

FIG WORKING WEEK 2019

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"Geospatial Information for a Smarter Life
and Environmental Resilience"



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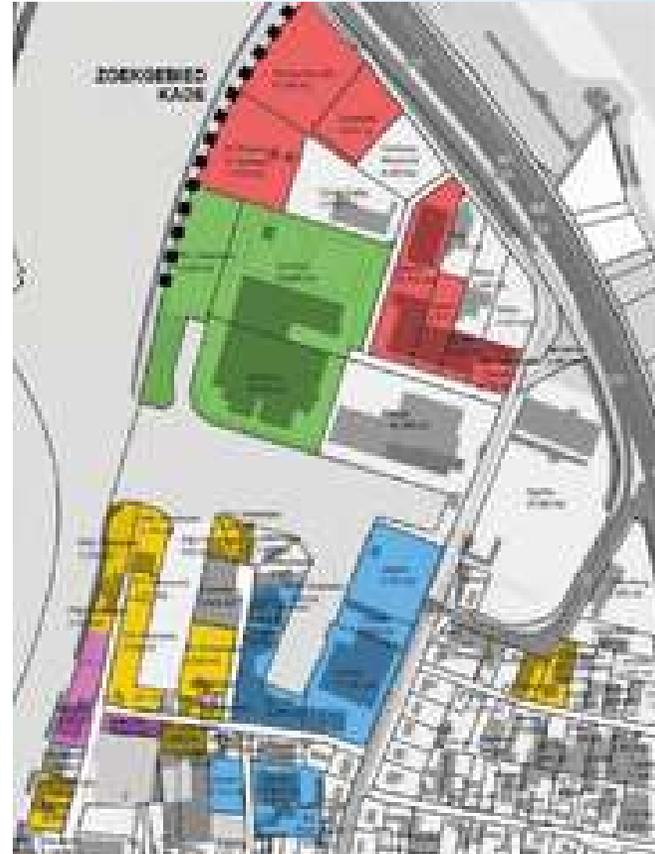


'A coalition of the willing'

Urban land readjustment as a novel approach for sustainable area development in the Netherlands

Lara Brand & Bert Hoeve

What is (Urban) Land Readjustment?



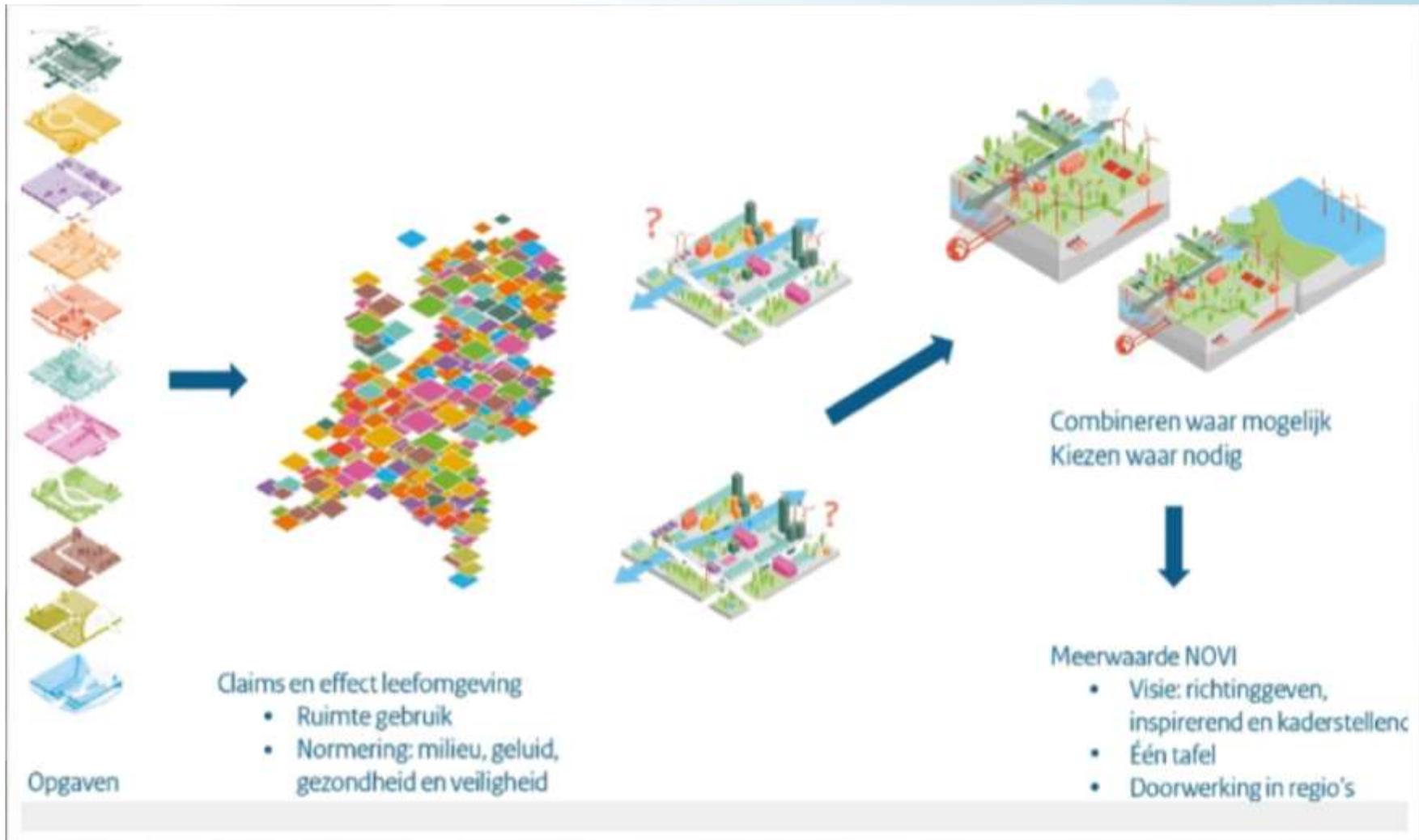
Introduction

Formal tasks of the Dutch Cadastre and mapping Agency;

- Land administration
- Mapping and topography
- Supporting the process of landreadjustment



Introduction



Introduction

- The Dutch tradition of LR is currently only put into practice in rural areas.
- Urban land readjustment (ULR) is now being elaborated in new legislation.
- In anticipation of this new legislation a national pilot program for urban land readjustment (NPULR) was implemented.
- Its objective was to draw lessons about the new instruments potential, and to promote its active use. Lessons learned from the program can be used to improve legislation.



Draft legislation on ULR



'Urban land readjustment is an agreement between three or more owners. The agreement is put into writing and is submitted into the public registers (of the Cadastre). The owners commit themselves to combine the properties belonging to them in the built up area, and subsequently parcel and distribute among each other the thus created 'mass'. The agreement is finally executed by notarial deed. (art. 12.41 lid 1)'

2,5 years later..

We are still waiting for the first multi-party agreement based on ULR.



Reason #1

There is no magic formula:
all projects are in some way
unique

MANAGING COMPLEX CHANGE



SOURCE: ADAPTED FROM THE MANAGING COMPLEX CHANGE MODEL, COPYRIGHTED BY DR. MARY LIPPITT OF ENTERPRISE MANAGEMENT, LTD., IN 1987

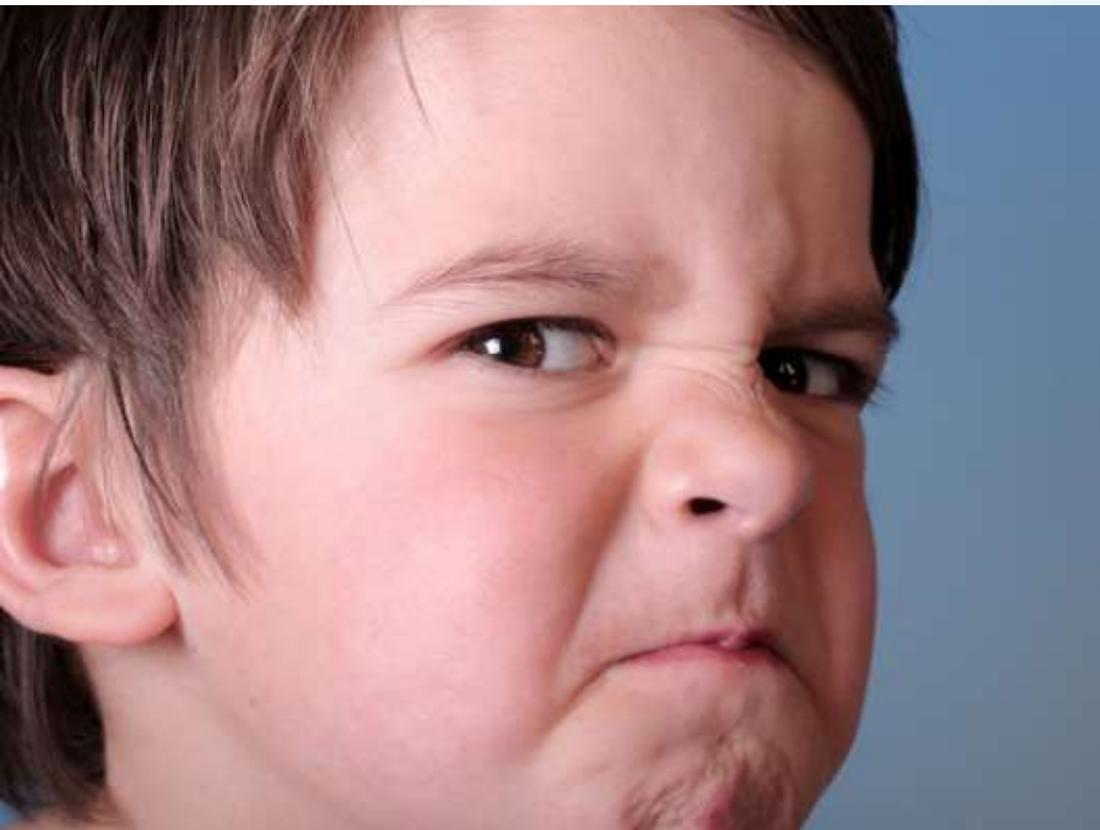
Reason # 2

Inner-city area redevelopment is complex and time-consuming



Reason #3

One or more landowners
just ceased co-operation



Reason #4

A friend without benefits?

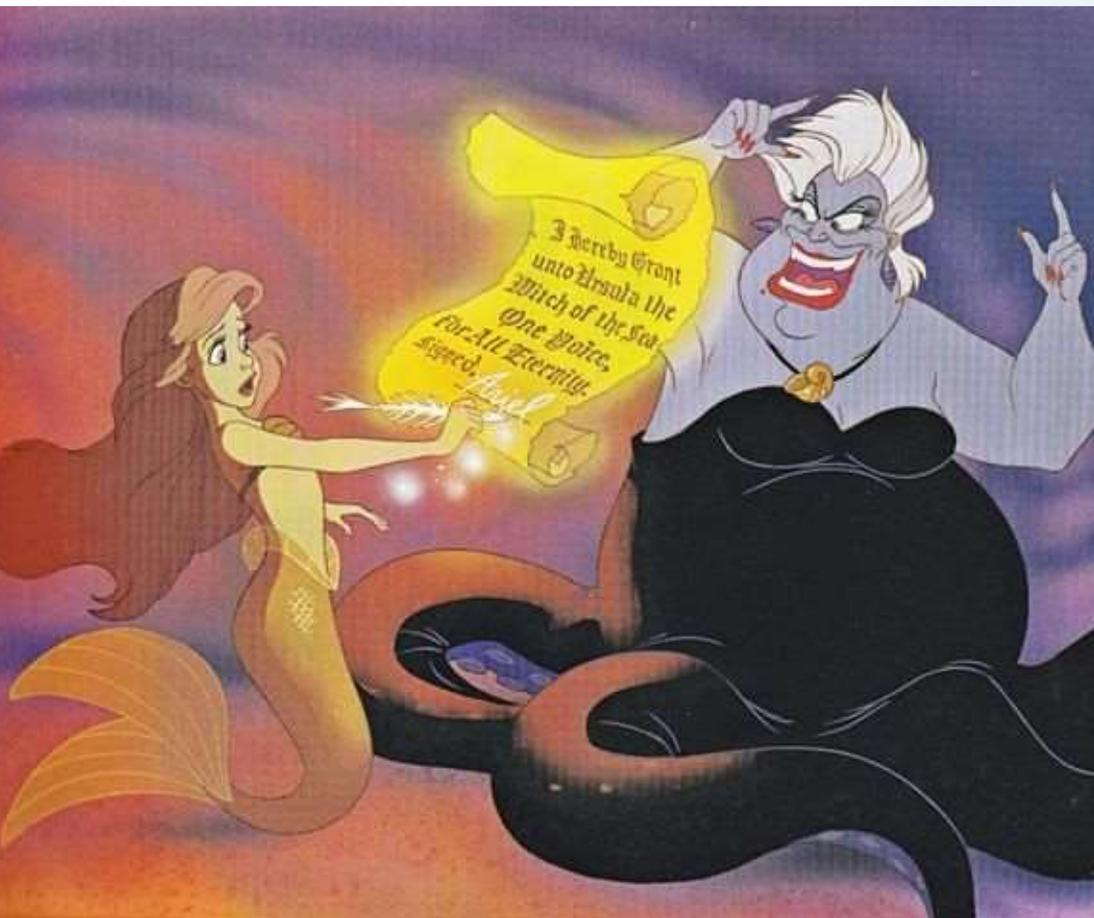


**TRUST TAKES YEARS TO BUILD,
SECONDS TO BREAK,
AND FOREVER TO REPAIR.**

Lifehacks.io

Reason #5

Trust is the decisive factor and there is no uniform trick to secure it.

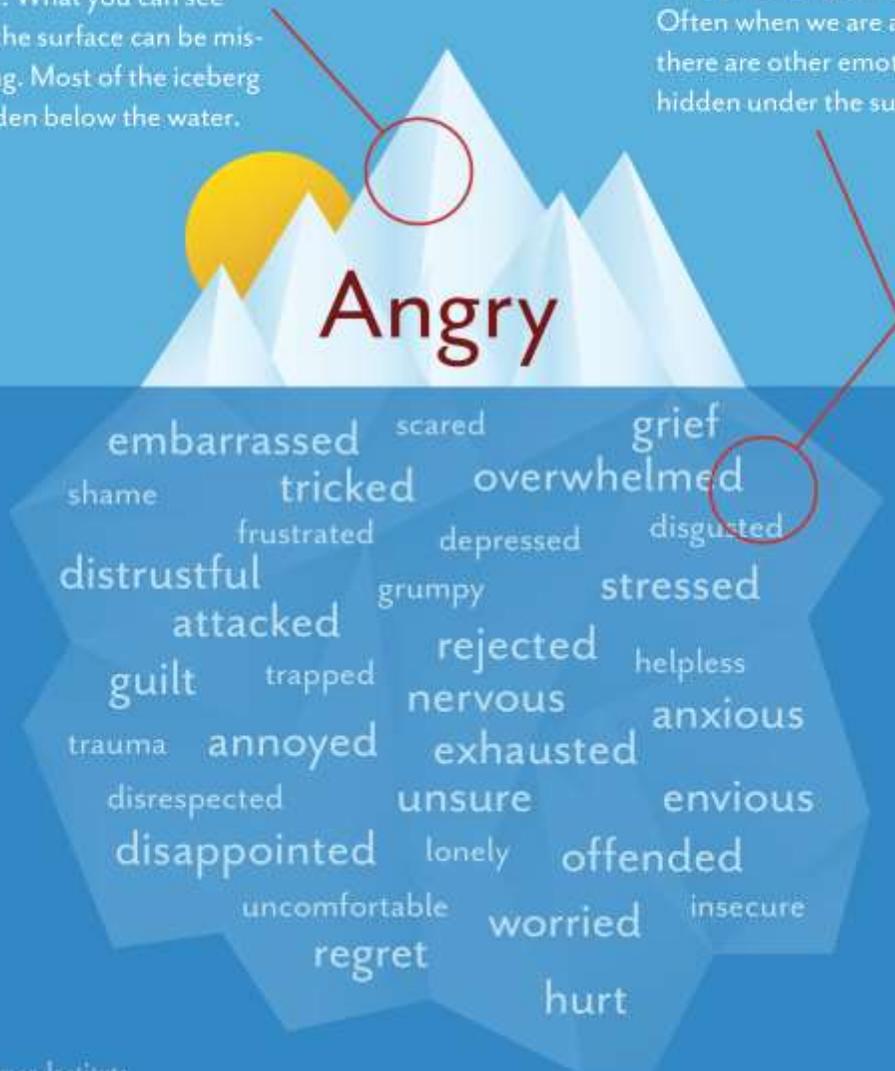


Reason # 6
Mortgages are a
showstopper!

Anger Iceberg

Icebergs are large pieces of ice found floating in the open ocean. What you can see from the surface can be misleading. Most of the iceberg is hidden below the water.

This is how anger works. Often when we are angry, there are other emotions hidden under the surface.



Reason # 7

The transition towards a new order with an active society and a facilitating government takes time and patience.

Lessons learned:

- We've got the basics right
- Though it is too soon to draw final conclusions on the draft legislation for ULR, observations can be made on its effectiveness.
- Perspectives and objectives differ
- Shift towards a more informal way of urban planning brings about a change in approach of professionals

Failure or slow success?



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**OLD WAYS
WON'T OPEN
NEW
DOORS**