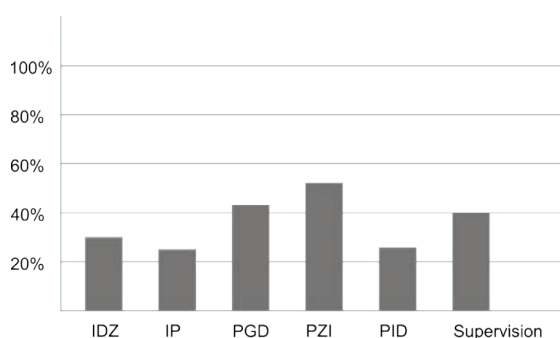
6. Discussion

According to presented facts and the analyses of the legislation, we can determine that the building legislation in Slovenia is properly set. Although the responsibilities of key participants and resolving disagreements options are defined, the situation in praxis is reverse. Nowadays often seems that the profession of architect lost his reverence, although the architect remains a key link in the design process. Slovenian architects acquire basic knowledge about designing in college and additional knowledge is achieved in practice.

Upon the analyses of mentioned problematic, we can clarify that it arises from:

Slika 5: Odgovori na vprašanje Kako [arhitekti] navežete stik s strankami, iz ankete izvedene v l. 2012 [n = 55] [vir: Andreja Benko].

Figure 5: Answers on the question How do you as an architect contact/reach your clients? From the survey in year 2012 [n = 55] [source: Andreja Benko].



- Non-compliance of the built object with planning permission.
- Lack of control by the competent authorities (inspection services).
- Indefinable responsibility of unprofessional or improper interventions.

High-lightened problems mostly affect users of the buildings. The result is as well environmental degradation and the depletion of traditional architectural landscape. Because of this, it is necessary to point out that contemporary architecture reflex the technological point of view, and in terms of comfort. That is why it is desirable, but only if it is in accordance with the requirements of the terrain, the landscape and not unprofessionally copied from foreign architectural magazines and interposed in a foreign environment. In this way, a remarkable object could be accepted as a striking - foreign object in area. The object that is properly designed in most cases reflects the surrounding architectural landscape and is designed upon the conditions of that environment. Rarely all the conditions of a copied object fits in the landscape where we want to build (a copy), but the adaptation of the object to the new building environment, according to all the conditions and requirements is a domain of the architect. In this way we cannot agree with the expression, that a good copy is better than a poor original; as this expression also argues with the serious question of architects' ethical work and the question about the authorship. Spector [2001] in his work *The ethical architect: The dilemma of contemporary practice*, exposes that the Codes of ethics prove that profession is committed to higher forms of behaviour, and strive to sustain the market of profession and architectural landscape.

In most cases, the architect has to be the strongest link on one side between all engineers, officials on relevant administrative body and on the other side with investor and/or user. Apart from designing the building, he has to coordinate all processes, which are at that time active in certain phases of designing. He has to be able to coordinate them in the way that they

come to the end in the shortest time [Benko, 2013]. Due to the emphasised problems, especially economic and time perspective, it is evident that new key participant in the process of building construction in Slovenia could be needed. This role could be assigned to an architect/trustee, who would coordinate and oversee the entire process of construction, and would have certain authorisations and responsibilities including moral and ethical principles. By this means, the architect would be involved also in an execution phase of construction, as the praxis nowadays is different. "Gutachter/Sachverständiger" is an expert from particular field of expertise (also architecture, civil engineering, etc) and can with this field help in problem solving. His opinion is as well used for free evaluation by the court in the case of mistake and can in that way help court with his expertise [Kochendörfer, et.al, 2010]. The figure of German Gutachter could be a role model. In Germany he is a legal person and is in many cases as well active figure in the process of building construction in most cases hired from the investors site.

Upon that we believe that architect with his education, experience and knowledge must remain the linking point of the construction process, as he is also aware of the consequences of inappropriate interventions and is as such really the key figure of construction process. Therefore he should present them to the investor and also to contractor. In this context, some upgrades of existing articles are needed. Also the sanctions for the violations are defined, but the supervision of building sites is weak. Saying this, we encourage more strict supervision over the practice. Legislation defines many compulsory parts or phases in the process of construction, but they are in case of less demanding works optional, for example technical inspection, which is a condition of the operating permit of the facility [Construction Act, Article 5] or size of self-managed construction [Construction Act, Article 79]. The problem in this case appears, when the investor is not also the user of the house – with operating permit the guarantee for the materials used in execution starts.

Practice shows that most of the investors of single-family houses are also the dwellers of the designed building. In many cases, an architect is chosen on the basis of collected recommendations, see Figure 5.

Average person/user is confronted with building procedure only once in a lifetime. Therefore it is crucial that the investor and/or user, actively participates with the chosen architect and as well trust them. The architect as an expert with experience on this field, must guide and advice the investor and/or user throughout the entire process of design. Phases of scheduled work procedure in connection with the phases of design procedure can be problematic for the investor and/or user, if he does not have already some experience about it [Benko, 2013]. The procedure must be transparent for both sides, but above all understandable.

Although the investor has to bear some responsibility towards the architect and his work, he has to provide for that the contractor builds the house in accordance with the architects' plans. The investors' duty should be to notice and consult the architect about any additional changes during the construction of the house. In this case all the changes are noted and the responsibility for the changes and mistakes can be as well traced. Investor and/or user has to be aware of the consequences of changes in architectural plans, and what this intervention means from the view of spatial intervention, additional changes of the building permit, and particularly from the time planning and economical point of view. These are in many cases key factors for the investor and/or user. Although in the last phase (maintenance) the most responsibility lies on user, and he has to be aware of that fact.

The contractor has to be responsible and take the job for which he knows that he is able to complete. He is obliged to execute the building in accordance with building permit. Therefore, the investor also authorizes the responsible executor of works on a building site [Construction Act, OG RS, No. 102/04]. Responsible supervisor ensures control of the works. A single operator is hierarchically accountable for the work that he performs.

Determination of individual responsibility is crucial. Legislation defines primarily the responsibility and duties of the architect, supervisor and the responsible executor of works that are included in Construction Act [OG RS, No. 102/04], Spatial Planning Act [OG RS, No. 110/02], Code of professional ethics of architects, landscape architects and spatial planners [OG RS, No. 6/05] and Special construction usances [OG SFRY, No. 18/1977] set out in detail. However, the obligations and responsibility of investor and/or user and the contractor are less determined than legislative duties and responsibilities of an architect. This is the area which we have to focus on in the future with the legislation changes. With these minor changes, better results would be achieved as the whole new building act.

Not only legal definition of individuals' responsibility, of great importance is as well raise of awareness of the responsibility. With greater awareness of responsibilities of the key participants involved in spatial interventions there would be significantly less non-conforming works and also less of technical problems in the case of natural disasters, which would be as such avoidable. In future, that should be as well one of architects' goals – raising awareness about the built environment and personal responsibility towards it.

Unfortunately, the search for the responsible one in the construction starts with delay or mistake during the construction process. The exposed can cause several factors and can be the problematic of poor architectural plans (investor orders only the legally necessary plans), problem of unqualified designers, disrespect of the legislation (the built object is not the same as the plans), lack of the control, lack of the building skills etc. All this can result in losses in time and economy, due to search and argumentation for responsible participant.

Respect of legislation and tradition, the relationship and sensitivity towards the space are related to our common level of culture and knowledge that we have about the space. On this influences the culture of society that is fundamentally formed

during the time of compulsory education [Rožman, 2013]. Because of these facts we expose the basic need for actions to improve the current situation. A preventive arrangement of early education is set as a key arrangement for the architectural literacy of investors and other participants included in the construction process. The architectural literacy is necessary for the comprehension of consequences of improper space interventions and also for the acceptance of participants' responsibility in the process.

The financial compensation for the damage is a common practice, when dealing with the responsibility. In most cases the mistake is not eliminated, and result requires compromise in the execution. Therefore in the search of responsibility from a formal point of view and in the case of potential mistakes, the contract between the main participants plays the key role, which regulates responsibility from legal perspective. It as well extends the area of responsibility and shows a tendency for good mutual cooperation, trust between the participants and the need for changing the established way of performing architectural practice at present time.

7. Conclusion

With the use of different work methods within this article, the problematic in this field was outlined and discussed. With the method of synthesis in conclusion of the article some mechanisms for improvements was suggested.

Work process of design needs to be optimized also with amending the legislation which requires more motivation, initiative and also will from individuals and as well form competent chamber, as this requires more time. The highlighted issues, especially lack of effective safeness mechanisms which are important for the copyrighted work of architect for the protection of investors, contractors and users. Therefore, we propose special intermediate conclusions of different phases in designing and execution which could be coordinated by architect/trustee. This participant would have the

overlook over the whole procedure and enough of the professional knowledge for the supervision of it. In this way, the buildings would be executed in accordance with the issued building permit. As well his first task would be to compose the project assignment (which should become obligatory) with the full time-table, budget, limitations etc. The main contribution of architect/trustee would be in this case in time saving, time organisation, optimisation of project budget and also the quality of the designing and construction phase, as this participant would take over the phase of acquaintance the investor and/or user with the design procedure and with the special issues that could appear. Architect/trustee would respond to the investor and/or user and as well to the architect.

An important step is also some minor changes of current existing spatial legislation. With small changes of the existing Articles the result could be visible in new realisations of projects. This changes are meant in especially for Article that owner of the architectural studio needs to be an architect and for more jurisdiction of inspection services. We have to bear in mind as well, that new act about the illegal buildings is until year 2020 under moratorium, what can bring Slovene built environment in this years to even worse conditions.

All key participants, investor, architect, contractor should be more active, collaborative and present in construction process. Proper collaboration and especially open and transparent communication, strives to the effective work, optimisation of participants' time and as well to the economy of procedure and sources by the maximum performance. With that we mean as well the representative of the administrative authority which issued the construction permit and a representative of the consents. At the meetings the participants should confirm the compliance of the changes of designs with the issued building permit. In order to obtain a better and more transparent oversight of construction, compliance and quality-built facilities this would be a reasonable upgrade of legislation and practice – execution.

It is important that every participant knows his role (duties, obligations

and responsibilities) during the construction process. By following the tasks there is higher safeness of project and easier, cleaner and successful execution of project secured. Responsibility means to take over the project and qualitative, ethical and moral execution of work from the start until the end. The quality of works execution offers to the users better living conditions, longer usage of the object and smaller operational costs. But responsibility lies on the user and/or investor as well, although it seems that there is none or little awareness about that. Looking towards the future, these elements are key factors for every user of the house. At this point it is important to include the end user as one of key participants also to the current construction legislation, as up to now, there is still not defined difference between investor and users are different person.

Last but not least the remaining topic which is as well outlined in this article is personal ethics of all participants. The ethics in architecture, in-depth professional knowledge in the field, upgrade of legislation, cultural aspirations, new key participant, and education of users about interventions and proper maintenance of constructed object could in future prevent many illegal and inconsistent buildings and preserve quality architectural landscape. Moreover we must not forget the main task of our profession and must act and work in a coherent manner. That is why we need to clarify the communication protocols and collaboration between the profession as well as between all participants involved in the construction process. It is never too late to start.

Notes

1. Article 2 defines the basic terms that are in use. Article 5 defines the terms for the building usage, which is problematic for single-family houses. Article 79 defines the terms for Self-managed construction.

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