

FLAT SHARING

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III.D

GENERAL INFORMATION

- Flat sharing is a type of accommodation when two or more people live in the same flat (or house), they share the property.
- Everyone has got their own bedroom and the use of the kitchen, the bathroom, living room, garden, etc. is shared between all the people who live in the apartment.
- Flatmates have to share some duties (cleaning, cooking, running the house).
- Common mainly for students, young professionals, group of workers, couples, people over 40.
- Reasons why people do it: professionals working in a town close to their work
the need to downsize and change the lifestyle
working away from home
cheaper retirement
divorce...
- Real estate sharing is more advantageous for many people than individual acquisition of their own house or apartment.

FLAT SHARING IN THE UK

- Living in a flat share has become one of the most popular living choices in the UK.
- It's very common now in most of the UK's larger cities such as London, Birmingham, Liverpool and Manchester.
- *Why is it low cost?*
 - By 2025, it's estimated the average UK home will be valued at £419,000.
 - Sharing can cut household bills dramatically.
 - A recent survey of Spareroom users revealed 58% said, while the financial benefit is the most important factor, they choose to live in a flat-share for both financial and social reasons.
 - Specialist websites now bring people together making the process of renting, letting out and sharing much easier than before.
 - Sharers have an average budget of £531 pcm to spend on rent – single occupants spend £548 pcm on average.
- More than 93% of landlords in the UK have a single rental property, accounting for 81% of all private rented properties.

FLAT SHARE IN SLOVAKIA

- Not very common in Slovakia.
Slowly developing.
- Used mainly in localities where there are either few vacant flats or their prices are high.
- Prices vary depending on the location.
E.g. in Bratislava you can find a bed in a 3-room apartment for 150 €.
- In Košice and Prešov it can be about 50 € less.
- In Nitra and Banská Bystrica, prices go even lower and in older apartments they also go out to € 70 a month.

ŠTATISTIKY CIEN NÁJOMNÉHO - BYTY NA PRENÁJOM A PODNÁJOM 43 TÝŽDEŇ

ŠTATISTIKY SÚ ODOBERANÉ Z: REALITNÉHO PORTÁLU TRH.SK

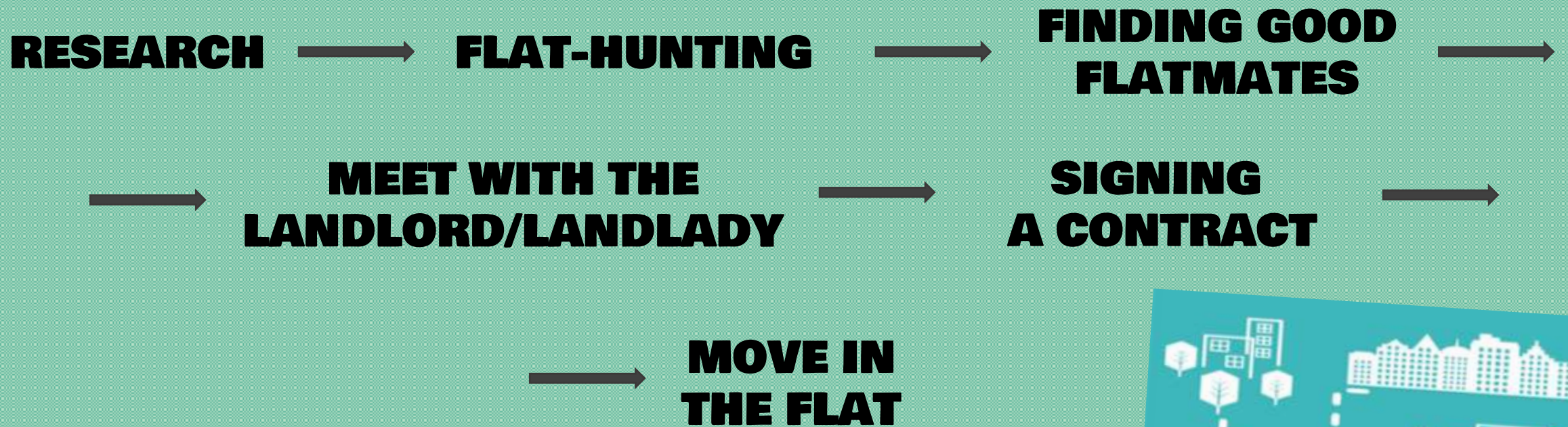
Bratislava I	741 €/mesiac	↓	Košice	589 €/mesiac	↑
Bratislava II	522 €/mesiac	↑	Trnava	351 €/mesiac	↑
Bratislava III	574 €/mesiac	↑	Nitra	344 €/mesiac	↑
Bratislava IV	526 €/mesiac	↑	Trenčín	453 €/mesiac	↑
Bratislava V	489 €/mesiac	↓	Žilina	480 €/mesiac	↑
Slovensko bez BA	559 €/mesiac	↑	Banská Bystrica	386 €/mesiac	↓
Slovensko	675 €/mesiac	↓	Prešov	529 €/mesiac	↑

WHAT DOES IT TAKE?

- Deposit up front (+additional agency fees)
- Reference check (job references - as proof of employment/income, if a guarantor is paying rent on behalf of the tenant, copies of their ID - for a background check, references from previous landlords)



HOW CAN YOU FIND A GOOD FLAT SHARE?



ADVANTAGES AND DISADVANTAGES

- Advantages:

1. Costs
2. Company
3. Duties or Rules
4. New People



- Disadvantages:

1. Privacy and Peace
2. Space
3. Cleaning
4. Fights



POSSIBLE PROBLEMS

- *Possible problems:* messy roommate, lazy roommate, irresponsible roommate
- **Model situation:** 3 people decided to try flat sharing. At first, everything went well, but after some time, problems occurred.

Problem: One of the roommates was very messy. It started with him leaving his clothes everywhere, then he stopped washing the dishes after he used them and he stopped taking care of his responsibilities.

How to solve it: firstly, the other roommates should confront him about these issues and write a schedule who does which chores and when. If it doesn't help, they should replace him for a more responsible roommate or make him do something else to make up for the tasks he was supposed to

do.



RESOURCES

- <https://www.istavebnictvo.sk/clanky/fenomen-baugruppe-zdielane-vlastnictvo-dorazil-do-prahy-rekonstrukcia-prvorepublikovej-vily>
- https://blog.roomgo.co.uk/flatshare-beginners-guide/?fbclid=IwAR3LfxaCC78P4erY18SclaT6MY9Y6sdJYL0BhHZRny4EDLAKWDJm_nFIGwM#unique-identifier
- <https://spolubyvanie.sk/>

**THANK YOU FOR YOUR
ATTENTION**