

Abstract

Thesis title: **Public interest, politics and developers**

The thesis deals with issues of public interest, politicians and developers. The aim of the thesis is to map the conditions for new buildings and determine what the public interest is in urban planning. The thesis is focuses mainly on the territory of Prague.

For that purpose thesis analyze the relationships between terms and analysis of the legal framework and a description of practical experience in construction. The thesis is divided into three chapters. The first chapter is divided into two main parts and is dedicated to the term of public interest, first from the interdisciplinary and subsequently from the legally perspective. This chapter provides a better understanding and grasp of the term. In the first part thesis interprets the works of prominent thinkers who work with the term, especially the genesis of the words "public" and "interest". This is followed by a search for a corrective to the capitalist view of the public interest, as well as view of the public interest as the interest of certain groups, as well as modeling system to determine public interest in the decisions of politicians. The second part analyzes the term based on the analysis of case law and legislation. The second chapter focuses on the conditions for the placement of buildings. This chapter offers both theoretical level and at the appropriate places practical aspects of the issue. First, there is outlined procedure from the perspective of a developer. It follows the various steps that must be done by the builder in order to place a building on his property. This is followed by an analysis of the various spatial planning instruments from planning documents to the regulatory plan. The last part of the chapter focuses on problem areas and outlines some controversial points both from the legal regulation and the practical perspective. The third chapter is focused empirically. The first part contains qualitative research, through a specific sample of Respondents formulates public interest in view of the "public." The second part focuses on the qualitative research and in an interview with two developers and two politicians provides an interesting insight into the practical problems in urban planning as well as certain visions of system transformation in order to have better buildings.