

Expert Commission on the Long-term Provision of Building Land and Land Policy (“Building Land Commission”)

Recommendations

The Expert Commission on the Long-term Provision of Building Land and Land Policy (“Building Land Commission”) took up its work in September 2018 under the chairmanship of Parliamentary State Secretary Marco Wanderwitz. The Building Land Commission included representatives of the parliamentary groups in the current coalition government, of the federal states (*Länder*), local government associations, associations in the housing, real estate, building and urban development sectors, the German Tenants’ Association, as well as academic experts and experts from local authorities.

On 2 July 2019 Marco Wanderwitz, Parliamentary State Secretary to the Federal Minister of the Interior, Building and Community and Chair of the Building Land Commission, and Dr Dorothee Stapelfeldt, Hamburg’s Senator for Urban Development and Housing and Deputy Chair of the Building Land Commission, formally presented the recommendations put forward by the Commission.

The recommended actions are based on the results of deliberations held in the Building Land Commission in a total of six sessions. In its constituent session on 4 September 2018 members of the Commission set its work programme and defined the key issues to be addressed. These issues and possible recommendations then formed the subject of four intensive rounds of discussions. The recommendations were finalized at the last meeting on 1 July 2019.

Situation on the housing and land markets

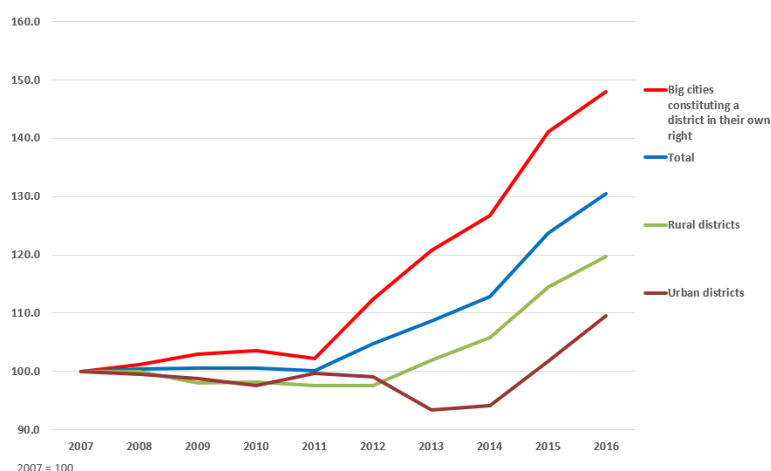
Growing cities and regions are experiencing increased demand and rising prices and rent levels due to significant net migration from within Germany and abroad. Germany is now home to around 2.5 million more people than at the beginning of the decade (+3%). The Federal Government, federal states and local authorities have responded to the additional demand by taking investment measures and improving the regulatory framework. Building activity has increased significantly, leading to an annual increase in completed new homes in apartment blocks of more than 160% since 2009. However, due to the continuing rise in rents quoted (+5.2% in 2018) this positive trend in building activity will have to be stepped up. The Joint Federal, State and Local Government Housing Strategy lays the best possible foundations for that increased activity.

One important factor which is limiting any further increase in construction activity is the shortage of land for residential use, which is above all reflected in price developments. Across Germany prices for building land have risen by 50% since 2010, a trend which is far above average compared to consumer prices, residential property prices and rents quoted for residential accommodation.

Big cities in particular have seen an above-average increase in building land prices, with significantly higher increases being registered in economically prosperous cities and districts. Prices for building land in major cities, for instance, have doubled within the space of five years, reaching an average, in some instances, of more than 1,000 euros/m² for multi-dwelling houses in 2016 and more than 2,500 euros/m² in Munich (Source: Committees of Experts' 2017 German Property Market Report). Prices have also risen dramatically in areas directly surrounding big cities, as a result of which prices are also rising in smaller and medium-sized towns and cities.

The tough price competition on land and property markets, with its attendant rise in rental and purchase prices, is further unsettling residents on already tense housing markets and leading to fears that they will be crowded out. It is against this backdrop that all those responsible are called to take effective action within their own remit. The Federal Government, federal states and local authorities must face up to their particular responsibility for land policy.

Trend in building land prices by type of district settlement structure – 2007 to 2016



Source: Calculations by the Federal Institute for Research on Building, Urban Affairs and Spatial Development (BBSR) based on data provided by the Working Group of the Committees of Experts and Superior Committees of Experts in Germany (AK OGA) for the 2017 German Property Market Report*

* The analyses presented in the German Property Market Report were based on property purchase agreements made available to the committees of experts by notaries, e.g., from which property market data were then extrapolated. Nevertheless, data coverage especially in the first few reporting years (after 2007) is limited.

Recommendations based on Discussions in the Building Land Commission

Preamble

Germany's burgeoning cities and regions have for years been experiencing a demand surplus on their housing markets. In view of the anticipated economic trend and high net migration from within Germany and abroad, demand for housing is expected to continue growing. It is as a result of rising rents and prices that housing has become one of the key social issues of our time.

One significant factor contributing to the limited amount of affordable housing being built is the lack of affordable building land. The price of building land across the whole of Germany has risen by 50% since 2010. Growth rates in economically prosperous cities and districts have been significantly higher, though, and the price of building land in major cities has doubled within the space of five years. The tough price competition on land and property markets, with its attendant rise in rental and sales prices, is further unsettling residents on already tense housing markets and leading to fears that they will be crowded out.

The Federal Government, federal states and local authorities are together facing up to their responsibility for tackling this social policy challenge. To safeguard an adequate supply of housing for all, a Housing Strategy was launched in September 2018, including investment measures to boost housing construction, safeguard affordable housing, reduce building costs and secure a sufficient supply of skilled labour. The long-term provision of building land and a land policy which serves public interests are key elements of this housing policy package. In addition to immediate measures aimed at ensuring that more residential accommodation is built, for instance by boosting social housing construction, ownership must, in the medium to long term, be oriented more to public interests, and the amount of available building land needs to be increased, in particular for inner-city development. Land – a non-renewable resource – needs to be used prudently, with account also being taken of regional specificities. Above all, though, all those responsible in this policy area need to base their actions within their own remit on the principles set out in the Leipzig Charter on Sustainable European Cities. The Federal Government, federal states and local authorities must face up to their special responsibility for land policy.

It was against this backdrop that an Expert Commission was set up in the Federal Ministry of the Interior, Building and Community (BMI) to tackle strategic issues relating to land policy and the long-term provision of building land. It took up its work in September 2018 under the chairmanship of Parliamentary State Secretary Marco Wanderwitz. The Building Land Commission included representatives of the parliamentary groups in the current coalition government, of the federal states (*Länder*), local government associations, associations in the housing, real estate, building and urban development sectors, the German Tenants' Association, as well as academic experts and experts from local authorities.

There are no easy answers to questions of land policy which have been a matter of controversial debate for many decades, given the many different vantage points and thus various possible courses of action or elements to solutions. It will only be possible to release available building land and ensure ownership is more oriented to public interests if all the many individual elements and stakeholders interact efficiently. The Building Land Commission recognized this complexity and first set a work programme covering all the relevant questions which needed to be dealt with when it comes to improving land policy and the availability of building land for housing construction.

The Building Land Commission addressed the following strategic questions:

- What measures need to be taken to ensure that property policy at all federal levels can contribute to the release of building land, and what foundations need to be laid in budget law to facilitate that?
- What amendments need to be made to the Building Code, the Federal Land Utilization Ordinance and immission control legislation to better support local authorities in releasing additional building land or in using existing building land for housing construction?
- What measures can be used to support existing instruments (e.g. urban development contracts, awarding contracts based on the quality of the underlying concept, urban development measures)?
- How can procedures for determining market values contribute to creating affordable housing?
- What direct funding measures (e.g. for brownfield development) are useful when it comes to supporting local authorities in more effectively releasing building land in the long run?
- How can heritable building rights contribute to making affordable building land available for apartment block building, and what conditions need to be put in place to that end?
- What changes need to be made to tax law (Real Property Tax C, land transfer tax and other tax incentives) to support the release of building land?
- What opportunities lie in the digitalization of building land release processes (e.g. inner-city development management), and under what conditions can these potentials be effectively tapped into?
- How can staffing levels be improved to help resolve issues relating to the release of building land, and what training needs can be identified (including in regard to applying existing instruments)?
- What options are available for improving the data pool relating to the issue of building land and creating greater transparency regarding potential and required building land as the basis for a rational building land policy?

Based on discussions in the Building Land Commission, the members of the German Bundestag and state ministers responsible for building represented on the Commission agreed on the following concrete recommended actions for improving the legal framework as well as in regard to specific instruments for releasing building land and a possible reform of land policy. Given the federal states' very different constitutions, these recommendations represent a kind of toolbox, a very deliberately broad range of approaches and possible actions which actors can draw on based on their respective needs and regulatory frameworks. The Commission's diverse composition, which was very consciously chosen, meant that it was not possible to support all recommendations put forward by all the associations and experts. The Building Land Commission was, further, tasked with ensuring that a better data pool is available on building land price developments to provide a more solid decision-making basis going forward. Given its remit and in view of the complexity of the topic at hand, the Commission focused exclusively on issues linked directly to the release of building land for housing construction and to land policy. Related areas were thus consciously left aside. The matter of transforming rental accommodation into owner-occupied housing had already formed part of discussions during the Housing Summit in 2018 and will form a core element of a separate legislative procedure in 2019. The issue of releasing commercial real estate was also explicitly ignored in the context of the Commission's deliberations.

1. Active land and property policy at federal, state and local government level

An active land and property policy is a means of safeguarding sustainable development.

The Building Land Commission welcomes the fact that the Federal Government, federal states and local authorities are putting their own property policy on a more sustainable footing and that they have taken diverse steps to ensure that the release of building land and land policy are sustainable in the long term. The Commission recommends continuing to systematically expand this approach.

The Building Land Commission recommends that the Federal Government, federal states and local authorities make their own real properties available at a discount for the construction of affordable housing.

The Building Land Commission welcomes improvements which have made during the current electoral term to the Institute for Federal Real Estate's Directive on the Sale of Properties at Reduced Prices and recommends further refining procedures for calculating the rebate on purchase prices. The lump-sum reduction per subsidized residence provided for under the Directive could be differentiated by land prices, which vary from region to region, or evolved into a transparent procedure for reducing prices so that subsidized housing can also be constructed on land for which the reduction provided for is not adequate.

The Building Land Commission supports an initiative proposed by the Federal Ministry of Transport and Digital Infrastructure (BMVI), namely that the same legal framework be created for Deutsche Bahn AG and the Federal Railway Property Agency (BEV) as was established for the Institute for Federal Real Estate (BImA).

The Building Land Commission recommends examining, based on experience gained applying the Institute for Federal Real Estate's Directive on the Sale of Properties at Reduced Prices, to what extent the direct sale at reduced prices of federally owned properties for social housing construction and other social purposes, as well as reduced-price housing construction can be regulated directly under the Federal Budget Code. This would obviate the need for including exemption clauses for various federal assets in the budget. It would, at the same time, act as a signal to the federal states to amend their own budget codes accordingly.

The Building Land Commission recommends that the federal states amend their budget and municipal codes to make it easier to both permit exceptions to the principle of contracting with the highest bidder in the case of land owned by local authorities and purchase land specifically for the purpose of building subsidized and reduced-price housing. This is a means of creating mixed neighbourhoods and thus providing for a better social mix.

The Building Land Commission recommends that the Federal Government, federal states and local authorities use tender procedures which are based on qualitative criteria (e.g. the quality of the underlying concept) more as a control instrument. This approach helps to achieve social, housing policy, urban development and ecological targets aimed at creating a better social and functional neighbourhood mix. The Commission encourages those local authorities which have already gained experience of applying this instrument to share their experiences with those which have not.

The Building Land Commission recommends that local authorities introduce economically viable, binding and transparent criteria for allocating land and that they simultaneously establish building rights to create a level playing field for investors while at the same time ensuring adequate flexibility. The Commission refers local authorities to guidance which is already available. This level playing field needs to be created for all housing market actors operating in the public interest, regardless of the various legal forms they take.

The Building Land Commission recommends that, when releasing land for the construction of affordable housing, the Federal Government, federal states and local authorities also make allowance for land which is needed for social infrastructure and services of general interest.

The Building Land Commission also recommends that the Federal Government, federal states and local authorities make available properties which can function as compensation areas so that compensatory and contingency measures can be taken in relation to housing construction. The Commission recommends that transparent access should be provided to information about such areas.

The Building Land Commission recommends that heritable building rights be used more as a supplementary instrument for releasing affordable building land, in particular for the construction of apartment blocks. In analogy with its Directive on the Sale of Properties at Reduced Prices, the Institute for Federal Real Estate should also grant rebates on building lease agreements.

The Building Land Commission points out that the content of contracts and the legitimate expectations of the holders of heritable building rights to long-term legal certainty are key success factors. The Commission recommends drawing up new joint model contracts to regulate heritable building rights which are adapted to changed economic objectives and prospects and are based on the principle of sustainability.

The Building Land Commission recommends raising awareness about heritable building rights both among local government and private owners as a means of releasing building land and securing land and contractually agreed uses in the long term.

The Building Land Commission recommends introducing a land banking policy at local government level, which needs to be backed by adequate funding. The Commission recommends creating the necessary conditions under budget law to be able to extend possible local government action on buying and developing property and selling it at reduced rates.

The Building Land Commission recommends that, as part of their supervisory duties, those with supervisory control over local authorities put in place the conditions to allow for more land banking, including in financially weak local authorities with pressing housing needs, as a means of investing in the future.

The Building Land Commission recommends that the federal states provide additional funding to expand the financial support provided by local authorities when it comes to buying building land and land banking. Moreover, the Commission asks the KfW Development Bank to examine improving refinancing conditions and refining the general refinancing instrument for regional funding institutes.

The Building Land Commission welcomes the wide-ranging activities the federal states are engaged in to support local authorities in regard to building land development. It recommends that they step up these activities and extend them to cover all the phases of the building land development process (consulting, purchase, planning and development).

The Building Land Commission recommends that the state ministers of finance look – in a timely manner – at how to support a sustainable building land and land policy through budgetary means.

The Building Land Commission recommends setting up property funds or development agencies at federal state and regional level (e.g. local government associations) to take responsibility for dealing with real estate purchases, development and sales.

The Building Land Commission recommends that the federal states take time in the near future to share experience on existing best practice examples.

The Building Land Commission notes that local authorities which have already adopted an active, sustainable land policy are well placed to establish a balanced supply of social housing.

The Building Land Commission recommends that all local authorities make an active and strategic land policy binding for all involved departments and ensure that such a policy forms part of an integrated approach. In particular, that involves the timely purchase of areas which could potentially be developed.

The Building Land Commission welcomes the activities of many local authorities in regard to building land policy and calls on them to consistently apply those legal instruments which are already available. A number of local authorities with housing shortages need to step up their efforts to release building land.

The Building Land Commission feels it is necessary to take a clear policy stance in favour of housing construction and providing continuous political support to individual projects in order to successfully and swiftly apply procedures to release building land and construct new housing.

The Building Land Commission recommends that local authorities cooperate in a spirit of partnership with big landowners in the interest of safeguarding sustainable development – including with churches, foundations and business enterprises – so that properties can be released for housing construction.

The Building Land Commission welcomes the fact that the Protestant and Catholic churches declared as part of discussions in the Commission that they are willing to contribute to releasing building land by repurposing inner-city areas. The Commission recommends that local authorities take up this offer.

The Building Land Commission recommends more inter-municipal cooperation and coordination when it comes to developing residential building land. Regional development and planning should be geared more to regional housing needs. Building land development within existing and planned regional passenger transport and local public transport catchments should contribute to housing provision in main areas of demand.

2. Improving the use and effectiveness of instruments for releasing building land and safeguarding a sustainable land use policy which serves the public interest

The Building Land Commission reiterates the priority to be attached to inner-city development over greenfield development as a basic principle of urban development. This includes making available abandoned property and buildings with inherent potentials, for example for loft conversions.

Inner-city development

In view of rising land and rental prices in most big cities as well as in many surrounding communities and even in some rural districts and given that land is a limited and non-renewable resource, the Building Land Commission recommends that greater emphasis be placed in the Building Code on the importance of community interests and the goal of providing the population with housing at reasonable terms and conditions. The Commission therefore recommends making the following amendments to instruments provided for under the Building Code. Existing property rights should be retained.

The Building Land Commission recommends that section 31 of the Building Code explicitly stipulate that the population's housing needs represent "grounds of general public welfare" so as to make it easier to grant exceptions to determinations made in land use plans. The Commission recommends cautiously relaxing the element of "basic planning principles" to make it possible, in the context of granting an exception (section 31 (2) of the Building Code), to deviate from the degree of land use by way of exception (e.g. when adding storeys to an existing building). The precondition must be a very considerable risk to the housing supply and the local community's consent.

The Building Land Commission recommends adding a new subsection (2d) to section 9 of the Building Code applicable for a fixed term until 31 December 2024 in order for it to be possible to build subsidized or affordable housing in as yet unplanned inner-city areas (section 34 of the Building Code). The aim is to facilitate so-called sectoral land use plans which are restricted to making specific determinations relating to housing construction. A simulation game should be carried out to that end. No other means of making determinations in land use plans are envisaged. Local authorities should also conclude urban development contracts.

The Building Land Commission recommends that the amendment to the Building Code should include making it easier for local authorities to apply building orders so as to be able to construct new housing to close existing gaps between buildings. In addition to releasing individual plots as provided for under such building orders, the Commission recommends examining whether a new instrument could be introduced to release dispersed potential building land in inner-city areas. A further tightening of regulations by amending federal legislation so that local authorities can intervene in ownership rights is not a declared objective.

The Building Land Commission recommends that, in the course of further refining rights of pre-emption, the period available for the exercise of such rights under section 28 (2) sentence 1 of the Building Code be extended from two to three months.

The Building Land Commission recommends amending section 24 (2) of the Building Code such that local authorities obtain a pre-emptive right in respect of "junk properties".

The Building Land Commission recommends making it clear in section 24 (3) of the Building Code that a community's housing needs form part of "general public welfare".

The Building Land Commission recommends, in the context of amending the Building Code, also considering refining pre-emptive rights, for example so that local authorities with tense housing markets are given the right to set their own by-laws in order to be able to establish rights of pre-emption to wasteland areas or undeveloped land falling within their entire district.

The Building Land Commission recommends making section 17 of the Federal Land Utilization Ordinance more flexible by setting upper limits when it comes to determining the degree of land use for building purposes, which are to serve as guide values, as well as reviewing the values previously applied and adapting them to current living conditions.

The Building Land Commission recommends introducing a new category of land use area to be called "Rural Residential Area" to ensure that residential accommodation (new builds and housing stock), agricultural holdings (for main or secondary occupation) and industrial buildings can coexist in rural areas which are undergoing dramatic changes.

The Building Land Commission recommends deleting the reference to "an individual case" in section 34 (3a) of the Building Code, though only in respect of no. 1 letters (b) and (c) (housing construction) in order to counteract this limitation on development options. The Commission recommends amending section 1a (3) of the Building Code to make it possible to better compensate, by making compensatory payments, for interference with nature and the landscape than has previously been the case, for example to cover housing needs. Such payments are to be restricted to nature conservation and landscaping measures.

The Building Land Commission recommends examining whether it is possible to clarify, in the definition of the term "forest" in section 2 (2) no. 5 of the Federal Forest Act, that areas within the purview of land use plans and within built-up urban districts do not constitute a "forest" within the meaning of that Act if they are not determined as such in the land use plan.

The Building Land Commission welcomes the proposal put forward by the Federal Environment Ministry (BMU) of introducing an experimental clause in respect of noise control in order to resolve conflicts over land use between commercial enterprises and advancing residential housing arising where building law meets immission control legislation. The Commission recommends that when the Federal Government/Federal State Immission Control Working Group's Odour Immission Regulations are incorporated, as planned, into the Technical Instructions on Air Quality Control, then weighting factors for the odours of different types of animals also need to be determined and the rules for defining odour preloading from industrial facilities which are approved under building law need to be relaxed.

The Building Land Commission appeals to the Standing Conference of Ministers of the Environment and the Standing Conference of Ministers Responsible for Building to swiftly complete the process of setting up the working group designated to deal with these sets of problems.

The Building Land Commission recommends commissioning a report to examine the possible structure of an environmental database which is to provide systematic access to environmental reports.

The Building Land Commission recommends that the specialist committees of the Standing Conference of Ministers Responsible for Building draw up guidance to be made available to local authorities dealing with the writing, content and scope of environmental reports used in urban land use planning procedures.

Greenfield development

To make it easier to authorize what are known as “privileged projects in undesignated outlying areas” (section 35 of the Building Code), the Building Land Commission recommends raising the existing upper limit when agricultural buildings are repurposed as residential accommodation from a maximum of three homes to a maximum of five homes per farm, permitting multiple changes to the use of former dedicated agricultural buildings and eliminating the requirement of a longer period of owner-occupation of an existing residential building in the event of a new replacement home being built.

The Building Land Commission recommends extending the application of section 13b of the Building Code to 31 December 2022 and conducting an accompanying evaluation.

Legal framework and cooperative building land development

The Building Land Commission calls for all urban building law instruments to be appropriately applied to the entire bandwidth of necessary infrastructure spending (apportionment, urban development contracts, redevelopment legislation, SEM, building orders).

The Building Land Commission welcomes the fact that numerous local authorities cooperate on land use development, including with private partners, in order to motivate owners to release their plots for housing construction and to adapt relevant models to the respective needs and circumstances.

The Building Land Commission recommends that local authorities introduce and appropriately design cooperative building land models to include standardized and transparent specifications regarding the necessary proportions of subsidized and reduced-price housing as well as for sharing the costs of infrastructure spending when legislating on building matters.

The Building Land Commission recommends, in addition to strictly applying existing instruments (in particular urban development contracts), investigating alternative ways of involving private entities to cover the costs of maintaining infrastructure following the release of building land.

Determining market value and affordable housing

The Building Land Commission notes that amendments to legal and sub-legal requirements (section 194 of the Building Code, the Regulations on Determining Real Estate Market Values and valuation guidelines) are not helping to reduce market prices for land. The Commission points out that when local authorities sell land at reduced prices this can have a lasting impact on the land market; in such cases sales prices should be recognized as reference prices.

The Building Land Commission recommends developing procedures for standardizing how rent and occupancy control influence the value of land with subsidized and reduced-price residential accommodation built on it.

The Building Land Commission advocates, to that end, that the committees of experts systematically record purchase prices and other data relating to subsidized and reduced-price housing – possibly by means of re-assessments – and that these be distinguished accordingly in the purchase price records.

The Building Land Commission recommends that the amendment to the Regulations on Determining Real Estate Market Values also include binding requirements concerning the automatic recording of standard land values.

Funding programmes

The Building Land Commission welcomes the fact that the KfW Group supports regional development banks.

The Building Land Commission recommends greater financial investment on the part of the Federal Government and federal states when it comes to developing brownfield sites in order to minimize existing obstacles to such redevelopment.

The Building Land Commission recommends aligning the possible applications of urban development funding programmes more to the principle of inner-city development for housing construction.

The Building Land Commission recommends increasing the funding made available to urban development to that end.

The Building Land Commission recommends that the federal states provide financial support to local authorities with housing needs when they acquire land on which to construct housing.

Tax law

The Building Land Commission notes that the Federal Government has put forward a draft bill to introduce "Real Property Tax C" so that local authorities are given the opportunity to apply an increased rate of assessment to real property tax for undeveloped plots which are available for building.

The Building Land Commission supports the option proposed by the Federal Ministry of Finance (BMF) for transferring hidden reserves. As a result, farmers could sell building land needed to construct rented accommodation without incurring inhibitory taxes. The Commission sees the need to raise more awareness among farmers of this available option. In addition, it asks that the Federal Ministry of Finance examine tax incentives for owners to release available land which is suitable for building.

The Building Land Commission recommends examining whether land transfer tax rates could be lowered.

The Building Land Commission recommends introducing land transfer tax allowances, in particular for first-time buyers of owner-occupied residential accommodation.

The Building Land Commission recommends examining to what extent multiple exposure to land transfer tax in the case of the short-term, interim acquisition of land could be avoided, in particular in the case of local authorities, if that interim acquisition is intended to enable housing construction.

The Building Land Commission recommends introducing an effective and legally certain statutory regulation on land transfer tax in relation to "share deals" like the one currently being implemented by the Federal Ministry of Finance based on an initiative of the Bundesrat. The federal states can use the additional revenue to reduce tax rates.

3. Improving process management for building land release

Steering local authorities' planning processes

The Building Land Commission recommends optimizing internal planning, coordination, approval and implementation processes within formal planning procedures through integrated process management.

The Building Land Commission suggests that steering and pooling be improved by having a central contact person, inner-city development management and/or a central housing construction office which serves as a central point of contact for investors.

Digitalization

The Building Land Commission recommends that the Federal Government, federal states and local authorities improve the conditions for stepping up the digitalization of planning, participatory and approval processes in order to simplify procedures and better record information and make it available. The ongoing work of the Standing Conference of Ministers Responsible for Building on XPlan and XBau should be stepped up.

The digital register of designated building land should be available to all interested parties; land and building activities should be subject to continuous monitoring.

Staffing and training strategy

The Building Land Commission recommends that staff capacities which are urgently needed within planning authorities and other relevant facilities be increased at all federal levels.

The Building Land Commission recommends that the Federal Government and federal states launch an education and training drive. In particular, it should improve practical know-how as regards the application of urban planning instruments to building land development.

The Building Land Commission recommends launching a training drive in technical departments, that the federal states launch a recruitment drive and examination offices admit more people to take the necessary examinations.

The Building Land Commission suggests that local government associations and the federal states make information about good practice examples and experience more widely known by holding events and exhibitions, publishing guidance etc. The Commission calls on the Federal Government and federal states to support local authorities in applying land policy and urban land use planning instruments by organizing information events and providing guidance on special urban planning law instruments.

4. Improving the data pool for analyses and market transparency

The Building Land Commission calls for the data pool relating to land policy to be expanded and the availability and meaningfulness of the data to be improved.

The Building Land Commission recommends that the Standing Conference of Ministers Responsible for Building harmonize the scope, structure and procedures for reporting on property issues by the committees of experts.

Members of the Building Land Commission

Chair

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Members of the German Bundestag

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Federal Ministry for Economic Affairs and Energy
Federal Ministry of Transport and Digital Infrastructure
Federal Ministry for the Environment, Nature Conservation and Nuclear Safety
Federal Ministry of Food and Agriculture

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