

Change of values
commonwealth - to be - tolerance



Change of values
individualisation - to have - closed mindset

Everywhere at home

social equality, multilocality

Opportunities: skilled workers return, growing prosperity for people and communities, multilingualism (more educational institutions, tolerance), more specialised companies in South Tyrol, more research and development.

Threats: distribution of resources, land prices explode, weaker identification with South Tyrol, increased traffic, loss of traditions (associations), social imbalance (2-class economy).

Winners: municipalities, the Province, economy, people wanting to return, highly qualified immigrants, education system, cultural and recreational offerings

Losers: traditional associations, environment, less educated locals, agriculture

Allies: provincial administration, IDM, chamber of commerce, business associations, social housing

Opponents: landowners, environmental associations

My property

unrestrained ownership

Opportunities: more workers for the labour market, higher GDP, foreign investment.

Threats: more investment in physical infrastructure than in human capital, loneliness, decline of voluntary service, loss of public welfare, desolation of inner cities, loss of "lively" places, higher crime rate, increase in individual traffic, devaluation of property due to environmental pollution, displacement of young people from village/city life, deterioration of microclimate in settlements

Winners: construction industry, foreign investors, social housing

Losers: volunteers, associations, environment, residents along transit roads, community.

Allies: economy, landowners who want to sell

Opponents: environmental associations, youth, socially disadvantaged, agriculture

The way of sustainability

sustainable land use, new functions in the old dress, sharing society

Opportunities: regionality increases, more intergenerational exchange, better work-life balance, more sustainable mobility, more focus on the environment, improvement of the general well-being, livelier village centres, traffic reduction, better basic and local supply, revitalisation of vacant properties.

Threats: higher housing costs, slump in sales of new buildings

Winners: "redevelopment" building industry, crafts, sustainable tourism, regional economy, people willing to return, highly qualified immigrants, agriculture, small businesses

Losers: landowners who want to make profits from building land, globalized industry, investors and developers of big building projects, non-transformative industrial production

Allies: social organisations, environmental organisations, youth and senior citizens, municipalities, agriculture, business organisations

Opponents: landowners who want to make profits from building land, large-scale industry, investors and developers of large building projects

Stagnation

tight corset, no new buildings

Opportunities: less deterioration of landscape by new buildings, recovery of the environment, preservation of traditions, perceived security, digitalisation of services, short-term price increase for real estate

Threats: Outflow of youth, economic stagnation, loss of jobs, country of emigration, ageing society, no adaptation of social services in the territory, shortage of skilled workers, long-term devaluation of real estate

Winners: traditional associations, online companies, environment

Losers: (environment, because already the status quo is negative), research and development, South Tyrol as business location

Allies: real estate owners, agriculture

Opponents: business, landowners