

European Standards for Urban Development and Land Management Serbia

Project name	Strengthening Municipal Land Management
Commissioned by	German Federal Ministry for Economic Cooperation and Development (BMZ) with 6.0 m €
Implemented by	AMBERO Consulting and ICON Institute on behalf of GIZ
Project region	13 Pilot Municipalities: Čačak, Despotovac, Kladovo, Kragujevac, Kraljevo, Majdanpek, Niš, Novi Sad, Smederevo, Subotica, Užice, Valjevo and Zrenjanin
Lead executing agency	Ministry of Construction and Urban Planning (MGU)
Duration	2010 - 2015

Background

In the decades before the year 2000, the urban development and land management in Serbia has been strongly characterized by socialist structures and processes. The economic and political transformation process introduced afterwards has since then also made it necessary to adapt urban development and land management instruments to new conditions. New management instruments are needed to balance different interests of the market and the general public, or for a better coordination of public and private investments for and within municipalities. In view of the desired rapprochement of Serbia with the European Union, the project promotes the sustainability and the efficiency of urban development and land management in Serbian municipalities according to European standards.

Our Approach

The execution of the project is based on a multi-level, as well as a bottom-up approach with complementary advisory measures on national and local level. The project is cooperating with a broad range of partners for its implementation and the dissemination of results, such as the Ministry of Construction and Urban Planning, the Standing Conference of Towns and Municipalities, local governments, professional associations and universities.

The project has 3 components:

- Sustainable and Integrated Urban Development
- Land development and land valuation and
- Geographic Information Systems in local land management

In the first phase of the project from 2010 to 2012, the introduction of new procedures and instruments has been tested in pilot projects in 13 partner municipalities. During the current second phase of the project, from 2013 to 2015, the experiences made in the pilot projects are being disseminated and discussed on national level.

Through supporting the implementation of new land management instruments and approaches on national level and in local administrations, the project is conceptualized for the direct benefit of all Serbian citizens. Men and women are equally addressed.

For that purpose, capacity building measures and the development of training manuals and PR materials will help improve the understanding of the newly applied approaches.

Through the implementation of the pilot projects and the dissemination of results to partners on national level, the project has raised the level of awareness for new land management instruments and approaches for important actors on local and national level.

Component 1: Sustainable and Integrated Urban Development

Under the focus of sustainable integrated urban development, various activities have been successfully implemented, such as the development of integrated urban development concepts, feasibility studies for the revitalization of old-industrial sites or the introduction of new participatory methods in urban planning procedures.

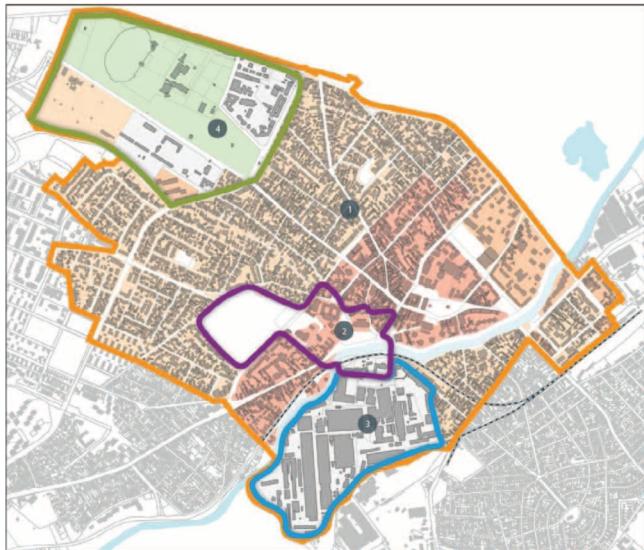
Example: Integrated Urban Development Strategy (IUDS) for the inner city of Kragujevac

The city of Kragujevac is a regional centre for trade, services and culture. The absence of investments in the last decades become apparent from the deterioration of public and private buildings, underutilized areas within the inner city, as well as missing infrastructure facilities. Through the development of an integrated urban development strategy, local potentials for future development have been identified and strengthened in order to revitalize the inner city area and open it up for potential investments and new developments.



Integrated Urban Development Concept:
Different areas for intervention in the inner city of Kragujevac

The whole process of the elaboration of the IUDS was characterized by the introduction of new participation methods oriented towards informing and encouraging active participation of citizens and local stakeholders (such as survey, design workshop, World café and visioning). The application of these methods shall contribute to an increased acceptance and ownership of the citizens concerning the development strategy for their city, as well as increase the transparency of the action of local authorities. The IUDS has been unanimously adopted by the city council and can now serve as a basis for the future development of the inner city.



**Integrated Urban Development Concept:
Urban Structure, Housing and Public Spaces in Kragujevac**

The experiences made in the pilot project in the city of Kragujevac served as an important example for the elaboration of the “**Guide for participation in urban development planning**”, elaborated within the GIZ project and disseminated throughout the country.

Component 2: Construction Land Development and Real Estate Valuation

Another instrument promoted by the project is **land reallocation** or land readjustment. Land reallocation is a land assembly tool for urban expansion which facilitates the orderly implementation of already elaborated urban plans. By implementing the process, the existing land parcels are newly arranged and divided between owners and the municipality, based on the regulations of the urban plan. The experiences made in the pilot projects on local level served as a base for drawing up a proposal for a legal regulation of this instrument. The proposal has been integrated into the draft for the new law on planning and construction in Serbia.

The GIZ project has been supporting three local governments in **real estate valuation** procedures with special regard to the implementation of a municipal GIS based information system for real estate and land prices. Based on the experiences made in the pilot municipalities, the project is currently advising national institutions in the development of an official national real estate valuation system.

Component 3: Promotion of the Use of Geographical Information Systems in Local Land Management

The project has supported four municipalities in the use of GIS for land management purposes. In Majdanpek, Kladovo and Despotovac the local administrations have been supported in purchasing of appropriate software and local staff has been trained in the use of GIS. In Čačak the project is advising the city administration in the further development of a web based municipal land information system.

Legal framework: Draft of the New Planning and Construction Law

In December 2013, the Ministry of Construction and Urban Planning has presented the draft for a new Planning and Construction Law. The GIZ project supported the Ministry in the incorporation of the following topics into the law: the principle of early participation in spatial and urban plans, official real estate valuation on national level, land reallocation, public-private urban development contracts, project- and development plans and the promotion of special studies (i.e. feasibility studies). If the draft law will be adopted as presented, Serbia will take an important step towards standards within the planning and construction sector of the European Union.

Lessons Learnt

The bottom-up approach has proven its worth. Having tested new instruments on local level “in vivo” made it possible to submit proposals for the introduction of new land management and planning instruments which meet the real needs in Serbia. However, many of the change processes initiated and accompanied by the project need a long-term perspective for further development, in order to find their firm anchoring in the local planning practice. Up to now it may be observed, that the understanding for the tested instruments and approaches has grown significantly for a lot of different actors and professionals from the field, both on local, as well as on national level.



Published by	AMBERO - ICON (www.ambero-icon.rs) on behalf of
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	Registered offices Bonn and Eschborn, Germany
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As at	February 2014

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