

«Matters of urban planning law implementation in the context of utilizing real estate»

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problems

- • **The feeling of insecurity towards law**
- • **The partial implementation of procedures**
- • **The extensive delays and failure to meet deadlines**
- • **The constant modifications of the legal framework aiming at removing deadlocks**
- • **The deficit in collaboration and coordination among the competent services and ministries.**

the legal tools that could gradually lead to the elimination of delays :

- . the materialization of a framework of encoded rules for everyone and the shaping of a continuous legal culture in the legislative field
- . the enhancement of the legal concept of guidelines regarding the procedures implementation
- . the unification of structures provided for individual investments and, respectively, the utilization of public real estate
- . the establishment of a procedure for standardizing management's acts, the required specifications and the online process of submitting requests and issuing decisions.

(Law. 1337/1983 , Law 4269/2014)

Drafting a code regarding country's planning and urban development.

The code includes existing and in effect laws and regulatory acts dealing with legislation

While drafting the code the following are allowed:

- the abolition of ordinances proved useless to meet practical results
- the erasing of ordinances silently abolished as well as the erasing of the transitional ordinances no longer in effect
- the adjustment of ordinances in the directions of the existing Constitution
- the rewording of ordinances for the sake of simplicity or the lifting of interpretative ambiguities or in correlation with pertinent ordinances
- the consolidation and restructuring of statutes and any other alteration needed for the unification of the regulation

Exemplary Embodiment from Cyprus:

- MINISTRY OF INTERIOR- URBAN PLANNING DEPARTMENT
- *2ND EDITION 2011*
- *This guidebook aims at informing and guiding the people involved in editing studies for development in order to avoid spending time in correcting blueprints and also for the studies to be closer to the urban planning legislation.*
- *Moreover it aims at helping the researchers with the submission of applications, by introducing the procedure of self-check. In addition, by using the consistent layout of the definition of urban planning basic principles that are related to the development, the credibility of the system's control is maximized and therefore the citizens' trust in the system is reestablished.*

- **Examples from Germany's Construction regulation so as to realize the idea of standardization and the practical guidelines for the implementation of Law**

EXAMPES FROM GREECE

- *ARTICLE 9. Law 4164/2013*
- *The central computational systems of «EKXA », as renamed, and those of ministry of Finance are connected on a permanent basis so as to provide a mutual possibility of direct access to the data of electronic archives kept but also to help the data exchange through electronic storage.*

General conclusions and directions

- **In conclusion,**
- **the establishment of a parallel encoding (law) system for the regulations, the licensing procedures, the implementing directives of shared standards and the simultaneous approval of different sectors' services would eventually lead to the immediate change of the system's image regarding the urban planning law, which is presented nowadays as a system full of gaps, rules difficult to understand and hostile for utilization choices on behalf of the citizens (a term equally applying to any prospective investor).**

