ABSTRACT

This master’s thesis is devoted to the character of the interaction and negotiation about residential development between the municipality representatives and development companies, the key players in the suburban development. As the geographical area for the research were chosen selected municipalities in north-east hinterland of Prague. The theoretical part summarizes the institutional approach, residential suburbanization, spatial planning and the residential development. The practical part consists of the research itself. It was done as the qualitative analysis of the semi-structured interviews with the municipality representatives and development companies. The interviews are then evaluated on the basis of the theoretical thematic analysis. The interaction between developers and mayors is quite complicated because it represents the conflict of private and public interests. This leads to further negotiations. The character of the interaction and also the negotiations are more or less formed by various circumstances. In this thesis have been distinguished four types of interactions. These types differs in the conditions and requirements determination by the mayors and its fulfillment by the development companies.

Keywords: suburbanization, spatial planning, developer, development project, negotiation, qualitative analysis