

Urban Land Readjustment as a Strategic Tool for Urban Redevelopment: Experimenting Negotiations Between Landowners

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SUMMARY

The Dutch national government has recently launched a national pilot program to test the effectiveness of urban land readjustment as a strategic tool for urban redevelopment projects. Urban land readjustment has been defined as the consolidation of adjoining plots 'by a government agency for their unified planning, servicing and subdivision with the sale of some of the new plots for cost recovery and the redistribution of other plots to the landowners' (Archer, 1989: 307; cited in Adams & Tiesdell, 2013: 274). Urban land readjustment – similar to the more common agricultural land readjustment, but now applied in an urban context - has been widely adopted both in European countries (but not in the Netherlands) and in Asian countries (Hong & Needham, 2007). In Van der Krabben & Needham (2008) we have argued the theoretical case for applying urban land readjustment in the Netherlands and elsewhere. Adams et al. (2001) have also proposed urban land readjustment for the UK, termed an 'urban partnership zone'. Urban land readjustment can be considered as a type of self governance, based on close cooperation between land and property owners in a certain area. In this paper we present the results of a simulation game regarding the negotiations that will take place between the land and property owners to decide for urban land readjustment. In our game experiment, we have tested the effect of law enforcement and availability of information to the prospect of land and property owners to cooperate in an urban land readjustment project.

References Adams, D., Disberry, A., Hutchinson, N. & Munjoma, T. (2001) Managing Urban Land: the case for urban partnership zones, *Regional Studies*, 35: 153-62. Adams, D. & Tiesdell, S. (2013) *Shaping Places; Urban Planning, Design and Development*. London: Routledge. Archer, R.W. (1989) Transferring the urban land pooling/readjustment technique to the developing countries of Asia, *Third World Planning Review*, 11: 307-31. Hong, Y. & Needham, B. (eds.) *Analyzing Land Readjustment; Economics, Law and Collective Action*. Cambridge, MA: Lincoln Institute of Land Policy. Van der Krabben, E. & Needham, B. (2008) Land readjustment for value capturing: a new planning tool for urban redevelopment, *Town Planning Review*, 79: 651-671.