Urban Land Reallotment

GeoDesign 2015 Salzburg
Urban Land Reallotment

Who am I?
- Annemiek de Moor - Project manager, Kadaster
- Currently Consultant at the Dutch Land Registry Service

Presentation outline
- Introduce Urban Land Reallotment in the Netherlands in relationship to sustainable Urban Development
- Explain how it can be used in the practice of urban development.

What can we learn from this presentation?
- Urban land reallocation can be a useful instrument for urban development via local ownership
Activities Kadaster

200 years experience!

- Registry of property transactions
- Mapping
- Regional development
- Information on property and geo information, addresses and buildings
- International activities
- ....

2014
- Deeds (in numbers) 348.200
- Mortgage documents (in numbers) 284.800
- Survey requests (in numbers) 64.700
- Ships (deeds, in numbers) 618
- Airplanes (deeds, in numbers) 18
Kadaster and Urban Land Reallotment?

90 years experience!

- Property exchange, land consolidation (since 1924)
- This is possible because we:
  - secure legal certainty
  - have independent status
  - have unique systems, methods, etc
- Support and facilitate land exchange processes
- Advise committees involved
- Current crisis has led to our involvement in land reallocation in urban areas

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Status real estate in the Netherlands

- Empty office blocks
- Structural vacancy in retail market
- Restructuring and redefining of industrial sites
- Spatial impact of depopulation
- Land positions
Urban Land Reallotment – Definition

What is Urban Land Reallotment?

- Reallotment of property rights with the purpose of stimulation of urban (re)development
- Private-Private instrument; exchange is a “game of negotiation”
- Based on the objectives of owners
- Owners make allocation plan, municipality facilitates
- Owners make agreements or financial settlement
International experiences

Looking abroad

- Germany, Spain, France, Sweden, Turkey, Finland, Australia, South Korea, Japan…
- But each country has its own ways (influenced by culture etc)

What can we learn?

- Germany – Arrangement is very strict, top down, but transparent
- Spain – “Urbanisator”, negotiable developing rights
- Japan – no expropriation, all voluntary, in 3D
Urban land reallocation
Proposed Urban Land Reallotment in the Netherlands

- New instrument is necessary: Urban Land Reallotment
- A new law will be implemented in 2018
- Unique characteristic: the new law facilitates private parties and local owners
- Bottom up and organic by nature
- Obligatory exchange possible?
Urban Land Reallotment

How does it work?

- Expropriation is final confiscation; land reallocation is temporary deprivation;
- Own exploitation and utility forms the basis;
- Infringement of property can only be used in light of general interest;
- Owner gets guarantee: the right to a property of similar nature, quality and use (€).
- Benefits and expenses are apportioned among owners
- Allocation plan & financial arrangement
Case study
Case study
Redevelopment of the harbour
Redevelopment of the harbour - 1

- 7 owners involved
- The owners want to expand
- Awkward land positions
- Construction work quays
Redevelopment of the harbour - 2

- individual inventory of the objectives
- use of our data and several systems
  - Key Register Cadastre
  - Mortgages
  - Transactions
  - Large-scale Base Map
  - ...
Redevelopment of the harbour - 3

- 4 reallocation proposals
- with a financial component
## Profit

<table>
<thead>
<tr>
<th>Owner</th>
<th>Enlargement</th>
<th>Shortening</th>
<th>New quays</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner 1</td>
<td>- 14%</td>
<td>+ 143 m</td>
<td>160 m</td>
</tr>
<tr>
<td>Owner 2</td>
<td>- 13%</td>
<td>+ 40 m</td>
<td>0 m</td>
</tr>
<tr>
<td>Owner 3</td>
<td>+ 28%</td>
<td>- 20 m</td>
<td>0 m</td>
</tr>
<tr>
<td>Owner 4</td>
<td>+ 15%</td>
<td>- 18 m</td>
<td>0 m</td>
</tr>
<tr>
<td>Owner 5</td>
<td>+ 51%</td>
<td>- 68 m</td>
<td>120 m</td>
</tr>
</tbody>
</table>
## Global investment vs benefits

<table>
<thead>
<tr>
<th>Owner</th>
<th>Investment</th>
<th>Surface difference</th>
<th>Benefits</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner 1</td>
<td>+ 0.4 mln</td>
<td>- 0.67 ha</td>
<td>Shortening routes, new quays</td>
</tr>
<tr>
<td>Owner 2</td>
<td>- 1.1 mln</td>
<td>- 0.85 ha</td>
<td>None</td>
</tr>
<tr>
<td>Owner 3</td>
<td>+ 2.7 mln</td>
<td>+ 1.16 ha</td>
<td>Surface enlargement next to company</td>
</tr>
<tr>
<td>Owner 4</td>
<td>+ 0.9 mln</td>
<td>+ 0.35 ha</td>
<td>Surface enlargement next to company</td>
</tr>
<tr>
<td>Owner 5</td>
<td>+ 1.5 mln</td>
<td>+ 0.51 ha</td>
<td>Surface enlargement next to company, new quays</td>
</tr>
<tr>
<td>Gemeente</td>
<td>- 0.7 mln</td>
<td>- 0.65 ha</td>
<td></td>
</tr>
</tbody>
</table>
Redevelopment of the harbour – final situation
Portal Urban reallocation