

Urban Land Development: the Meaning of the Rotterdam Case for the New Dutch Voluntary Urban Reallotment Act

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SUMMARY

Due to a minor disaster like the economic crisis, problems with vacancy in office buildings, shops in city centres and buildings in industrial areas occur in the Netherlands. The property owner is in most cases also the problem owner. It is more difficult to exploit real estate in a profitable way, losses are taken and value of property goods decreases. Real Exchange of land and buildings can contribute to better exploration of the real estate. But owners don't have the means to realise such a reallotment.

The Dutch government gives birth to a new Environment Act in 2018. This act regulates a new system for spatial development in the Netherlands. One aspect of this act is how to deal with land rights in relation to spatial development. This subject is even more important, because of the changing role of municipalities in land policy. More facilitating land policy asks for instruments which set land owners in position for developing their plots. In this context urban land readjustment is a new instrument.

In fact urban land readjustment in the Netherlands has already been used after a real disaster, the bombing of Rotterdam in the Second World War. In rebuilding the city owners got the right to claim plots in the recovery plans based on the worth of the real estate they owned before the bombing. Studying this case we see a lot of similarities regarding urban land readjustment nowadays.

Owners develop the assigned plots by themselves, the reallotment assumes an improvement of the exploitation of the plot, increase of value of the property goods and participation of owners. On the other hand the role of expropriation, method of valuation and the period of development are major differences between the readjustment of Rotterdam and the ideas of urban land readjustment today.

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Recovery from Disaster

Christchurch, New Zealand, May 2–6, 2016

Overviewing the similarities and differences conclusions can be drawn for the discussion on urban land readjustment nowadays. One of them is: take two moments of valuation into account: one before and one after reallocation, based on the land use before and after redevelopment.

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