

A Study on Public-Private-Partnership for Shrinking Cities in Germany

—with a focus on §171c “urban redevelopment contracts” of the building act (BauGB)—

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[SYNOPSIS]

In this research I looked at public-private partnership (PPP) in reduced-scale projects in Germany in order to consider possible urban planning systems for Japan during its era of population decline and reduced demand. Specifically, I examined the system structure and implementation status of the “Stadtumbauvertrag (urban redevelopment contracts)” in §171c of the Building Act “BauGB”. Reviews of the literature and statistical materials and interviews in the city of Magdeburg found the following.

First, urban redevelopment contracts exhibit the following features: (1) they are positioned as one of various public-private partnership measures related to reduced-scale projects (2) they are used when performing large-scale redevelopment of quartier structures, and (3) contract contents are decided based on discretionary judgments of municipality.

Second, the following results and issues are involved in urban redevelopment contracts: (1) objectives are shared between parties in urban redevelopment contracts, (2) there are calls for improvements with regard to coordination and time costs, and (3) it is not possible to force parties to fulfil contractual obligations.

This study found the following implications for Japan: (1) there is a need for system design and operation based on district conditions, (2) transparency must be provided for design processes, and (3) public-private partnership is ultimately a method for achieving an end, and in order to achieve objectives district level management must be taken into consideration.