



Who we are. What we do.

We shape Bavaria's future!



Dear fellow citizens,

Together with over 11,000 colleagues at the ministry and State Building Administration, we work on current topics related to the social challenges of the future: housing, construction and transport.

Our citizens are the focus of our work and the questions we strive to answer: How can we ensure that people across Bavaria live comfortably regardless of income, job or their phase of life?

How should we build so that we continue to be an example for building culture in the future?

How will the mobility of tomorrow bring people safely and quickly to their destination?

This leaflet aims to answer some of these questions and give an insight into the work we do for the people in our country.

Yours sincerely,

Kerstin Schreyer, MdL (Member of the State Parliament of Bavaria)

Bavarian State Minister of Housing, Building and Transport



Call 089 12 22 20 or contact us by email at direkt@bayern.de if you would like to receive further information material and brochures or have any questions about current topics, online sources, government agencies, competent authorities or contact persons at the Bavarian State Government.

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Housing Construction

Affordable housing

Whether in urban growth areas or rural regions, whether for families, singles, senior citizens or students – we need affordable housing for all population groups. The Free State of Bavaria therefore implements a variety of measures and cooperates with various partners in the housing market to help ensure all our citizens can access housing.

Subsidised housing – working with the housing sector

Our tailor-made programmes for subsidised housing help provide affordable living space for specific social groups. Housing associations, cooperatives and private-sector developers use these subsidies to implement residential projects for various user groups. The tenants are protected by rent control and occupancy rights of up to 40 years. We primarily support:

- the construction of new rental housing
- modernisations

Subsidised housing for towns and municipalities

We support towns and municipalities in constructing rental units for low-income households. Our special financial programme gives municipalities considerable freedom to individually adapt their projects to local needs. Our assistance includes:

- a municipal programme for subsidised housing
- housing for students, senior citizens and people with disabilities

Financial support for owners and tenants

We provide assistance to individuals and families with low and middle incomes. Owner-occupiers benefit from:

- owner-occupied housing subsidies
- the home ownership subsidy scheme
- the family housing grant scheme “Baukindergeld Plus”
- housing benefits for owners of owner-occupied housing

The following financial aid is available for tenants:

- housing benefits to subsidise rent
- housing benefits for government-subsidised housing

State housing associations – our building projects!

We ease the pressure on the housing market by creating and managing new, affordable housing with our three state housing associations:

- BayernHeim GmbH
- Siedlungswerk Nürnberg GmbH
- Stadibau GmbH



Town Planning

Sustainable urban development

We aim to both preserve and develop the diversity of Bavaria's natural and built environment. The towns and municipalities with their historic centres play a major role in achieving this objective. We work together with Bavarian municipalities, advising them on town planning and supporting their urban renewal projects with funding from our urban development programme.

Settlement development

We support the urban development programmes of towns and municipalities with our legal and specialist knowledge and provide extensive information on town planning. Furthermore, we promote and guide exemplary urban planning and research projects. The support provided includes:

- pilot projects in urban development
- a calculator tool to follow-up costs for settlement development
- worksheets for land-use planning
- planning tools for municipalities
- the guideline "Bürgerbeteiligung im Städtebau" (citizen participation in urban development)

Urban development programme

Over the last five decades, our urban development programme has made a substantial contribution to keeping our towns, markets and communities lively and busy. The municipalities receive funding for their urban renewal programmes from the Free State of Bavaria, the federal government and the European Union. The main focal points are:

- strengthening town centres
- revitalising vacant buildings
- reusing former military areas
- developing wasteland
- improving accessibility
- facilitating cooperation between municipalities

Ecology, climate protection and energy

Climate-adaptive, energy-efficient and sustainable design and construction need to be considered before the design process starts. The path is already determined at the town planning level, which can be made climate friendly by making economic use of building land, saving energy, reducing traffic and reusing wasteland. We provide the following tools to support municipalities and planners in implementing environmental protection and energy strategies:

- our guidelines for environmental assessments and ecological compensation
- our guideline for energy use planning

High-quality growth

Some regions are under extreme pressure due to population growth. However, the careful use of available land is a basic requirement for sustainable development. We support the municipalities with programmes such as:

- the urban development funding initiatives "Flächenentsiegelung" (unsealing of surfaces) and "Innen statt Außen" (inwards instead of outwards)
- tools for municipal land management



Building Construction

State building construction

The Bavarian State Building Administration is in charge of the design, construction and maintenance of all state and federal buildings in Bavaria as well as buildings owned by churches and foundations. This amounts to over 25,000 buildings on around 5,100 properties. In addition to high-quality architecture, we place particular emphasis on energy-efficient, sustainable and barrier-free design without losing sight of costs and deadlines.

Constructing for the Free State of Bavaria

Regular building maintenance, refurbishment or new building construction, conversion or extension – we implement state building projects in Bavaria, from tax offices to research laboratories, from new clinics to art museums. In addition, we offer advice on building projects not constructed but funded by the state, such as schools, hospitals and cultural facilities. Our projects include:

- museums, theatres and concert halls
- churches
- colleges and universities
- university hospitals
- administrative buildings
- police stations and courthouses

Constructing for the federal government, the visiting forces and NATO

The State Building Administration constructs and maintains all of the federal government's civil and military buildings in Bavaria as well as those of foreign visiting forces and NATO. It is responsible for projects ranging from buildings of the Federal Police or the German Meteorological Service to military air bases or barracks. The clients for these projects are:

- Bund zivil (Federal Defence Forces – civil sector)
- Bundeswehr (Federal Defence Forces)
- US armed forces
- NATO

Constructing for churches and foundations

The Free State is responsible for the preservation of many Bavarian churches, a competence that stems from the "Kirchenbaulast", a long-standing law. The contractual agreements regulating the construction and maintenance obligation date back to the 16th century. Furthermore, around 60 churches have been in state ownership since the beginning of the 19th century. The State Building Administration maintains its own on-site masonry workshops next to the cathedrals in Bamberg, Passau and Regensburg.

Cooperation with the private sector

We are an important client for the Bavarian construction industry as well as for freelance architects, engineers and artists. We work together with private companies to provide energy services that benefit from their innovations, specialist knowledge and capital to make energy savings and ensure efficient supply. The following forms of cooperation exist:

- the commissioning of planners and construction companies
- energy services



Road construction

A strong infrastructure

Many people rely on their car as a means of everyday transport. Whether you are commuting or traveling in your free time – the movement of traffic needs to be efficient and safe. Industry and trade also depend on local transport infrastructure and require a modern and efficient road network to remain competitive. We therefore continue to invest heavily in the expansion and maintenance of the road network and ensure that traffic continues to flow smoothly through our operational and winter services.

Road construction

We plan, build, maintain and operate most of the regional roads in Bavaria – a road network with a total length of around 26,000 km. This includes the federal motorways, under state administration on behalf of the Federal Government until January 01.01.2021, the federal and state roads as well as the county roads, whose management was entrusted to us by the districts. We particularly invest in:

- road maintenance
- the safe conversion and expansion of road crossings and junctions
- local bypasses and through-roads
- the extension of the motorway network

Bridge and tunnel construction

Some 15,000 bridges and 62 tunnels form an important part of the road network. To keep the roads trafficable at all times, they are regularly monitored and checked by experts. We operate in the following areas:

- new construction, maintenance and modernisation
- bridge and tunnel safety

Road safety

The aim of our road safety work is to reduce the number and severity of road traffic accidents. Road safety can be significantly increased through construction measures, such as:

- passive protective devices, e.g. traffic barriers
- safety concepts at intersections, junctions and roundabouts
- intelligent control processes for traffic lights and other light signal systems
- safe crossing options

Good traffic management and smart traffic control systems also ensure a smooth flow of traffic on heavily used routes. Priority areas are:

- the traffic information portal “Bayerninfo”
- the road safety programme “Bayern mobil – sicher ans Ziel” (Bavaria mobile - get safely to your destination)
- traffic guidance systems on motorways, e.g. for opening hard shoulders to traffic

Road maintenance service

With their operational and winter services, our road and motorway maintenance depots keep the roads in a safe condition all year round.



Mobility

Mobility from a single source

We link various modes of transport to ensure that people and goods arrive at their destination in a safe, efficient and sustainable way. In addition to the road, shared by cars, trucks, buses and bicycles, the railway plays a key role in Bavaria. This includes long-distance, regional and local trains, the transport of goods, as well as local public transport with the operation of trams and underground railways. Waterways, air traffic and cable cars complete our mobility offer in Bavaria.

Local public passenger transportation – general public transport services

We support towns and districts in developing and expanding their public transport. Municipalities and transport companies receive financial support for measures such as:

- establishing and expanding transport associations
- expanding underground railways, tram and bus routes
- integrating public transport and private car use
- improving accessibility of public transport facilities
- 365 Euro tickets for schoolchildren and trainees
- developing public transport in rural areas

Local public passenger transportation - local passenger rail transport

We are in charge of local train services – the regional and S-Bahn lines. Furthermore, we support the federal government in promoting the construction and expansion of railway lines and stations, including providing financial support. Key areas are:

- the modernisation and electrification of railway lines
- S-Bahn expansion programmes in Munich and Nuremberg
- new train stations
- the accessibility of regional and S-Bahn railway infrastructure

Freight transport and logistics

Freight traffic will continue to grow substantially, and transportation must be made as environmentally friendly and sustainable as possible. We therefore promote:

- intelligent networks to link road, rail and water freight traffic
- innovative logistics concepts
- the expansion of freight terminals

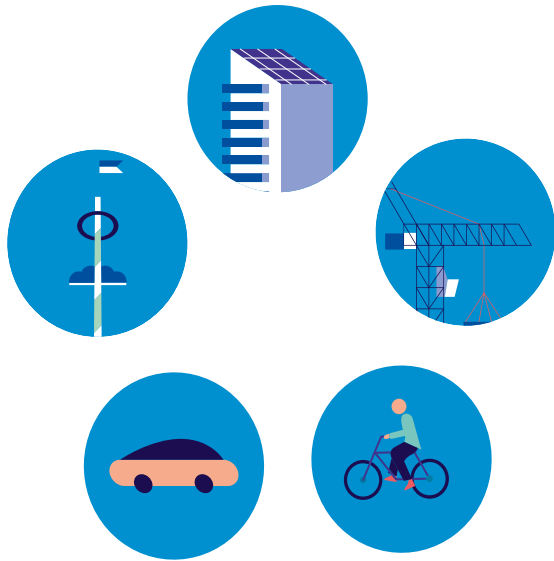
Air traffic

As Supreme State Aviation Authority, we ensure the supply of attractive and high-performance air transportation services for Bavaria's population and economy. We particularly promote regional airports as well as the infrastructure and equipment of regional airfields.

Bicycle traffic

Cycling is fast, inexpensive and flexible. More bicycle traffic means a better quality of life in urban and rural regions. We support and promote the following:

- cycle lanes and bicycle highways
- Bike & Ride facilities
- networks of cycling routes for everyday life and leisure activities



innovative digital sustainable

Where we live, how we build and how we move are very closely linked. We work to strengthen the interaction between these fields to make travelling even more climate-friendly, use building land economically and ensure our lifestyles become more sustainable. To do this we connect the various individual specialist disciplines and make these topics accessible to a broader public.

Experimental housing

With series of projects all over Bavaria, our experimental housing initiative addresses future-oriented social, technical and economic issues and facilitates the construction of affordable housing of high architectural quality. Current pilot projects are:

- “Effizient Bauen, Leistbar Wohnen” (efficient construction, affordable living)
- “Klimaanpassung im Wohnungsbau” (climate adaptation for residential construction)

Housing and mobility

Construction, housing and transport are closely interrelated. For instance, if new residential areas are to remain as car-free as possible, we need to provide alternatives such as cycle lanes, buses or other modes of public transport. We run various pilot projects looking at the interactions between housing and private transport. One example is a concept study for the residential development of Park & Ride facilities.

Innovation in building construction

As the Ministry of Construction, we ensure compliancy with building regulations. The Bavarian building code is decisive for ensuring safe building construction. Through “approval in individual cases”, innovative structural and architectural ideas can be implemented without neglecting precautionary measures.

Digitisation

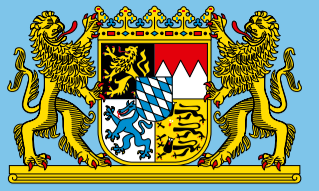
Our aim is to identify and harness the advantages of digitisation in the areas of housing, construction and transport. Digitised operations can optimise processes, save costs, make access easier and facilitate social participation. We use the following tools to achieve this:

- digital building permits
- digital land-use planning
- digital passenger information (DEFAS)
- electronic ticket systems
- mobility data platforms
- pilot project “Smart Cities Smart Regions” for municipalities
- digital building information management (BIM)

Sustainability

Climate change, the loss of biodiversity and the scarcity of resources require a creative, comprehensive approach to construction, housing and transport. We work to achieve sustainability through:

- energy-efficient building design
- the deployment of renewable energies and combined heat and power
- the use of renewable resources
- the use of recycled building materials
- the economical use of space
- long life cycles due to high-quality solutions



live
build
move