

Land Management in the Context of Urban Regeneration

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SUMMARY

Social segregation combined with social polarization becomes more and more a serious problem for a sustainable urban development in many towns in Germany. The main reasons are the lack of affordable flats and the lack of suitable building land on one hand and the increasing number of households even in those towns with decreasing population because of the demographic changes on the other hand. As consequence of this development a steadily rise in prices for urban building land, land lease and rents for dwellings can be realized. At the same time the rate of public houses is also decreasing. Because of the low interest rate the building companies are not interested in public credits to build subsidized houses. Hence more and more private households with lower income are not able to rent an adequate flat. They are often forced to disappear in the suburban areas or in disadvantaged urban areas which are affected e.g. by industrial production, traffic and air pollution that lead to bad living conditions. Finally the social segregation in many towns progresses. Therefore some towns in Germany have created a special local land policy to solve this problem. The main targets of these social oriented land use strategies in planned residential areas are 1. to achieve a rate of 30 % of subsidized buildings 2. to shift the development costs for building land to the land owners and 3. to improve urban and environmental quality of inner urban areas. By the example of Munich, Cologne and Stuttgart the strategies for building land development are depicted and the effects of these instruments as well as the chances and borders for improving a social fair urban development are discussed. Furthermore the possibilities and restrictions to transfer this new approach to other towns are shown.