

Nomination of  
**The GREAT  
SPAS** *of Europe*



for inclusion on the  
**World Heritage  
List**

Volume II: Protection and Management; ownership





DVORANA GLAUBEROVÝCH  
PRAMENŮ

Glauber Springs Hall.  
Františkovy Lázně



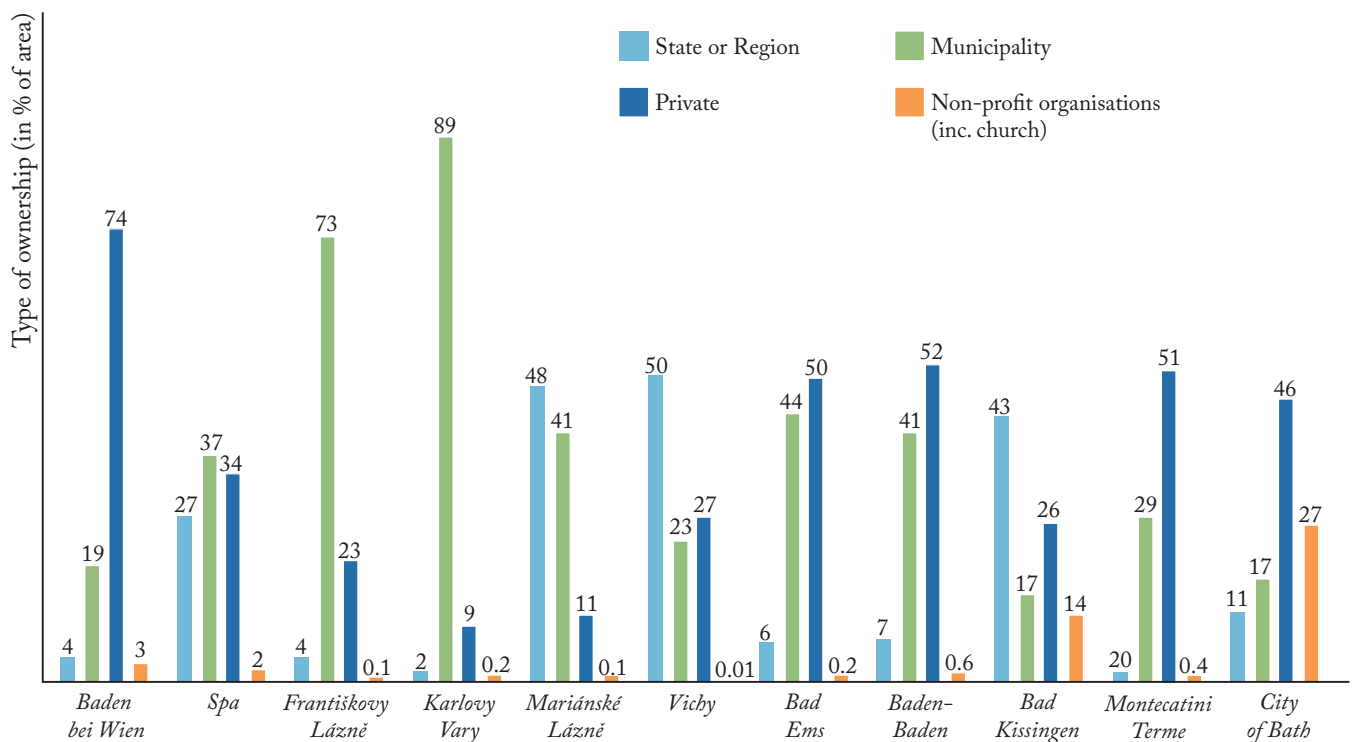
# 5. Protection and management of the property

## 5.a Ownership

The ownership structure of the nominated serial property is complex and is different in each component part. However, in general ownership is divided into four main groups: property owned by the state (including regional in federal countries), individual cities, private owners, or by charitable and non-profit organisations including religious bodies. Charitable and non-profit bodies are particularly significant in the *City of Bath*. The majority of public buildings, including many ensembles connected to ‘curative’ waters, are often owned by the state or municipalities, whilst residential buildings, hotels and business premises are in private hands. The state or region and/or municipalities are also the biggest owners of parks, forests and other green spaces. Charitable bodies are owners of significant attributes in some components. The mineral springs are mostly publicly owned.

This overall ownership structure offers a good basis for the management of the property because the states parties, together with the municipalities, have given binding undertakings to ensure the effective conservation of the proposed Outstanding Universal Value and to permit only compatible sustainable development.

The breakdown of ownership in the individual component parts is further described below.



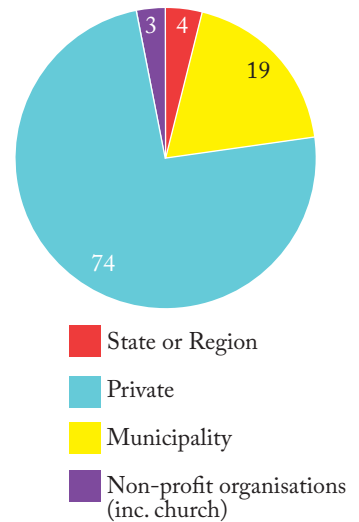
## 1. *Baden bei Wien*

The predominant ownership (by area) of the nominated property is private – at over three-quarters, with less than a quarter in public ownership (19% by the City of Baden). The ratio: private owners / municipality / other public property is roughly 77% / 19% / 4%.

Despite high demand for real estate in *Baden bei Wien*, these figures remain stable.

Generally speaking, pools and cure-related infrastructure are in public hands, sanatoriums belong mostly to health insurance companies, and hotels are private. Public buildings in the city centre belong either to the municipality or to the (Catholic) church; with some buildings being in the possession of federal agencies. Practically all villas are privately owned.

The public parks and walks in the natural spaces are owned by the municipality of *Baden bei Wien*. The ownership of the parklands which form the therapeutic landscape within the property is about 50% private and 50% by the City of Baden.

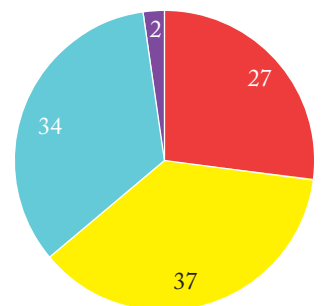


## 2. *Spa*

The predominant ownership (by area) of the nominated property is public - at almost two-thirds, with over one-third in private ownership (dependent on the type of property).

The main buildings linked to the history of the spa itself are public properties like the Pouhon Pierre-le-Grand, the old baths, the Casino complex, the Waux-Hall, and the buildings housing the historical springs, etc. The majority of buildings within the boundaries of the nominated property or in the buffer zone are private - residential buildings, shops and hotels.

The public parks and walks in the natural spaces are, with some exceptions, public properties owned partly by the municipality of *Spa* and partly by the Walloon Region. The historical springs are owned by the municipality.

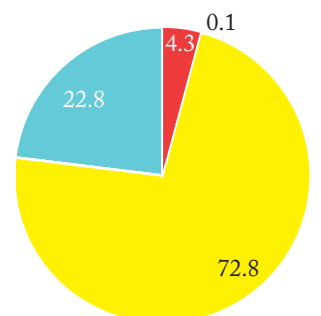


## 3. *Františkovy Lázně*

The largest landowner (by area) of the nominated property is the municipality of *Františkovy Lázně* at 72.3% followed by private owners (22.8%), and state or region (4.3%). The natural mineral springs and other natural healing resources are, according to the spa law, a public property the use and protection of which is regulated by the state.

In 1945, the then private spa companies in Czechoslovakia were brought under national administration. In 1948, due to the Act no. 125/1948 Coll. on nationalization of natural healing resources and spas, all property rights were transferred to the state. From that time until 1990 the administration was carried out by the state company Czechoslovak State Spas and Springs.

In 1990, after the change in the political system, the company Czechoslovak State Spas and Springs underwent privatisation. On 1st May 1992, the joint stock company Lázně



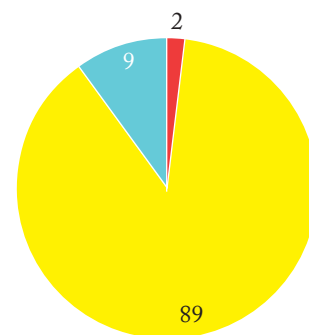
Františkovy Lázně a.s. was founded. This company belongs, with its ca. 760 employees, to the biggest employers in the Cheb district. Besides the hotels, the company Lázně Františkovy Lázně a.s. owns and operates historical as well as new balneological services. There are another eighteen facilities in the town which operate in the spa industry. Two state facilities also provide spa services – Vojenská lázeňská léčebna *Františkovy Lázně* (Military Spa Sanatorium *Františkovy Lázně*) owned by the Ministry of Defence, and Lázeňský ústav Luna (the Spa Institute Luna), which is a part of Lázeňské léčebné ústavy Ministerstva vnitra (Spa Hospitals of Ministry of Interior). A number of other private as well as state organisations, operating accommodation facilities or providing further supporting services and leisure activities for spa guests and town visitors, are connected to the spas.

The town of *Františkovy Lázně* owns and manages spa forests, which are defined as “forests with a special purpose” (they serve primarily for recreational purposes and as a water catchment area, not for timber production).

#### 4. *Karlovy Vary*

The largest landowner in this component is the municipality of *Karlovy Vary* which owns almost 90% of the component part. Around 10% is owned by private individuals, and smaller areas are owned by the *Karlovy Vary* region and the state (see the chart).

In 1990, after the change in the political system, the company Czechoslovak State Spas and Springs underwent privatisation and most of the spa facilities in *Karlovy Vary* passed to private owners or joint-stock companies. The state retained only a small number of these facilities such as the Military Spas (under the administration of the Ministry of Defence), the spa facility Tosca (under the administration of the Ministry of the Interior) and the spa health resort Mánes.



The natural mineral springs and other natural healing resources are, according to the spa law, a public property the use and protection of which is regulated by the state. For their administration, usage, protection, maintenance and measuring, the town of *Karlovy Vary* established the Management of Natural Healing Resources and Colonnades (MNHRaC), which continues the tradition of the former Spring Office (see chapter 2b. History). MNHRaC administer four colonnades (‘Vřídelní’ – Hot spring, Mill, Market, and Park colonnade) and further outflows of springs (for example Park Spring pavilion, Štěpánka’s Spring or Iron Spring). The MNHRaC is the only distributor of thermal water, which it also distributes to private organisations and customers. The Castle Colonnade was rented to the joint-stock company EDEN GROUP and converted into the balneology centre (the Castle Spa). The town’s forests are owned by the municipality and managed by the town’s social enterprise company, Lázeňské lesy (Spa Forests).

#### 5. *Mariánské Lázně*

The largest landowners are the state with 48.3% of the area of the component part and the statutory town of *Mariánské Lázně* which owns 40.7% of the nominated property. Approximately 11% of the land is owned by private individuals, a small part is owned by the *Karlovy Vary* region and the church. The natural mineral springs and other natural healing resources are, according to the spa law, a public property the use and protection of which is regulated by the state.

In 1990, after the change in the political system, the company Czechoslovak State Spas and Springs was privatised. In 1992, the private joint stock company L $\acute{e}$ čebn $\acute{e}$  L $\acute{a}$ zn $\acute{e}$  Mari $\acute{a}$ nsk $\acute{e}$  L $\acute{a}$ zn $\acute{e}$  a.s. was created to provide spa care in *Mari $\acute{a}$ nsk $\acute{e}$  L $\acute{a}$ zn $\acute{e}$* . A member of the Danubius Hotels Group, it is the third biggest company providing spa care and hotel services in the Czech Republic, and manages eight spa hotels in *Mari $\acute{a}$ nsk $\acute{e}$  L $\acute{a}$ zn $\acute{e}$* .

The town's forests are owned by the municipality and managed by the town's social enterprise company, Spa Forests (L $\acute{a}$ ze $\acute{n}$ sk $\acute{e}$  lesy).

## 6. Vichy

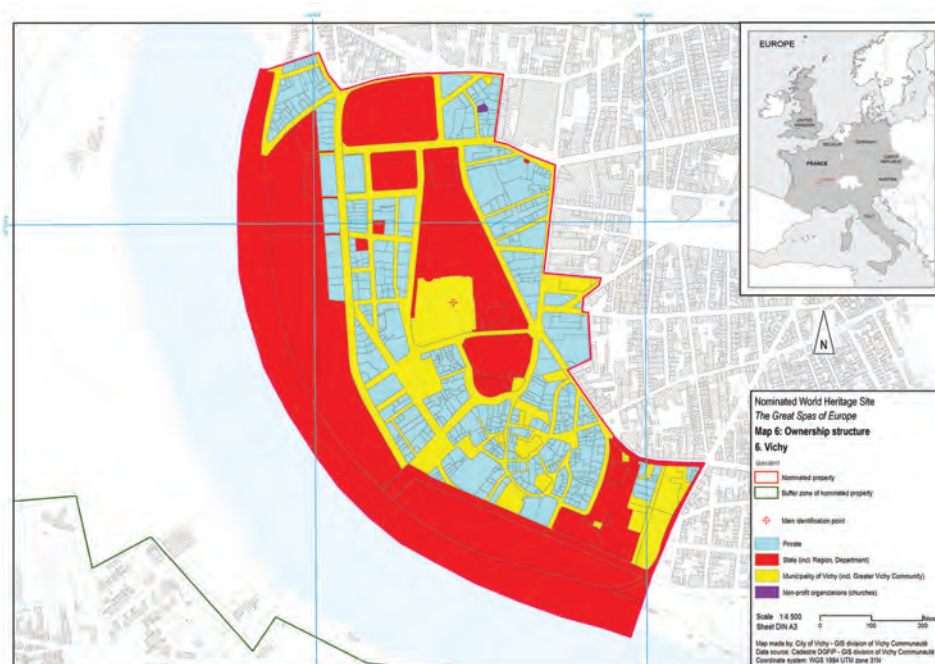
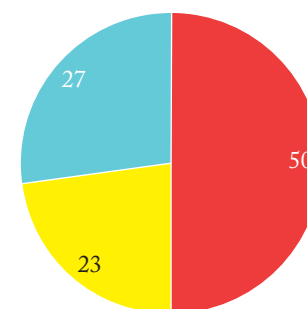
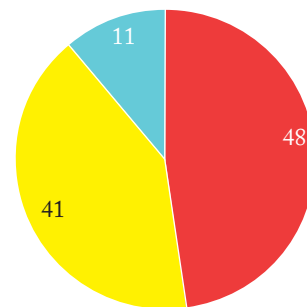
The predominant ownership (by area) of the nominated property is public, with the State owning around half, followed by the Municipality of *Vichy* at almost a quarter.

The public buildings and green spaces belong mainly to the State or the Municipality of *Vichy* which manage them directly or indirectly. The area owned by the state includes several noteworthy buildings like the baths, the springs, and the historic parks: Parc des Sources, Etablissement thermal de 1 $^{\text{e}}$ re classe (1 $^{\text{st}}$  class spa establishment), Etablissement thermal de 2 $^{\text{e}}$ e classe (2 $^{\text{nd}}$  class spa establishment), Galerie Napol $\acute{e}$ on III, Source des C $\acute{e}$ lestins, Parc Napol $\acute{e}$ on III, Parc Kennedy, Parc des C $\acute{e}$ lestins. These properties are administered by a private company, Compagnie de *Vichy* which is the lessee of the State, with the exception of the parks Napoleon III, Kennedy and C $\acute{e}$ lestins which are managed by the Municipality of *Vichy*.

The Municipality of *Vichy* is the second main owner with almost 12 hectares including essentially the public realm and one of the most notable buildings of the spa town: the Palais des Congr $\acute{e}$ s-Op $\acute{e}$ ra (ex-Th $\acute{e}$ atre Grand Casino).

The great majority of buildings situated within the boundaries of the nominated property belong to private individuals, including several important buildings such as H $\acute{o}$ tel Astoria, H $\acute{o}$ tel des Ambassadeurs, former H $\acute{o}$ tel Ruhl, Passage Giboin, Chalet de l'Empereur, Chalet Eug $\acute{e}$ nie, Castel Flamand or Villa V $\acute{e}$ nitienne.

The map below shows the geographic distribution of the ownership in the area of the component part of *Vichy*.



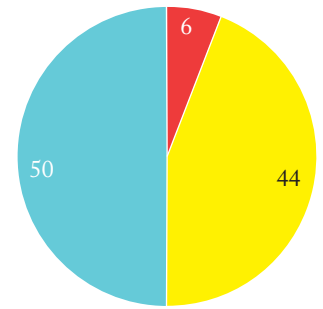
## 7. *Bad Ems*

The predominant ownerships (by area) of the nominated property are private owners with nearly half the land, followed closely by the municipality.

The thermal springs, including those springs situated inside the Kurhaus, are State property. The Kurhaus itself was State property until it passed into private ownership in 1999. The Kursaal building and the Kurpark are the property of Staatsbad *Bad Ems* GmbH. Founded in 1972, it is co-owned by the State of Rhineland-Palatinate which owns 87.16 %, and the municipality of *Bad Ems* which owns 12.84 %. Most residential buildings are privately owned.

The wooded areas within the nominated property and the buffer zones are almost exclusively municipal forest. The Lahn river which traverses the Property is a Bundeswasserstraße (Federal waterway); the care and maintenance of its banks is thus the responsibility of the Federal government.

The Malbergbahn funicular railway and its station buildings as well as Concordiaturm are owned by the municipality. The main railway station is private property.



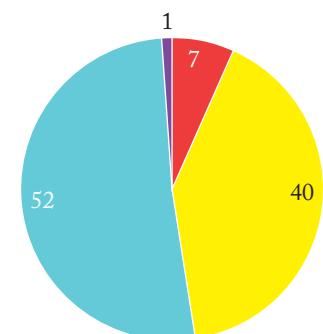
## 8. *Baden-Baden*

The ownership (by area) of the nominated property is approximately half private (52%) and half public (7% state, 40% municipality) – see diagram.

The Federal State of Baden-Württemberg is owner of the natural healing sources and the central spa buildings: the Kurhaus with its associated buildings and spa garden in front of the Kurhaus, the pump room, and the colonnades, also the three public springs, the Friedrichsbad, and the antique ruins of the Roman baths in the historic town, as well as the Convent of Lichtenthal located at the south-eastern boundary of the property. The Bäder- und Kurverwaltung Baden-Württemberg (BKV) is responsible for the administration, management and maintenance of the spa buildings. The Friedrichsbad and the Roman baths are run by the Carasana Bäderbetriebe GmbH which also runs the Caracalla Therme, a modern bath nearby, not within the nominated property.

However, most of the buildings within the nominated property and the buffer zone are privately owned; these are primarily residential or commercial buildings, mansions, sanatoria and hotels but also include the New Castle.

The gardens of the central spa district, except the theatre, are owned by the state and managed by the BKV. All other public green spaces, parks and gardens, the urban forest, and other public social venues such as the theatre are in ownership of the City of *Baden-Baden*.



## 9. *Bad Kissingen*

The predominant ownership (by area) of the nominated property is public: The Free State of Bavaria (43%) and the City (17%).

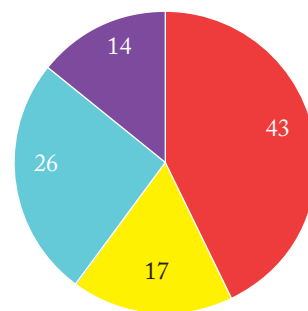


The springs of *Bad Kissingen* are state-owned. The curative installations and buildings dedicated to cure treatment such as the Wandelhalle (Grand Foyer) together with the Brunnenhalle (Pump Room), the Arkadenbau, the Regentenbau, the Former Kurhausbad, the Former Luitpoldbad with the Casino as well as the Kurtheater etc., are all state-owned.

A large part of the buildings that are located within the nominated property as well as in the buffer zone are privately owned, such as the business premises and office buildings, dwellings, villas, sanatoria and hotels.

The City of *Bad Kissingen* and the Free State of Bavaria are the owners of public greens and parks. Most of the areas within the spa landscape are state owned such as Luitpoldpark, Altenberg, Kurgarten, Kaskadental and the promenade walks.

Rosengarten is owned by the municipality while the sport facilities within the spa landscape are mostly owned by non-profit associations.



## 10. Montecatini Terme

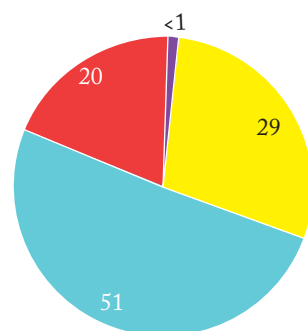
The ownership of the springs belongs to the Tuscan Regional Authority. The ownership of the spa buildings belongs to the “Terme di Montecatini” company. Terme Montecatini S.p.A is a subsidiary company of the Tuscan Regional Authority (67,22% of the shares) and the Municipality of *Montecatini Terme* (32,88% of the shares), responsible for the utilisation and enhancement of all existing – or to be discovered – thermal and mineral waters within the spa complex.

Public buildings are partly owned by the Municipality of *Montecatini Terme*, partly by the State / Region, partly by NGOs.

What belongs to the Municipality: the streets, the schools up to the first level of education, the municipal offices and the cultural ones (including “La Rocca”). With reference to the gardens and public parks, the Public Park is also a municipal property.

What belongs to the properties of the State / Region (including Province): the thermal establishments, the schools from the second level of education and their pertinences.

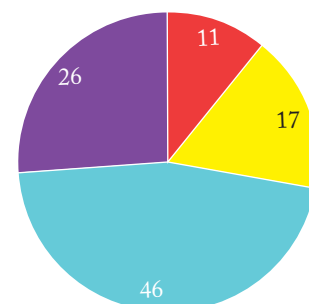
The buildings of worship and their pertinences belong to NGOs.



## 11. City of Bath

The ownership (by area) of the nominated property is approximately 46% private, 28% public and 26% charitable. Bath is notable for the role played by the non-government/charitable sector as owners of significant features of the City.

The principal land owners are Bath and North East Somerset Council, St John’s Charitable Trust, the Royal United Hospital NHS Foundation Trust, the University of Bath, Bath Spa University, the National Trust and four independent schools. Within the city there are many owners of homes and businesses. Some of these are owned by





national property chains and investment companies based outside of the city. The remaining properties are owned by Bath businesses and individuals.

Bath and North East Somerset Council owns a significant number of properties in the City centre including civic buildings and the Roman Baths ensemble. It owns parks, woodlands, cemeteries and a number of schools. The St John's Trust has an extensive investment portfolio in the centre of the city. The National Trust owns the Assembly Rooms, Prior Park Gardens and an extensive area of farmland and woodland across the Bathwick Hills.

