



# Documentation Regional development instruments

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Bavarian State  
Ministry of the  
Environment,  
Public Health  
and Consumer  
Protection

Interreg III B

General Data	
<b>Name of instrument:</b>	Building Land Acquisition Fund (= Bodenbeschaffungsfonds)
<b>Country / region:</b>	AT
<b>Spatial level:</b>	federal state
<b>Type:</b>	Economic instruments
<b>Subtype:</b>	Voluntary, but binding contracts
<b>Description:</b>	Private limited company, which buys building land to prevent speculations and to resell it under strict/specific requirements. Originally for housing development only, nowadays approximately 1/3 for business parks or the like.
<b>General objectives:</b>	Cheap building land for public housing development and projects of public interest with the main focus on regional development. One important aim is to force municipalities for overall/comprehensive developmental strategies.
<b>General Objectives keywords:</b>	land development ; land stock ; building land ; urban development ;
<b>Responsible:</b>	Federal state/Province authority
<b>Stakeholder Involved:</b>	Private individuals
<b>Stakeholder Involved:</b>	Local authority/Municipal council
<b>Reference:</b>	see attachment
<b>General assessment of strength and weakness:</b>	The main advantage of the building land acquisition fund is that it is subject to private law. Thus building land can only be bought if all wishes of the funds are taken care of, which can go as far as choosing a specific architect. Weakness: under tight fiscal law which limits the possibilities to act
<b>Metadata:</b>	Date of entry: 22.03.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
Implementation	
<b>Legal status:</b>	not-mandatory
<b>Extension:</b>	all municipalities
<b>Comment:</b>	The building-land-acquisition fund was and is involved in all municipalities and therefore it has an enormous spatial impact.
<b>Type of monitoring:</b>	Mixture of quantitative and qualitative reporting
<b>Preconditions for implementation:</b>	Correspondent to the TROG (Tyrolean law of regional planning) and the conception of the building-land-aquisition fund

<b>Best practise example (1):</b>	Business park of Aldrans/Sistrans/Lans
<b>Example Abstract (1):</b>	Enabling the joint business park of Aldrans/Sistrans/Lans No official statements. Oral information provided by the chairman of the fund: Due to the influence of the building-land-acquisition-fund, a business park for three municipals could be realised on an appropriate site because individual projects could be eliminated. This regional development project achieved substantial synergetic effects.
<b>Period of validity:</b>	unlimited
<b>General comment:</b>	An established instrument which already left a great impact in the field of regional development and counts as one of the strongest engines for regional development.
<b>Assessment</b>	
Relevance	
<b>Status:</b>	very strong direct relevance
<b>Ranking:</b>	5
<b>Remark:</b>	-
Acceptance	
<b>Status:</b>	municipal administration. Local economy, environmental NGOs, municipal residents, superordinate administrations
<b>Ranking:</b>	5
Implementation	
<b>Status:</b>	-
<b>Ranking:</b>	5
<b>Remark:</b>	-
Feasibility	
<b>Status:</b>	Budget, legislation, Know-how, political will
<b>Ranking:</b>	2
<b>Remark:</b>	-
Effectiveness	
<b>Status:</b>	Direction of effect, type of effect, acceptability, perpetuity
<b>Ranking:</b>	4
<b>Remark:</b>	-