

Efficiency of the functioning of public administration: regional empirical study

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Abstract: *This paper presents qualitative research findings and a comparative scale efficiency analysis of the units performing services in the building sector. The analysis is based on two unique regional datasets from two countries, the Slovak Republic (SR) and the Czech Republic (CZ). Performance of building competences in Slovakia is based on the principle of voluntary cooperation of municipalities. In case of the Czech building sector, the competences have been transferred to the newly created municipalities with delegated or extended competences. Both states introduced reforms in public administration with the aim to improve their efficiency, including the performance of building competences. Czech Republic is currently undergoing a recodification of Building Act with unification of building authorities into the system of state building offices. The results of our qualitative research in both states in the period 2014-2019 show insufficient personal management due to low financing of building competences. Using quantitative statistical methods, we came to the conclusion that in Slovakia, a return to the performance of competences by state administration (district offices) instead of building offices (as a part of self-government) would not be effective.*

Keywords: building sector, building offices, transfer of competences, qualitative research, efficiency

JEL: H76, H83, R58

DOI: 10.24818/amp/2021.36-10

Introduction

The management of public affairs is currently a highly treated issue, all the more so as the public pressure on public authorities is constantly increasing in order to manage public affairs more efficiently, quickly and closer to the citizen (Androniceanu, 2019). Today, modern public administration is understood mainly

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as a service to the citizen, as a form of satisfying citizens' needs arising mainly from legal requirements. Several post-communist countries have committed themselves to effective and modern governance, as it is the case in Slovakia and the Czech Republic. For several years, we have been following reform efforts, with one wave of measures being replaced by another. Following the political will, it is also necessary to apply modern management tools so that the whole process actually works.

In its Program Statement of 30 April 2020, the current Government of the Slovak Republic proposes the abolition of building offices and the transfer of their competences from self-governing units to district offices. This would mean that a municipality, as a self-governing unit, would lose its powers and supervision over the exercise of competence in the field of building regulations.

At the same time, an institutional change is being introduced in the Czech Republic, consisting of the creation of a state building administration, and the exercise of building competences will be left to the self-governments – municipalities of III. category.

Based on the text above, we consider important to address this current issue concerning the exercise of competence in the field of building regulations (in the Slovak Republic but also in the neighbouring Czech Republic). It is true that municipalities in Slovakia have considerable problems with the exercise of the competence, but after introduction of the suggested change, they would completely lose their powers, which they have acquired so far through various reform steps. In our research, we prioritize the performance of public administration competences in the building sector and we come to conclusions that could help their efficient performance.

By the presented paper we would like to draw attention to the fact that from the point of view of our quantitative analysis, specifically by applying DEA analysis, in the future, this step may not be as efficient as it seems. It is true that municipalities in Slovakia have considerable problems with the exercise of the competence in the field of building regulations, but with this step they would completely lose control over the exercise of this competence. Ultimately, the presented principle of the exercise of public administration in Slovakia “closer to the citizen” could be negated.

1. Theoretical background

The agreement on the division (dismemberance) of the Czech and Slovak Federal Republic as of 31 December 1992 ceased the then Czech and Slovak Federal Republic and created two separate state entities - the Slovak Republic (SR) and the Czech Republic (CR).

Overall taken, despite of both nations share common history, geographical and natural conditions, inclusion of the same geopolitical and economic structures, and similar economic background, perhaps due to act of sovereign policies and governmental institutions, they had taken different paths of their evolution (Maris, 2019; Georgescu et al., 2020).

Public administration reforms have already started in parallel in both already independent states (Peracek, 2019). Boetti - Piacenza - Turati (2010) state that these are aimed at gaining the autonomy of self-governing units and their further development.

In both mentioned states, there is a decentralization (transfer) of competences from state bodies to self-governing units.

In Slovakia, Act no. 416/2001 Coll. on the Transfer of Certain Competences from State Administration to Municipalities and Higher Territorial Units was adopted, through which, more than 300 competences were transferred to self-governing units (Leško, 2015). In the Czech Republic, more than 80% of the original competences, which in the past were supposed to be provided by district authorities, were transferred to municipalities (Henninges, 2006).

However, the difference between Slovakia and the Czech Republic is that the Czech Republic has gone through the so-called categorization of municipalities, which means that the competences were divided between the established municipalities of I., II. and III. category (Sedláček, 2015). This was achieved by the adoption of Act no. 313/2002 Coll., which amended the Act no. 128/2000 Coll. on Municipalities, specifically by the Act no. 314/2002 Coll. on the Appointment of Municipalities with a Delegated Municipal Office and on the Appointment of Municipalities with Extended Competence. Klimovský (2010) commented on the fact that the categorization of municipalities prevented every single municipality from having the same authority, especially for objective reasons.

Not every municipality is able to ensure the implementation of such diverse volume of competences operationally, materially, in terms of personnel, but especially financially. Slovak municipalities (mostly small ones) also find this rather problematic.

Horváth-Hollósy-Vadász (2019) argue that the motivation of staff is very important (Androniceanu et al., 2020). In society, there are often visible differences in the salary of private and public sector employees, to the detriment of the public sector. This is also reflected in the motivation of the population to exercise competence in the field of building regulations or other public services.

In this context, Fandel et al. (2019) state a critical opinion on the financing of transferred competences. They claim that the financial support by the Slovak state budget relating to the transferred competences of municipalities, which is regulated by §6 par. 2 of Act no. 523/2004 Coll. on Budgetary Rules of Public Administration, is not sufficient, which, in case of building competences, leads municipalities to merging into the joint building offices serving for numerous municipalities. In this context, several foreign (Sargent, 1997) and domestic authors such as Horváth, Cibik, and Švikruha (2018) state that fiscal decentralization has also brought many problems to local self-governments, with which municipalities have to deal within their means. In solving some problems, the question of financing of the reform changes arises. Self-government is most often dependent on its own finances, but at the same time, it has the opportunity to use the financial programs of the European Union (Hájek et al., 2017).

Kováčová (2014) expresses the opinion that "the smaller the municipality, the greater the problems with securing the transferred competences". Problems with the provision of transferred competences are directly reflected in the satisfaction of the population with life and development of the region (Oláh et al., 2020; Mura and Kajzar, 2018; Raszkowski, Bartniczak, 2018). For this reason, it is important to pay attention to the best possible functioning of local self-governments, what is very actively linked to the development of a particular region.

In Slovakia, the situation is currently being addressed through the so-called inter-municipal cooperation, which is allowed to municipalities in accordance with §20 of Act no. 369/1990 Coll. on Municipalities. The law states that municipalities may "cooperate with each other on the basis of a contract concluded for the purpose of carrying out a specific task or activity".

The delegated competence in the area of building regulation is also exercised, when the municipalities conclude contracts between themselves for the exercise of building competences by joint building offices.

Pursuant to §117 of Act no. 50/1976 Coll. Building Act as amended: "The municipality is the building authority. The competence of the building authority is a delegated performance of state administration".

Every municipality in Slovakia becomes a building authority, but not all of these municipalities are able to fully exercise the delegated competence in the field of building regulations and therefore they cooperate with each other and create joint municipal offices and in the field of building regulations - joint building offices. In the Czech Republic, the reform changes secured that the provision of competence in the area of building regulations is performed only by municipal authorities designated by law (categories II. and III.) (Klimovsky, 2010).

Situation, however, has been gradually changing.

As we have already mentioned in the introductory part, the Government of the Slovak Republic in its Program Statement of 30 April 2020 proposes the abolition of building offices and the transfer of their competences from self-governing units to district offices. At the same time, however, in other parts, public administration is planned to be left to non-state entities, such as local governments in the field of spatial planning. This would lead to the fact that the municipality, as a self-governing unit, would lose supervision over the exercise of competence in the field of building regulations.

Despite the above-mentioned idea of the Government of the Slovak Republic, which was defined in its Program Statement, the presented paper proposes a different direction of the functioning of building offices in Slovakia. We agree with Weimer (2019), who states that, as experts working to promote good governance, administrators must be able to anticipate the consequences. It should also be added, as reported by Okanazu et al. (2019): "No institution, organization or establishment will work efficiently without having credible, sound and innovative personnel."

In our opinion, the exercise of competence in the area of building regulations in the current seats of district offices would not lead to the effective

exercise of competence in the area of building regulations. According to the presented situation, 72 seats of building offices would be established in Slovakia. At the same time, we must not forget another important problem associated with the building process, and that is waste. Waste management is another huge problem of local government (Adamisin et al., 2018; Infante, Smirnova, 2016; Mucha et al., 2019; Pavolová et al., 2020).

In the paper, but also based on the preliminary results of research conducted within the project VEGA 1/0190/17 and the dissertation thesis entitled: Evaluation of the performance of municipal competences in the field of building regulations, we propose to keep the exercise of competence in the area of building regulations in municipalities, but only in those that can handle it materially, technically, personnel and financially.

According to Sargeant (1997), many small local institutions combine and jointly form their resources into larger units in order to increase the efficiency of public service delivery. Hemminges (2006) takes a similar view, arguing that activities that are inefficient are on the verge of interest and are in the centre of local governments' issues.

Buleca - Mura (2014) state that the issue of monitoring efficiency in public administration conditions is gaining more and more prominence, within all eurozone countries. The public sector must look for opportunities to increase its efficiency. In their analysis, they apply quantitative evaluation through the data envelopment analysis (DEA).

Many authors have researched and evaluated the efficiency of public administration in the past, e.g. Narbón-Perpiñá and De Witte (2018), Afonso and Fernandes (2008) or from Slovak experts Lacko, Hurný, Rozkošová, (2017). These authors analysed the overall efficiency of self-governments at the state level, taking into account the activities and competences provided by municipalities. They used DEA analysis to evaluate efficiency.

Based on previous research, in order to verify it, we also apply selected quantitative methods (identical to the mentioned authors) in our research, which are described in more detail in the methodological part.

2. Objective, material and methodology

The main objective of the presented paper is to evaluate the current situation and the impact of the expected future functioning of public administration for the exercise of competence in the field of building regulations in the Slovak Republic and the Czech Republic. This objective can be achieved using the qualitative and quantitative methods, by which we can draw the conclusions on the efficient exercise of competence in the field of building regulations.

At present, in the Slovak Republic, building competences are performed by independent offices (IO) and joint building offices (JBO) in municipalities. According to the Program Statement of the Government of the Slovak Republic for the years 2020-2024, these competences should be transferred from the self-governments back to the state administration. The Government assumes that the exercise of competences by district offices will be more efficient.

We verify the validity of this hypothesis using the data envelopment analysis (DEA), but also by a qualitative method - guided interviews with representatives of building authorities. In the Czech Republic, institutional reform in the building sector is also being implemented and the state building administration is being introduced, but building competences are left to the self-government – municipalities of III. category.

The partial objectives of the paper are directly related to the main one and they are:

- evaluation of the efficiency of the exercise of building competences by joint and independent building offices in the Slovak Republic,
- evaluation of transfers of building competences in the Slovak Republic and the Czech Republic from the self-governing units to the state institutions.

As Slovakia and the Czech Republic have a large number of municipalities, we decided to analyse a sample of municipalities (building offices) of the Slovak Republic and the Czech Republic at the regional level.

Specifically, it was a sample of municipalities, which is for Slovakia represented by municipalities within the Nitra Region and Košice Region and for the Czech Republic - Pardubice Region and Liberec Region. The reason for choosing these regions was the relatively comparable number of municipalities falling under them. However, it must be stated that the decisive factor was also the willingness of employees of these municipalities to cooperate on the implemented qualitative research and also the available data for quantitative analysis.

The results, findings and conclusions of the research were derived through the use of qualitative and quantitative methods:

- methods of controlled interviews with representatives of building offices of a representative sample for the Nitra and Košice Region (Slovakia) and Pardubice and Liberec Region (Czech Republic),
- statistical methods, more precisely, the calculation of efficiency using DEA analysis of the performance of building competences in the examined period in the Slovak Republic (2014 - 2019).

To calculate the efficiency of the implementation of building competences by district offices according to the Program Statement of the Government of the Slovak Republic 2020, we use a method based on the application of mathematical programming, known as data envelopment analysis (DEA) - analysis presented in the original works of Charnes - Cooper - Rhodes (1978) or Banker - Charnes - Cooper (1984), which are also currently mentioned in Buleca - Mura (2014) or Fandel et al. (2019). The reason for choosing DEA analysis to evaluate the efficiency of the implementation of building competences is that it is a complex multidimensional method that can assess the performance of offices in terms of multiple inputs and multiple outputs.

It is also important to mention that given its non-parametric basis, it is possible to considerably vary the specification of inputs and outputs without need to assume a particular functional form. The principle of the calculation of technical efficiency (TE) measures is based on calculation of productivities of all units

relative to the best practice unit's productivity, what can be expressed in following way:

$$TE = \frac{\text{Productivity of } DMU_o}{\max_j(\text{Productivity of } DMU_j)} = \frac{\frac{\text{Output of } DMU_o}{\text{Input of } DMU_o}}{\max_j\left(\frac{\text{Output of } DMU_j}{\text{Input of } DMU_j}\right)} \quad (1)$$

where DMU_o is an observed (analysed) decision making unit and DMU_j is j -th decision making unit out of n decision making units creating a sample of units under evaluation.

As variables in the analysis, we used data on the performance of a sample of municipalities (building offices) for the analysed regions of the Slovak Republic and the Czech Republic, specifically the number of issued building permits, approval decisions and additional decisions in the period 2014-2019, which we processed using a spreadsheet in Microsoft Excel. The calculations were performed after the incorporation of input variables consisting of the amount of income taxes of physical persons in the MS Excel.

3. Results and findings

When evaluating the functioning of public administration bodies, several attributes that need to be kept in mind come to the fore. Individual authors point to the selected, in their opinion, the most important factor. However, we are of the opinion that there are several important attributes and we are in favour of a set of indicators that need to be monitored in order to perform an objective assessment. Charnes et al. (1978) in their work defined efficiency as a comparison between the inputs used in a particular activity and the outputs produced by that activity.

In our research, we analyse the implementation of the competence of building regulations in a sample of municipalities in the Nitra and Košice regions for the Slovak Republic and municipalities in the Pardubice and Liberec regions for the Czech Republic. These regions are similar, especially in terms of the number of municipalities located in them.

The Slovak Republic is a relatively small state, which as of 31.12. 2018 (Bačík, 2019) had 2 927 municipalities. Pursuant to §117 of Act no. 50/1976 Coll. Building Act as amended, each municipality of the Slovak Republic is a building authority. In our opinion, a large number of municipalities does not lead to the effective exercise of all competences that municipalities have in their competence. Municipalities often do not have sufficient qualified staff to be able to provide the competence. Whether a municipality exercises competence in the area of building regulations independently or through a joint building office is published on the website of the Ministry of the Interior of the Slovak Republic.

There are 354 municipalities located in the Nitra Region (NR), which represents 12.09% of municipalities out of the total number of municipalities in the

Slovak Republic. These municipalities are located in the cadastral areas of 7 districts. Of the total number of municipalities in the NR Region, 96.89% used the possibility of contractual cooperation in the field of building regulations and became a part of 26 joint building offices, while 3.11% of them exercise the competence independently.

The Košice Region (KE), has a total of 461 municipalities including 22 municipal districts, which represents 15.74% of the total number of municipalities in the Slovak Republic. They are located within 11 districts. The total number of municipalities without municipal districts in the KE Region is 439. Of the stated number of municipalities (439), 89.06% of municipalities used the possibility of voluntary contractual cooperation and became part of 28 joint building offices. The remaining number of municipalities (48), which represents 10.94% of the total number of municipalities (excluding municipal districts), has not yet used the possibility of contractual cooperation and performs the competence independently. Competence in the area of building regulations of 22 municipal districts of Košice is performed by professional employees at 4 workplaces of building offices of the city of Košice.

Using the guided interviews (personal and e-mail communication), we asked representatives of municipalities for their opinion on the exercise of competence in the field of building regulations. The overall success of the conducted interviews related to building regulations in the NR Region, of the total number of building offices (354 municipalities) was 89.19% and in the KE Region of the sample (461 municipalities) was 36.23%. Together for both regions, the success rate of controlled interviews (from a sample of 815 municipalities) was 54.72% (58 building offices out of 106 surveyed building offices).

As of 31 December 2018, the Czech Republic had 6 254 municipalities. The building competence in these municipalities, as we have already stated, is performed by municipalities which, in terms of categorization of municipalities, fall into II. and III. category.

As part of our research in the Czech Republic, we dealt with the exercise of competence in the field of building regulations on the example of municipalities in the Pardubice Region and Liberec Region. In the Pardubice Region (PR), 451 municipalities are located, which represents 7.21% of the total number of municipalities in the Czech Republic. These municipalities belong to 4 districts. There are 227 municipalities located in the Liberec Region (LK), which represents 3.63% of municipalities out of the total number of municipalities in the Czech Republic.

Competence in the area of the building regulation in these regions is performed only by municipalities that exercise this competence, which means by those to which this competence has been entrusted in terms of categorization of municipalities. For the Pardubice Region there are 42 municipalities and for the Liberec Region 37 municipalities exercising building competence.

In the municipalities that are "building offices" in the PR and LK regions, similarly to the regions for the Slovak Republic (NR and KE regions), we carried out qualitative research, which was attended by all 79 "building offices" (100%).

Within the qualitative research, the questions we asked the employees of building offices in Slovakia concerned the issue of securing and exercising the transferred competence in the field of building regulations, namely: 1) reason for concluding a contract for joint performing of building competences, 2) whether there are implemented investments associated with the construction of new buildings and civil engineering works in the territory of the municipality 3) issues of financing competence in the field of building regulations, 4) hiring a new employee of the building office 5) the suitability of the statutory obligation of municipalities to create joint building offices. Similar questions were asked to employees of building offices in the Czech Republic, naturally, without questions related to the legislation covering the exercise of competence in the field of building regulations.

From the obtained data, we can clearly express the dissatisfaction of the municipalities we examined in the Nitra and Košice regions. Municipalities are particularly dissatisfied with the financial base provided to them by the state to exercise the competence. The amount of funds is insufficient for municipalities, which leads them to the need to cooperate with each other in accordance with §20 of Act no. 369/1990 Coll. on Municipalities as amended. Funding for municipalities to exercise this delegated competence is also a limiting factor for the recruitment of new staff that would be suitable for the authorities, especially those with a legal education.

Investment activity within the NR Region is rather focused on industrial construction, but of course also the related construction of housing units and adjacent garages or parking lots (Bayar et al., 2020). Investment activity within the KE Region focuses more on building purely housing units, of course with exceptions.

The application of the current wording of Act no. 50/1976 Coll. Building Act as amended must be applied in case of any building activity. The employees of the building offices, as well as the investors themselves, would welcome its complete change or an amendment that would facilitate, in particular, activities in processing building permits and other related activities.

In the Czech Republic, municipalities have been categorized by new legislation, but some employees of building offices also consider this to be imperfect. Conducted interviews with representatives of building offices show that the financing of competence in the Czech Republic, as in Slovakia, is also not considered ideal and municipalities exercising building competence would certainly welcome a higher level of funding. The financing of competence in the area of building regulations in the Czech Republic is influenced by the amount of the state subsidy for competence, which is determined annually by the amount approved within the budget. There are not as many qualified employees as there should be in building offices, and those who perform this activity would welcome more training and more information in case of exercising competence in the field of building regulations.

Development projects are no exception for investment activities within the analysed area in the Czech Republic, but not to the extent as building private housing units or houses. Investments and innovations are very important for regions.

We combine qualitative research with theoretical knowledge from public administration and we agree with the opinion of Mayne et al. (2019), who state that governments around the world are increasingly recognizing the power of problem-oriented management as a way of addressing complex public issues and improving the efficiency of measures through feedback processes on intended effects.

In our opinion, the situation in Slovakia in the area of exercising competences in building regulations could be resolved by adopting new legislation on the creation of building offices in the seats of registry offices. By amending Act no. 369/1990 Coll. on Municipalities, Act no. 154/1994 Coll. on Registries, Act no. 416/2001 Coll. on the Transfer of Certain Competences from State Administration to Municipalities and Higher Territorial Units, Act no. 50/1976 Coll. Building Act the elimination of the contractual but chaotic creation of joint building offices would be dismissed. With the new legislative solution according to our proposal, the building offices would be clearly allocated to the currently functioning registry offices and consequently building-registry offices would be created.

The Czech Republic is currently undergoing a recodification of building law, which brings a reform of the building administration and proposes the unification of building offices into the system of state building offices.

Quantitative research, namely a comparative analysis of the efficiency of the exercise of competences in the field of building regulations within the project VEGA 1/0190/17, found that independent building offices in the Slovak Republic in NR Region and KE Region perform building competences more efficiently by 4.64% points than joint building offices, although this result was not statistically significant. This is evidenced by the resulting values of the DEA analysis, which is shown in the Table 1.

Table 1. Total efficiency of the building offices of the municipalities of NR Region and KE Region (JBO and IO)

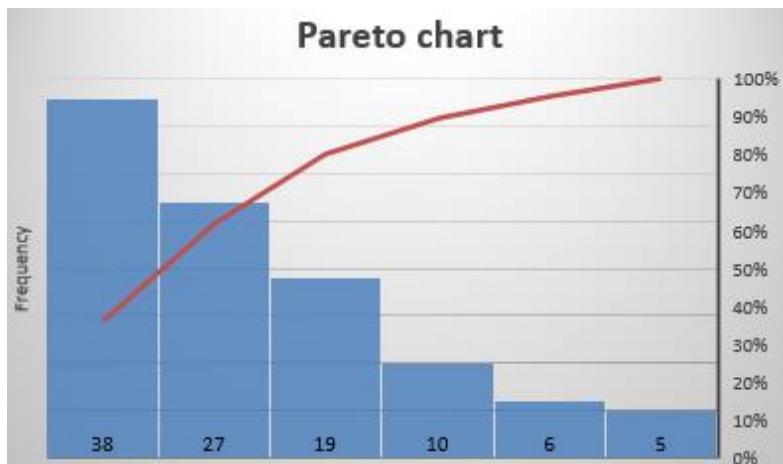
Efficiency according to the number of municipalities – crste		
Result 2 – Z-ratio		
The Z-Score is 0.9133. The p-value is 0.36282. – The result is not significant at $p < 0.05$		Calculation
Average value crste – Every Building Office (BOs.)	0.374	(0.397 - 0.351)*100= 4.64%
Average value crste – Non-joint building offices (NBOs.)	0.397	
Average value crste – Joint building offices (JBOs.)	0.351	

(Source: own processing, 2020)

The overall efficiency of building offices in the sample of municipalities of the NR and KE regions for the years 2014 - 2019 was generally low (Table 1). The overall average efficiency of building offices was $p = 0.374$ (with the average overall efficiency of non-joint building offices $p = 0.397$ and joint building offices $p = 0.351$). There are differences between the performance of building offices due

to the large variability of overall efficiency. We present the distribution of processed data using a Pareto chart (Figure 1).

Figure1. Pareto chart - Efficiency according to the number of municipalities



(Source: own processing, 2020)

On the other hand, the efficiency of the potential exercise of construction competences by district offices and the abolition of the current building offices according to the Program Statement of the Government of the Slovak Republic appears to be lower using the statistical methods we use. The overall efficiency of the exercise of building competences by district offices would be 6.4% points lower than the overall efficiency of the building competences performed by building offices, but the result is not statistically significant (Table 2).

Table 2. Total efficiency of the building offices determined by the Program Statement of the Government of SR

Original Building Offices & (Simulated) County Building Offices - crste		
Result 1 - U-value		
The U-value is 671.		
Result 2 – Z-ratio		
The Z-Score is 0.52374. The p-value is 0.60306. the result is not significant at $p < 0.05$		
Average value crste – Every Building Office (BOs.)	0.367	Calculation
Average value crste – Original Building Offices	0.374	$(0.374 - 0.310) * 100 =$ 6.4%
Average value crste – (Simulated) County Building Offices	0.310	

(Source: own processing, 2020)

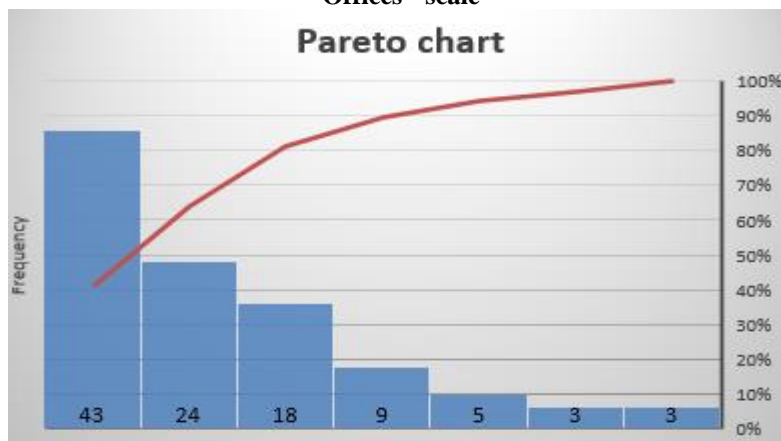
However, in terms of efficiency from the scope of the original building offices, we came to the conclusion that these are 29.5% more efficient than potential building offices in the district offices (see Table 3), which are to be established according to the Program Statement of the Slovak Government 2020, and this difference is statistically highly significant.

Table 3. Efficiency from the scope of the original building offices

Original Building Offices & (Simulated) County Building Offices - scale		
Result 1 – U-value		
The U-value is 91.5		
Result 2 – Z-ratio		
The Z-Score is 5.30337. The p-values is 0.00001. The result is significant at $p < 0.05$.		
Average values scale te – Every Building Office	0.767	Calculation
Average values scale te – Original Building Offices	0.802	$(0.802 - 0.507) * 100\% =$ 29.5 %
Average values scale te - Simulated County Building Offices	0.507	

(Source: own processing, 2020)

Figure 2. Pareto chart - Original Building Offices & (Simulated) County Building Offices - scale



(Source: own processing, 2020)

For this reason, as well as based on the results of qualitative research on selected samples of building offices in NR and KE regions, we come to the conclusion that the government-declared step back in the building sector and the return of building competences to district offices as state administration bodies will not be effective. We present the distribution of processed data using a Pareto chart (Figure 2).

Mayors of municipalities which issue building decisions under Act no. 416/2001 Coll. on the Transfer of Certain Competences from State Administration to Municipalities and Higher Territorial Units, as amended, and the Building Act, would lose decision-making powers on building in their territory with the retroactive transfer of building competences to state administration bodies.

4. Conclusion

Qualitative research shows that representatives of building offices in the Slovak Republic are dissatisfied with the material, technical but also financial provision of the state for the transferred competences in the building sector. For the Slovak Republic, 80% of the surveyed building offices confirmed this, and for the Czech Republic, we detected a level of 72%.

The governments of both surveyed countries have adopted their strategies for structural and legislative solutions to the problems of building offices. In its Program Statement for 2020-2024, the Government of the Slovak Republic mentions the abolition of building offices and the Government of the Czech Republic is preparing to transfer the exercise of building competences to municipalities of III. category. The problem of exercising building competences was partially solved in the Czech Republic by the so-called categorization of municipalities, but in the conditions of the Slovak Republic it is still open.

The efficiency of the potential exercise of building competences by district offices and the abolition of the current building offices according to the Program Statement of the Government of the Slovak Republic appears to be lower based on the used statistical method. The overall efficiency of the exercise of building competences by district offices would be by 6.4% points lower than the overall efficiency of the building competences performed by building offices. This result, however, is not statistically significant.

In terms of efficiency from the scope of the original building offices, we came to the conclusion that these are 29.5% more efficient than potential building offices in the seats of district offices to be established according to the Program Statement of the Slovak Government. This result is statistically highly significant.

The final conclusion of our research is that there should be adopted new legislation in Slovakia, which would precisely determine the seats of joint building offices, which would be able to ensure the implementation of competence in the area of building regulations for the municipalities they would cover as it is in the case of registry offices. In practice, the situation would look like this: the current seats of the registry offices would also be the seats of the joint building offices covering the same municipalities (within both competences). However, the competences would be exercised by qualified staff separately (only the office would be common). This is already partly a question for the management of human resources in the field of public administration, which requires the acquisition of appropriate education.

Authors Contributions

The author/authors listed have made a substantial, direct and intellectual contribution to the work, and approved it for publication.

Conflict of Interest Statement

The authors declare that the research was conducted in the absence of any commercial or financial relationships that could be construed as a potential conflict of interest.

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