

HUMAN SETTLEMENT COUNTRY PROFILE GERMANY

Decision-making

The Federal government, the federal states, and local authorities are responsible for promoting sustainable human settlement. Settlement development must be carried out on the basis of carefully worked out and coordinated urban building plans. Formal planning is regulated by urban planning legislation. In Germany its legal basis is the Federal Building Code (BauGB). The Federal Building Code of 1998 took urban land use planning a step further with the aim of securing holistic solutions that integrate urban planning and nature conservation. Sustainable urban development has become a central theme in Germany in the 1990s at all levels of government. At the Federal level, an amendment to the building law means that the demands of sustainable urban development have been made part of the general planning goals of the Federal Building Code, making it clear that sustainable development is a model for all areas of life and an obligation for urban planning to meet as well.

In addition, there is highly developed planning legislation in Germany that also prescribes the rational use of land and soil as well as consideration of nature conservation concerns. In addition, Environmental Impact Assessments (EIA) is required for all projects with particular environmental relevance.

Land-use management: Implementation of land management is mainly under the authority of the state governments and local authorities. Activities at the national level are limited to the setting of a normative and legal framework. In addition, the Federal government is also involved in financing integrated approaches of rural development, primarily within the framework of the Joint Task of the federal and state level to improve agricultural structures and coastal protection. Policies have been developed in cooperation with state governments. German policy-makers have traditionally had at their disposal a sophisticated range of instruments for the planning of land resources and the development of sustainable, environmentally friendly land and settlement structures. The task of urban and regional planning is to weigh up in a reasonable manner the natural functions of land and the manifold claims on the use of limited space. The Federal Regional Planning Act (Bundesraumordnungsgesetz), the Land Consolidation Act (Flurbereinigungsgesetz), the Federal Nature Conservation Act (Bundesnaturschutzgesetz) and the various corresponding state laws form the legal basis for these goals.

The Federal government has decided to pursue an integrated regional planning, urban development and transport policy. The integrative character refers primarily to getting decision-makers to focus more attention on the causes and consequences of the sustained growth in traffic.

German law on regional planning and land and urban development provides for extensive participation by the people and institutions concerned (publication of drafts, hearings, and right to formally raise objections). The Federal Land Consolidation Act, for example, includes instructions for the parties concerned as well as consultation and information bodies representing public interests. Before a decision on land consolidation can take effect, the envisaged land consolidation procedure and the prospective cost must be explained exhaustively and in an appropriate manner to the landowners who are likely to be affected.

Energy: The following legislation and actions have been in the field of energy:

- Act on Protection and Extension of Combined Heat and Power Generation;
- Act on Phasing out Nuclear Power within the next 20 years;
- The Act on Renewable Energies with feed-in guarantees for electricity generated from renewable energy sources at guaranteed minimum feed-in tariffs;
- Energy Saving Act, which sets new energy efficiency standards for buildings based on primary energy consumption;

- Energy Consumption Labelling Ordinance, which requires the labelling of the energy consumption of cars and household appliances;

Poverty: The Bundessozialhilfegesetz (Federal Social Assistance Law) is the relevant legislation in force. The German poverty alleviation strategy is based on the idea of participation and self-help. In addition to providing a minimum social standard through Social Assistance, the German government pursues a broad range of activities in order to prevent poverty (e.g. measures to fight unemployment, such as JUMP, programmes to combat long-term unemployment, integration into the labour market of people with disabilities, a socially oriented housing policy, and compensation of family commitments). Often, elderly people in particular do not claim social assistance they are entitled to because they fear that their children would be made liable for their maintenance. Therefore, the Act concerning need-oriented pensions in the event of old age and invalidity (GsiG) was adopted in the context of the pension reform. When this Act enters into force on 1 January 2003, it will contribute to breaking the pattern of hidden poverty, as it does not provide for liability to provide maintenance for children and parents, thus making it easier for elderly persons and invalids to assert their claim to a guaranteed livelihood.

Participation: The amendment of the Nature Conservation Act, which came into force on 4 April 2002, introduced into Federal law for the first time under the Nature Conservation Act the right for associations to institute court proceedings, a process already successfully implemented in 13 federal states. Nature conservation associations who have participated in the respective administrative procedures may institute court proceedings against zoning plans, certain zoning authorisations, land-use plans that take the place of zoning plans and against exemptions from legislation and prohibitions in protected areas.

The Article Act, which came into force on 3 August 2001, gives the public greater rights to comment and be informed on approval of industrial plants and other projects with environmental implications. And this public participation no longer stops at national or EU borders.

Programs and Projects

The government promotes policies and programmes in the fields of: energy saving and efficiency; renewable energies; environmentally sound and efficient transportation; and industrial pollution control, among others. Germany's national programme to combat global warming specifies sector-specific reduction objectives for the various emission-producing sectors (private households, energy, transport) - a decisive step on the road to integrating sustainable development into all policy areas.

Poverty: Since 1998, combating poverty and social exclusion has been one of the priorities in Federal government policy-making. In April 2001, the government submitted a report titled "Living situations in Germany - first report on poverty and wealth". The report gives a comprehensive description of the social situation in Germany and presents a differentiated picture in terms of equal opportunities and social participation as well as the distribution of income and property. The report is based on a differentiated concept of poverty, defining poverty as a living situation.

Since 2001, the Federal government has been sponsoring a total of 30 innovative pilot projects to improve cooperation between job centres and social assistance agencies (MoZArT). The pilot projects are distributed across Germany. Their funding and evaluation is based on the Act to improve cooperation between job centres and social assistance agencies of 20 November 2000. On the basis of experimental clauses, new ways to improve cooperation between job centres and social assistance agencies are being explored beyond the existing legal framework, with the aim of increasing the number of people finding employment, making assistance for integration into employment more effective and simplifying the administrative procedure.

A. Providing Adequate Shelter for All: Germany has made considerable efforts to reduce current housing bottlenecks and provide adequate shelter not only for the resident population but also for the people who have immigrated into the country.

B. Improving Human Settlement Management: Basing its activities on the positive experience gained with integrated action and promotional strategies in some federal states, in 1999 the Federal government began a nation-wide concerted initiative together with the federal states, which was intended to improve living conditions in urban neighbourhoods that are disadvantaged and which in many cases disadvantage their inhabitants. The promotion of urban renewal was supplemented by the new programme run jointly by the Federation and the federal states on “Urban Neighbourhoods with Special Development Needs - The Social City” (Stadtteile mit besonderem Entwicklungsbedarf – “Die Soziale Stadt”). The aim of this new programme is to use integrated approaches and the involvement of all social groups to contribute towards renewing, maintaining and improving the quality of life in cities. The concept is implemented as a social project, which makes justice, involvement, solidarity and innovation accessible. On 15 August 2001 the Federal government decided to launch a new programme on urban renewal in eastern Germany (“Stadumbau Ost”) aimed at increasing the attractiveness of the new federal states as a residential and economic location.

The Building Renovation Programme offers great scope to make headway on renovating old buildings in the light of global warming concerns.

C. Promoting Sustainable Land-Use Planning and Management:

Since the amendment to the Federal Building and Regional Planning Act in 1998, if not before, the model of sustainable development has been the standard benchmark for the German settlement policy. Sustainable development is guided by the spatial concepts of the compact mixed-use city and decentralized concentration. Its main goal is economical land management as a municipal and regional task, which means: economical, naturally sustainable and socially compatible land use.

D. Promoting the Integrated Provision of Environmental Infrastructure: water, sanitation, drainage, and solid-waste management: See under Freshwater and Sanitation profiles.

E. Promoting Sustainable Energy and transport Systems in Human Settlements:

Energy: The main elements of the German national energy strategy for sustainable development and especially its efforts to encourage sustainable consumption and production practices are part of the new national climate change programme, which was adopted by the Federal government in October 2000. It defines emission reduction tasks and responsibilities in all relevant areas: private households; industry and trade; transport; and energy sector. It is geared towards both the reduction of CO₂ emissions and the reduction of other greenhouse gases. The main means in focus are energy conservation and energy efficiency as well as renewable energies.

In March 1995, German industry presented a declaration on global warming, which was further specified in March 1996. Industry thereby undertakes special efforts to reduce its specific CO₂ emissions by 20 percent by the year 2005 against the reference year 1990. At the same time, a comprehensive monitoring system was drawn up. The pledge means that over 71 percent of industry’s final energy consumption, more than 99 percent of public electricity supplies and part of the private households and small-scale users are now covered by the industry declaration of voluntary agreement. In 2000, the Federal government reached joint agreement with industry on the further reduction of specific CO₂ emissions by 28% by 2005 and of the reduction of specific greenhouse gas emissions by 35% by 2008-2012.

Transportation: Other current projects in the environment and transport sector include review of the Federal Transport Infrastructure Plan, rail infrastructure improvements, encouraging energy-saving

driving habits and the 3-litre car, as well as improvement for motorcycle emissions and noise performance.

F. Promoting Human Settlement Planning and Management in Disaster-Prone Areas: Disaster preparedness – promoting disaster reduction (With its action framework on disaster prevention, the German government is contributing to the shaping and formulation of UN policy in this area, and through it is promoting projects to provide greater protection to people in countries and regions that are particularly susceptible to disasters).

G. Promoting Sustainable Construction Industry Activities: Different incentives for installation of specified energy-saving equipment and designs in existing buildings up to the end of year 2002;

H. Promoting Human Resource Development and Capacity-Building for Human Settlement Development: New types of civic engagement have developed in recent years primarily in the implementation of the “Local Agenda”. The objective of the Agenda process is to develop a concerted route towards sustainable development in the cities as well as concrete ideas for action in further local development. This is based on a new culture of communication among administration, councils, citizens, associations, trade and industry, initiatives, churches, etc.

A total of 1,651 local governments have passed Local Agenda resolutions in the Federal Republic of Germany (as per September 2000). In addition, approximately 110 rural districts have made Agenda 21 resolutions on the principle of sustainability. Besides the information and the promotional policies of the Federal government and the federal states, important contributions towards promoting local activities through campaigns and informative events are made by many foundations and other non-governmental organizations which are involved in environmental and development policy, as well as by research institutes.

In recent years numerous contests have been held regarding the diverse topical fields of sustainable development. They have promoted projects and improved publicity for the overall concept of sustainability. In addition to Federal and state institutions, a number of foundations and other institutions and organizations have held contests. The following is a selection of Europeanwide, national and state contests.

The urban renewal competition: Integrated urban development concepts are a precondition for a sound urban renewal. In order to stimulate this planning process, the Federal government will organize the competition on urban renewal in eastern Germany (“Stadtumbau Ost”). Many congresses, conferences, workshop discussions and exhibitions have been held in recent years in Germany dealing with the topic of sustainable settlements development. One objective of the events was to provide content for the idea of sustainability or give it publicity; another was to serve towards pooling experience or drawing up new approaches for attaining sustainable development.

Energy: There are numerous initiatives of the Federal government, the governments of the federal states and the local authorities as well as all relevant stakeholders. On September 29, 2000, the *German Energy Agency* (Deutsche Energie-Agentur, dena) was set up as a national competence and information centre on energy efficiency and renewable energies. Dena is intended to provide support, through flexible projects, to specific activities of the German government in the areas of efficient energy use, renewable energy sources and climate protection. It is meant to pass on information working with municipal and regional energy agencies, but also consumer protection agencies. Another goal is to provide even better and smoother access to required information for people in private households, companies, organizations and authorities. One further important task of the agency will be to engage in international activities in the

form of an exchange of experience and joint projects with foreign partners and to provide relevant advice to the German government.

Just a short time after its establishment, the agency already launched several extensive projects. In April 2001, it set up a call centre to provide information on efficient energy use and renewable energy sources which can be reached at a single toll-free number throughout Germany. The agency is conducting a campaign on efficient pneumatic systems for industry, working with a research institute and industrial partners and it is holding a successful series of lectures on the new energy conservation regulation relating to buildings, working with the German chamber of architects and engineers and with the energy agencies of the federal states. Among other things, it is envisaged to hold a nation-wide campaign to reduce standby losses in electric and electronic equipment.

In order to fulfil one assignment within the new national climate change programme, the Federal Environment Ministry started a national campaign on “Climate Protection in Households and in Small Consumption”. The intention is to increase public awareness about the necessity to protect the climate and the possible ways of achieving this task and in particular to reduce the energy demand of buildings (improved thermal insulation, heating and air conditioning) and promote increased use of renewable energy, the use of efficient household, information and communication appliances, change in consumption patterns, etc.

Transportation : In order to have a less polluting and safer transport system, the establishment of mass transit systems and the impacts on the environment and safety have been addressed comprehensively (a structural reform of the railway structures was undertaken after the 1992 United Nations Conference on Environment and Development (UNCED)). The relative cost-effectiveness of alternative systems and transportation technologies has been addressed in part. In spring 1995, the German automobile industry made a voluntary commitment to the Federal government regarding further reductions in the average fuel consumption of automobiles. According to this commitment, the average fuel consumption of automobiles sold in the year 2005 would be 25% lower than average automobile fuel consumption in 1990.

Status

Poverty: It may be assumed that, in general, “absolute poverty” (defined as a situation in which survival is uncertain) no longer occurs in Germany. In Germany, this type of material poverty (extreme/absolute poverty) is prevented by the existing social security systems. Within the system of social security, social assistance constitutes the ultimate safety net for all those who do not have sufficient income or assets. In Germany, therefore, extreme poverty (resulting, perhaps, from a failure to claim the social assistance benefits to which one is entitled) is to be found only in exceptional cases. However, if one applies a broader definition of poverty, those living under particularly difficult circumstances must also be taken into account. Unemployment, homelessness, and a heavy burden of private debt or problems of addiction may bring about these difficult circumstances.

Participation: A total of 1,651 local governments have passed Local Agenda resolutions in the Federal Republic of Germany (as per September 2000). In addition, approximately 110 rural districts have made Agenda 21 resolutions on the principle of sustainability. New types of civic engagement have developed in recent years primarily in the implementation of the “Local Agenda”. The objective of the Agenda process is to develop a concerted route towards sustainable development in the cities as well as concrete ideas for action in further local development. This is based on a new culture of communication among administration, councils, citizens, associations, trade and industry, initiatives, churches, etc.

Housing: Various activities in the field of housing policy have brought about a noticeable improvement in the quantity and quality of housing. In the old federal states in the west, the key challenge was initially to

overcome the serious bottlenecks in the housing market as a result of very strong demand, due in particular to high levels of migration. In the new federal states in the east, the quantity and quality of the housing available in the early 1990s was completely inadequate. The distinct nation-wide expansion in the housing market and the rehabilitation and modernization of the housing stock in the new federal states, which was supported particularly intensively by the state, meant that it was rapidly possible to close the gap between the old and the new federal states, albeit not completely.

Land-use: In Germany, loss of land due to settlements, traffic routes, depletion of raw materials, disposal of landscape elements, etc. contribute to the threat to native species and biotopes.

Energy: the Federal government took the phase-out of nuclear power seriously and amended the Atomic Energy Act: the last nuclear power station is to be decommissioned by 2021 at the latest. Household CO₂ emissions in 2002 were 11.5% down on 1990 figures. As private households account for virtually 1/3 of energy used by consumers, there is still considerable potential to reduce emissions here.

Transportation: Germany has an excellent transport system with respect to both environmental impact and safety. A further extension of alternative transport systems is under consideration.

The most recent figures show that the trend in the transport sector has even been interrupted, at least temporarily, with a 2% drop in CO₂ emission in 2000 relative to the previous year. Consumption of petrol fell by 2.8% and diesel consumption was down 1% in 2001 relative to the previous year, so this downward trend is likely to continue in 2001.

Capacity Building, Education, Training and Awareness raising

Besides the information and the promotional policies of the Federal government and the federal states, important contributions towards promoting local activities through campaigns and informative events are made by many foundations and other non-governmental organizations which are involved in environmental and development policy, as well as by research institutes.

Poverty: Discrimination of the poor is not an issue, at least as far as education is concerned. In the state of North Rhine-Westphalia, for example, the state government has created special programmes such as "Stadtteile mit besonderem Erneuerungsbedarf" (urban neighbourhoods in special need of renewal) for disadvantaged neighbourhoods. In the state of Saxony, Art. 1 of Saxony's School Act lays down that the task of the schools to provide education is determined by the right of all young people to an education corresponding to their capabilities and interests, regardless of their background or economic situation.

Energy: The German Environment Ministry is organizing a national competition called "Mission: possible - fight for the environment", running until May 2002. It is specifically for young people, who can submit ideas and projects to combat global warming, improve energy-efficiency and make more sparing use of natural resources.

Transportation: The transport sector is one of numerous examples where the Federal government has used brochures and advertising campaigns to inform people and educate them on how to behave in an environmentally aware fashion. The campaigns draw attention to the need for changes in consumer behavior by providing, for example, tips on buying low-emission vehicles and promoting the use of bicycles and public transport.

High priority is given awareness-raising in the general area of energy and fuel efficiency.

Information

URBAN 21 - project forum - www.urban21.de : The URBAN 21 project forum and the URBAN 21 presentations are part of the website managed by the Federal Office for Building and Regional Planning on the “URBAN 21 - Global Conference on the Urban Future”, which was held in Berlin on 4 to 6 July 2000. Particularly in the preparatory stages of the Conference, the project forum served as an open platform for examples of sustainable urban development.

Werkstatt Stadt (Urban Workshop) - www.werkstatt-stadt.de/html/main-beispiele.html: This compilation of “good examples” is the result of experience gathered in the past ten years by the national programme “Experimental Housing Construction and Urban Development”.

Städte der Zukunft (Cities of the Future) - www.staedte-der-zukunft.de : The aim of the website is to report on the activities carried out within the scope of the Experimental Housing Construction and Urban Development field of research “Cities of the Future” on a regular basis, thus reflecting the progress of the work. The emphasis is being placed on the topics “indicator-based performance monitoring of sustainable urban development” and “examples of best practice as models for the future of towns and cities”.

Energy:

There are a wide variety of measures for gathering the required information about energy and energy-related issues. These include:

- Special energy statistic related to the Federal Statistic Law; (a draft of new legislation on energy statistics is in parliamentary debate);
- The Energy Audit for Germany is undertaken by a private organization, the AG Energiebilanzen, in which research institutes, energy industry organizations and official statistic organizations are working together;
- Industry’s progress in fulfilling its voluntary commitment is monitored by the Rheinisch-Westfälisches Institut für Wirtschaftsforschung (RWI);
- National Greenhouse Gas Inventory;
- Additional working party on “emission inventories” under the umbrella of the interministerial working group on CO₂ reduction, reporting to the Federal Ministry for the Environment, Nature Conservation and Nuclear Safety, to co-ordinate the methodological/statistical requirements of emissions reporting as a result of international reporting obligations; and
- Regular analysis of primary energy consumption by the German Institute for Economic Research (Deutsches Institut für Wirtschaftsforschung).

On the national level, information about energy and energy-related issues is disseminated and shared by the responsible ministries of the Federal and the state governments as well as by the local authorities. Also, most relevant stakeholders, environmental associations, companies etc. distribute information and are available for consultation. On the international level, the requirements of the various institutions (e.g. OECD) and organizations (e.g. UN) are being fulfilled on a regular basis. In addition, information on energy and energy-related issues is made available to the public on the Internet, on web sites such as www.bmwa.bund.de , www.ag-energiebilanzen.de , www.bmu.de, and www.diw.de.

Transportation: Methods for identifying threshold levels of atmospheric greenhouse gas concentrations have not been developed, but in the area of environment and transport, observations of emissions are comprehensive and systematic.

Research and Technologies

Universities and research institutions provide training in integrated approaches to the planning and management of land resources and have implemented pilot projects.

In order to reduce greenhouse gas emissions and to promote cleaner production, efforts are being made to develop: alternative fuelled vehicles; fuel cells; photovoltaic generated electricity; wind technologies; biomass; advanced fuel technologies associated with natural gas as well as oil and coal; building systems – windows, insulation, appliance equipment; new transport technologies e.g. for railways, and etc.

Most needed are Environmentally Sound Technologies (ESTs) in the economic sectors of transportation and private energy consumption. In Germany's experience, the selection, transfer and application of ESTs are mainly the task of the private sector. Environmental advice, related technology and know-how transfers are increasingly becoming an integrated part of activities of German industry and its self-governing organizations acting on an international level. High priority is given to the research and development relating to appropriate transport methodologies.

The research programme of the Federal Ministry of Transport, Building and Housing covers different forms of research. The programmes "Demonstration Projects of Spatial Planning" and "Experimental Housing Construction and Urban Development" examine spatial planning as well as housing and urban development issues in the framework of applied research. The classic research provides scientifically sound knowledge to prepare political decisions in the policy areas of transport, building and housing. In addition to this, comprehensive research on sustainable settlements development issues is carried out at research institutes and universities.

Financing

There are now a large number of assistance programmes, which can help to successfully implement the Habitat Agenda. The funding database "Nachhaltige Regionalentwicklung" (Sustainable regional development) - www.iclei.org/europe/bbr - contains a variety of promotional programmes for sustainable measures and projects. In addition, the funding database of the Federal Ministry of Economics offers a complete and up-to-date overview of all Federal, state and European Union assistance programmes - www.bmwa.bund.de.

Municipalities that have a future-oriented urban planning concept receive financial aid for the urban development required, the housing economy receives support for the demolition of empty buildings and for upgrading. Urban renewal supports building industry and trade as well. The new regulations for the promotion of home ownership through the introduction of a bonus for owner-occupiers on 1 January 1996 represented the implementation of one of the key projects of housing policy reform. The aim of the reformed assistance for owner-occupiers is above all to help middle-income households and families with children in particular.

Economic incentives in the field of *energy* and *transportation* include:

- The ecological tax reform, which envisages a gradual increase in energy prices in all areas, in order to create incentives for the development and market launch of new technologies. Revenue from the eco-tax is returned to employees and employers by reducing the rates for pension insurance contributions.
- Reduced rates for local public transport and all rail transport
- The Market Launch Programme for Renewable Energies, promoting use of geothermal, biomass and solar energy as well as small hydropower through grants or low-interest investment loans.
- high buy-back fees for electricity produced using solar power, wind-power or from hydro-electric plants and, in conjunction with the Biomass Ordinance
- The "100,000 roofs solar electricity" programme, with low interest investment loans for photovoltaic systems.

- The promotion of low-sulphur and sulphur-free fuels through tax differentiation also helps to achieve a breakthrough in fuel-efficient, low-emission engine technology.
- Emission-based motor vehicle tax: the tax is differentiated (up to three years tax exemption) for different standards of emission reduction. An extra bonus is granted to so-called “3-litre cars” (petrol consumption per 100km).
- As of 2003 heavy goods vehicles will be charged a route-dependent levy, whilst environmentally friendly gas-driven vehicles will pay drastically reduced fuel tax until 2009.
- Favourable framework conditions for gas-powered vehicles: the mineral oil tax for natural and liquid petroleum gas was lowered to the EU minimum tax rate and set until 2009. Criteria for a Blue Angel environment label for low-noise gas-powered commercial vehicles and buses were adopted. Different grant/loan programmes can subsidize investment into and commercial use of gas powered vehicles.
- Low interest loan programmes for energy saving renovation of building stock. Motor vehicle tax exemption for buses used in public transport;
- Reduced turnover tax for short-range passenger transport;
- Motor vehicle tax reductions and exemptions as mentioned; and
- Act on the Income Tax Law, where the fiscal provision favoring commuting by car was replaced by a commuting allowance solely based on distance to workplace, encouraging bicycle and public transportation use.

The ecological tax reform includes tax exemptions or rate reductions for efficient energy technologies. Mineral oil and gas used for cogeneration of power and heat enjoys a lower tax rate, if the efficiency rate is at least 60 %. If an efficiency rate of at least 70% is achieved, even this tax is not charged. Mineral oil and gas used in combined cycle gas turbines (CCGT) with an efficiency rate of at least 57.5% will be exempt from the mineral oil tax under certain conditions.

KfW (Kreditanstalt für Wiederaufbau) supports programmes to save energy in old buildings (programme to subsidise energy renovation of building stock via loans from the KfW at subsidized interest rates). Additionally, it supports the renovation of energy-inefficient multi-family buildings as identified by “heating surveys”. The Federal government will spend DM 2 billion in the years 2001 – 2005 to reduce CO₂ emissions by 40 kg per square meter and year in buildings constructed before 1979.

Cooperation

To enhance its own efficiency, German development cooperation promotes in partner countries closer involvement of the private sector and organizations of civil society in the process of Habitat Agenda implementation. Innovative forms of participation by the people create the prerequisites for needs-appropriate, sustainable solutions. All development cooperation activities are backstopped by instruments of monitoring and evaluation in order to obtain information on project progress, to reflect on project experiences, and to extract joint learning experiences from the results. Future cooperation in the field of urban development will continue to focus on the broad spectrum of service facilities (health and educational services, primarily in addition to public advisory services, community centres and markets) and infrastructure (chiefly water, sanitation, waste management, electricity and transport). Special importance will be attached to establishing and strengthening the capacities of municipal service providers (utility model). Cooperation between municipal administrations and the private sector (public-private partnership) will gain added significance in that area, too, and capacity building among the public bodies responsible for supervision and quality management will need to be engaged in at the same time. From 4 to 6 July 2000, Germany hosted the Global Conference on the Urban Future - URBAN 21, Berlin. URBAN 21 constitute the embodiment of a pivotal point of the Global Initiative for Sustainable Development and the continuation of its dialogue. In December 1999, Germany hosted the opening event of the Cities Alliance, a multilateral initiative conceived as a learning network for the exchange of views,

experience, concepts and strategies for implementing the Habitat Agenda. That initiative will help improve the efficiency and effectiveness of development activities in urban areas. Germany is a partner of the Cities Alliance and a member of the consultative group.

Bilateral cooperation in the context of land management takes place with Germany's immediate neighbours, the countries of Central and Eastern Europe, the Commonwealth of Independent States (CIS), and with developing countries in the context of development cooperation. Joint commissions have been established with several neighbouring countries to co-ordinate individual regional development plans and to even develop joint land use plans. In the countries of Central and Eastern Europe and the CIS, numerous projects for local and regional development have been developed, aimed at promoting democratic and participatory regional planning structures. An ecologically oriented land use planning project is at present being implemented at Lake Baikal in Siberia in the Russian Federation. The concept of participatory land use planning has been incorporated into German development cooperation since the late 1980s. Land use planning is an important instrument of bilateral development cooperation and is frequently combined with other instruments, such as geographical information systems, regional outline planning and participatory rural appraisal. Successful participatory land use planning and management programmes have been supported in the Philippines, Burkina Faso, Colombia, Zambia, and other countries. Land use planning is also an important issue in national environmental and/or forestry programmes supported by Germany.

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