

Land Evaluation in Urban Development Process in Germany

Rainer MÜLLER-JÖKEL, Germany

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ABSTRACT

In free market economy land values are a result of supply and demand. To create land market transparency for everybody, throughout Germany independent public land evaluation boards have been established for the areas of the cities and regional administrative districts to give detailed information on the local land market.

The urban development as a general task of the municipalities usually costs the public budgets a lot of money by their planning activities, land management and construction of public infrastructure. The urban development process from agricultural land to building land on the other hand causes land value increases that can be used for financing (parts of) the urban development and to motivate landowners in the urban development process. The financial result of urban development is getting more and more important according to the smaller public budgets. Therefore urban development needs reliable calculations of the costs and receipts for the municipalities.

Different instruments of providing building land will be discussed. The knowledge of land values and land evaluation is very crucial for successful urban development in all its different strategies and projects.

Land readjustment is a very elegant and economic way for urban development and urban redevelopment. Land readjustment is able to equalize the advantages and disadvantages of urban planning and to finance great parts of the costs of the urban development. In Germany land readjustment has a very long tradition and really a large number of projects has been completed with thousands of hectares of new building land.

CONTACT

Rainer Müller-Jökel
Stadtvermessungsamt – Municipal Survey Office
Abt. Bodenordnung – Dept. of Land Readjustment
Braubachstr. 15
60311 Frankfurt am Main
GERMANY
Tel. + 49 69 212 30062
Fax + 49 69 212 40532
E-mail: rainer.mueller-joekel@stadt-frankfurt.de

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