



Centre of Land Management and Land Tenure

Urban Land Management in Countries in Transition based on the Example of Tbilisi (Georgia) -Problems, Effects and Possible Solutions

Introduction

The positive land tenure changes that have taken place in countries in transition did not really improve the situation in the field of urban land management. Although the situation in different transitional countries is very diverse, the problems that are discussed in this case study are existing in most of these countries.

The problems I have identified in the case study 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.

I have tried to describe some of these problems, to define their causes and effects and to come up with some possible solutions.



Tbilisi

Capital of Georgia

Area – 365 km²

Population - 1.225.000

The city is constructed across the river Mtkvari (Kura). The constructed area extends over 45 km in length and only 12-14 km in width. This is caused by the relief – Tbilisi is surrounded by the mountains on both sides of the river.

During the last 20 years the main characteristic of city development was internal growth.



The last land use plan (general plan) has been produced in 1975 under the soviet regime. It did not reflect real needs.

Theory

- Urban Management
- Urban Land Policy
- Good Urban Governance

Research Methodology

- Qualitative Approach
- Interviews

Main Problems Defined

- New buildings don't fit to the traditional urban landscape
- Problems inherited from soviet times
- Problems of old industrial areas
- Construction on open space
- Problematic land use
- Problems of informal settlements
- Institutional problems
- Technical problems
- Legal problems



Some Effects



Main Recommendations

- Develop the land policy paper as soon as possible and define the frames for future development.
- Take rapid actions to avoid the new problems.
- Develop a new general plan (land use plan) and a city planning concept.
- Reduce the "ecological footprint" of the city.
- Develop new legislation.
- Clearly define the responsibilities of institutions.