

**Lika Tchanturia, Georgia**



## **Urban Land Management in Countries in Transition based on the example of Tbilisi (Georgia): Problems, Effects and Possible Solutions**

The positive land tenure changes that have taken place during the 1990s in countries in transition did not automatically improve urban land management. Although the situation in different transitional countries is very diverse, the problems and causes are similar in most of these countries.

Inadequate use of urban land management tools and instruments, the lack of a proper land policy and inefficient implementation of the principles of Good Urban Governance have resulted in poor urban (land) development in most of post soviet countries. Some countries have already developed a land policy paper, but they lack implementation of concrete measures.

The problems identified in the case of Tbilisi are caused by the lack of proper urban land policy and the lack of instruments to manage the different aspects of land use and ownership. The rapid changes of the political situation have caused a wide range of different problems. The reasons and effects of them are very diverse. The last land use plan (general plan) e.g. has been produced in 1975 under the soviet regime. Apart from being outdated, it even did not reflect real needs when it was prepared.

All problems have their own reasons and causes such as new buildings which don't fit to the traditional urban landscape, buildings which are under construction for the last 30 years and have never been finished,

old industrial areas which are now laying as dead parcels,

construction on open spaces,

problematic land uses by refugees, slums in the city, unclear responsibilities of different institutions as well as technical and legal short-comings.

The thesis concludes with recommendations to improve the current problematic situation in the city such as the urge for a comprehensive land policy paper, an up-to-date land use plan, clarification of responsibilities as well as new legislation on land issues. The overall objective should be the reduction of the “ecological footprint” of the city.

The problems existing in the field of land management are closely interrelated to many other fields. That’s why the general situation in the country has to be improved as a whole.

***Key words:*** urban development, urban land management, land policy, good urban governance, Georgia.