

# Planning, tenure & valuation

## Cross-commission topics to be addressed

Bergen, 27 September 2018

Daniel Paez (commission 7)

Marije Louwsma (commission 8)

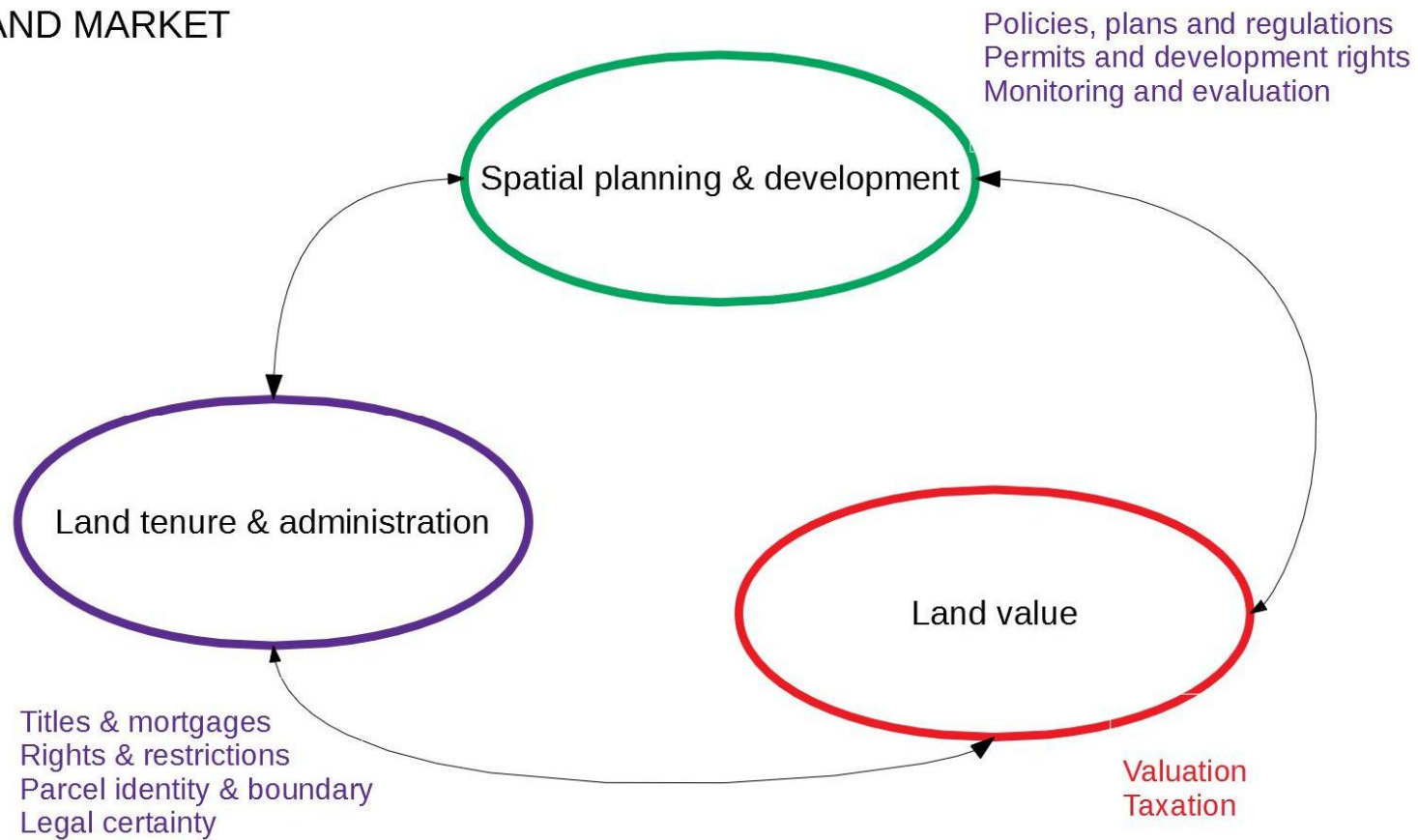
James Kavanagh (commission 9)



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# Why cooperate?

LAND MARKET



**60.000 euro / ha**





**4.460.000 euro / ha**

**30.000 euro / ha**



# Land owners perspective

| Agriculture →

Housing / industry



| Agriculture →

Nat



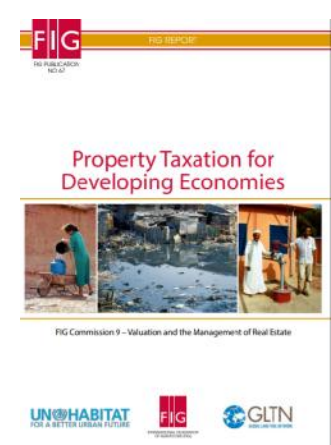
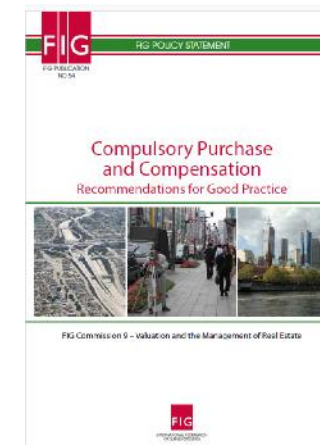
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# Spatial planning & valuation

- | Spatial planning involves interventions & land use change
- | Spatial plans determine current & possible future land use
- | And thus influence land market and value of land
- | Themes:
  - Valuation in various settings
    - | Tax, land consolidation, expropriation
    - | Economic, environmental, social value



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# Spatial planning & valuation

- | Capture the value comprehensively (social, economic, environmental)
  - How place-making affects value
  - Capture value-change
  - Value of planning permissions, e.g.
    - | Contracting in extractive industries – effect on local communities and various government tiers
      - Government rights



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# New urban agenda

- | How do we accommodate rapid urbanisation:
  - Developing and developed countries
  - Affordable housing
- | Issues of land based financing?
- | How do we prevent social segregation in cities and urban agglomerations



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# New urban agenda

- | Three pillars for sustainable cities:
  - Environmentally (e.g. air quality, health, greenspace)
  - Socially (e.g. safety, communities, housing)
  - Economically (e.g. secure tenure, jobs, living standard, infra)
- | Sustainability affects value apart from real estate characteristics



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# Digitalization & innovations

- | Digital world:
  - Blockchain
  - SDI's
  - Apps
  - E-government
  - public participation
  -



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# Proposed deliverables

- | Joint meeting in London about 3 types of values: economic, social and environmental
- | Focus on three domains:
  - Technical solutions
  - Governance framework
  - Formal-informal rules & regulations
- | Joint FIG publication



Special joint session each year on working week:

- Hanoi (2019): SDG matrix – topics commission – narrow down

# Discussion



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