



XXVII FIG CONGRESS

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Volunteering
for the future –
Geospatial excellence
for a better living

Munich Model of „socially fair use of land“

Urban development contracts as an instrument for the creation of affordable housing

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managing director of the expert committee of the township of Munich

ORGANISED BY



PLATINUM SPONSORS



name and definition

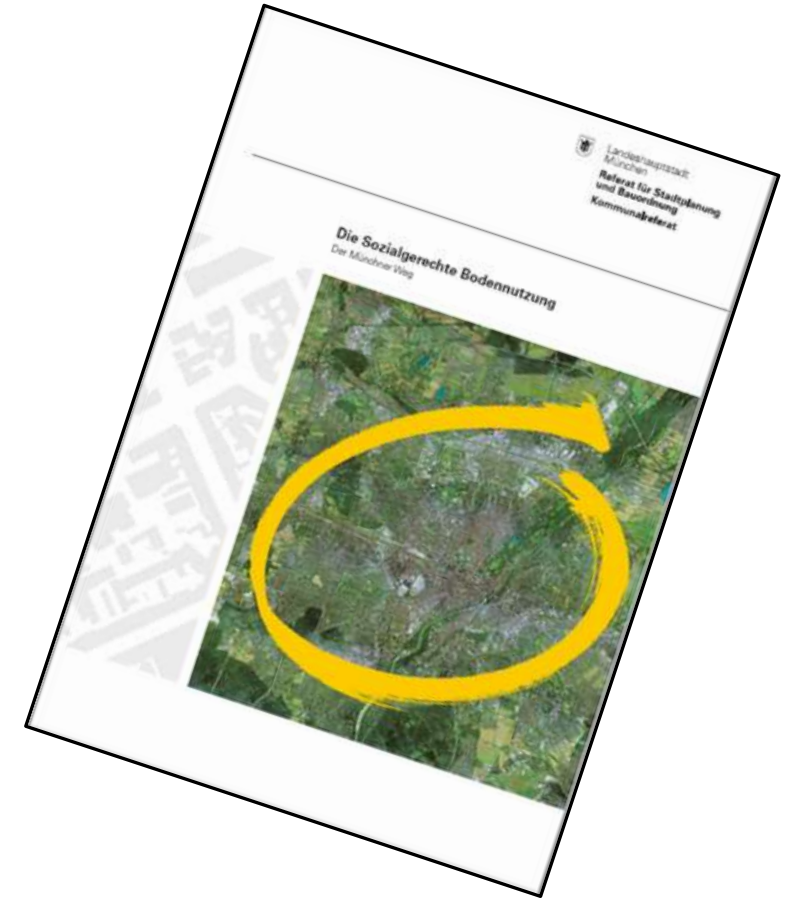
SoBoN – Sozialgerechte BodenNutzung
Socially fair use of land



name and definition

no strict legal definition

SoBoN is a system to develop building land
in a cooperative, partnership-based way
with the aim to achieve a socially fair land use



Causes and aims in the beginning

before development for construction land

after development for construction land



a development plan is necessary

development plan

a development plan turns cheap farmland into valuable building land

a development plan causes expenses for the municipality, e.g. for kindergartens, schools, roads, water connections, etc. **and costs of cheap subsidized housing**

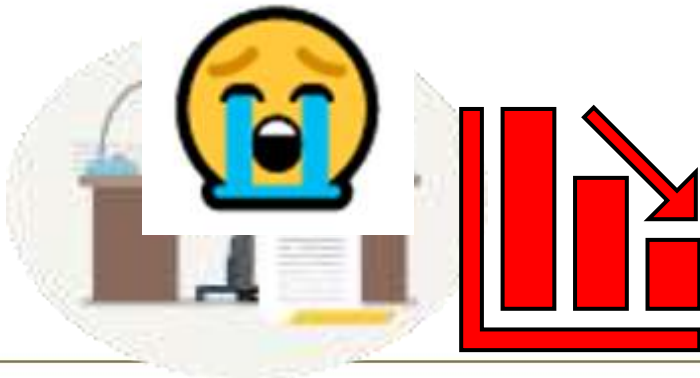


effects of development plans



town treasurer

owner



chronology and development

Introduction

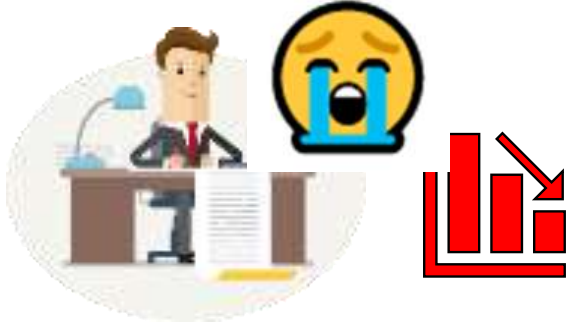
| | |
|---------------|---|
| March 1994 | basic decision for SoBoN |
| July 1995 | description of procedural structures and start of trail period |
| December 1997 | evaluation of the trail period codification of SoBoN |

Major, comprehensive updates and amendments in

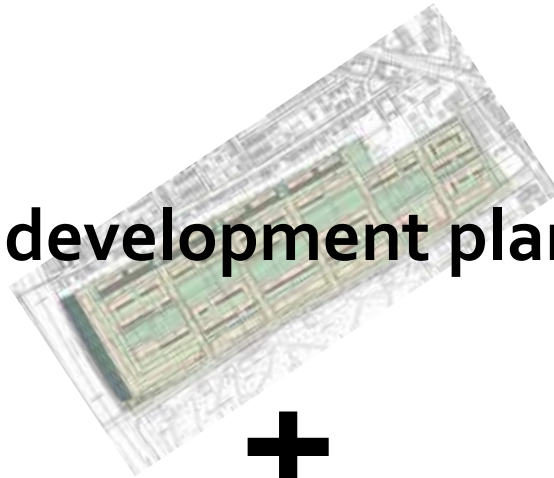
2001, 2006, 2012, 2017 and 2021

legal structure

town treasurer



development plan



+

public contract



owner



participants and procedural principles

participants

- **the planning municipality**
- **the property owners**
- project developers
(residential and commercial construction sectors)
- the building industry

procedural principles (broader sense)

- all formal regulations
- organizational issues
- etc.

procedural principles (narrow sense)

- **equal treatment**
- **transparency**
- **calculation certainty**

procedural principles

equal treatment

- all planning beneficiaries must submit to the same SoBoN regulations if they want their land to be over planned
- equal treatment of all planning beneficiaries in a procedure

transparency

- procedural principles are public and can be inspected at any time by any interested person
- regular, intensive exchange about the respective key points of the plans as well as the associated contractual regulations by all parties involved

calculation certainty

- the initial and final values of the properties and the planning requirements, which determined the burdens to be borne by the owners will be given as soon as possible

content of regulations (SoBoN – contract)

- assignment of areas for roads, green areas, etc.
- creation of kindergartens, schools, etc. or sharing of costs
- construction of affordable housing

SoBoN 2021: 100 Punkte-Baustein-Modell

| Grund-Bausteine | Punkte | 5 | 10 | 15 | 20 | 25 | 30 | 35 | 40 | 45 | 50 |
|---|--|-------------|-------------|-------------|-------------|-------------|-------------|----|----|----|----|
| Quote ECF/PM/PMB in % des neu geschaffenen Wohnungsrechts | 20/20/0 | | | | | | | | | | |
| Schuldrechtl. Aufteilungsverbot bzw. Aufteilungsbeschränkung in WEG-Fläche bei gemischten Vorhaben in % des neu geschaffenen Wohnungsrechts, in Abh. d. der Jahre der Erdgeschoss- Bindungsdauer | 40% mit max. 40% Verkauf ab J. 2020 | | 20/20/5 | | | 20/20/10 | | | | | |
| Sozialer Infrastrukturkostenbeitrag in Euro/je GF (oder m²/AnzahlGF) | | | | | | | | | | | |
| Sonder-Bausteine | | | | | | | | | | | |
| Verkauf an LHM geschaffenen Wohnungsrechte (ECF: 375 Statt: 1200 Euro/je GF, PMB: Abteilgröße: 2000 qm) | 100 Euro (oder 30qm AnzahlGF) | 125 Euro | 150 Euro | 175 Euro | 200 Euro | 225 Euro | 250 Euro | | | | |
| Verkauf an Genossenschaften mit Konzeptvergabe, Wohnungsrecht | | | | | | | | | | | |
| Sonstige Lasten wie bisher ohne Unterstützung in Höhe: | | | | | | | | | | | |
| 60% Förderquote (20% ECF, 20% MM, 20% PMB) | | | | | | | | | | | |
| 80% Aufteilungsverbot | | | | | | | | | | | |
| Bindungsdauer 40 Jahre für Förderquote und Aufteilungsverbot | | | | | | | | | | | |
| 175 Euro sozialer Infrastrukturkostenbeitrag | | | | | | | | | | | |
| Sonstige Lasten wie bislang | | | | | | | | | | | |

successes and results

In a total area of around 1.500 hectares

building rights of

approx. **5.3 million m² floor space** for residential use

approx. **3.5 million m² floor space** for residential-compatible commercial use

approx. **2.3 million m² floor space** for industry and commercial use
were created.

successes and results

That mean

building rights for approx. **60.000 residential units**
of which are approx. **16.000 subsidized apartments**

successes and results

There were created

approx. 3.900 day nursery places

approx. 9.200 kindergarten places

approx. 1.800 after-school care places

approx. 3.600 primary school places



successes and results

- 5.15 million m² land areas were ceded to the municipality free of charge
 - » 1.525.000 m² for public traffic areas ².
 - » 3.198.000 m² for public green spaces and green compensation areas.
 - » 433.000 m² for public utility areas (in particular for social infrastructure)
- 787 million € costs paid by the planning beneficiaries
 - » 285 million € for the construction of public traffic areas
 - » 165 million € for the construction of public green spaces and compensation areas
 - » 270 million € for social infrastructure
 - » 67 million € for planning and other causal reasons

thanks for your attention

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SoBoN 2021: 100 Punkte-Baustein-Modell

Anl:

| Punkte | 5 | 10 | 15 | 20 | 25 | 30 | 35 | 40 | 45 | 50 |
|--|---|-------------|-----------------|-------------|-----------------|-------------|-----------------|-----------------|-----|-----------------|
| Grund-Bausteine | | | | | | | | | | |
| Quote EOF/MM/PMB in % des neu geschaffenen Wohnungsrechts | 20/20/0 40% <i>(nur, wenn 40% Verkauf an LHM)</i> | | 20/20/5 45 % | | 20/20/10 50% | | 20/20/15 55% | 20/20/20 60% | | 20/20/25 65% |
| Schuldrechtl. Aufteilungsverbot bzw. Aufteilungsbeschränkung in WEG-Pakete bei gemischten Vorhaben, in % des neu geschaffenen Wohnbaurechts, mind. in der Höhe der Förderquote | 50-55 % | 60% | 65% | 70% | 75% | 80% | 85% | 90% | 95% | 100% |
| Bindungsdauer | | 40 Jahre | | | | | | | | |
| Sozialer Infrastrukturkostenbeitrag in Euro/qm GF (sofern ursächlich) | 100 Euro <i>(oder Spitz- abrechnung)</i> | 125 Euro | 150 Euro | 175 Euro | 200 Euro | 225 Euro | 250 Euro | | | |
| Sonder-Bausteine | | | | | | | | | | |
| Verkauf an LHM in % des neu geschaffenen Wohnbaurechts (EOF: 375 Euro/qm GF, MM: 675 Euro/qm GF, PMB- Stadt: 1200 Euro/qm GF), Mindestgröße 2500 qm | 5% | 10% | 15% | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| Verkauf an Genossenschaften mit Konzeptvergabe, in % des neu geschaffenen Wohnbaurechts | 10% | 20% | 30% | | | | | | | |
| Sonstige Lasten wie bisher ohne Bepunktung | | | | | | | | | | |

Grundmodell in orange:

- 60% Förderquote (20% EOF, 20% MM/ 20% PMB)
- 80% Aufteilungsverbot
- Bindungsdauer 40 Jahre für Förderquote und Aufteilungsverbot
- 175 Euro sozialer Infrastrukturkostenbeitrag
- Sonstige Lasten wie bislang

