



**GLTN**  
GLOBAL LAND TOOL NETWORK

*SECURING LAND AND PROPERTY RIGHTS FOR ALL*



**XXV FIG Congress**  
**KUALA LUMPUR 2014** "Engaging the Challenges, Enhancing the Relevance"  
16 - 21 JUNE 2014, MALAYSIA



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**Participatory and Inclusive Land Readjustment  
(PILaR): A Primer**

**16-21 June, Kuala Lumpur, Malaysia**

## PILAR GLOBAL PILOT: THE PROJECT TEAM



## PILAR GLOBAL PILOT: OVERVIEW OF PROJECT PROGRESS



## LAND READJUSTMENT: TOWARDS A WORKING DEFINITION

Land readjustment is a technique whereby **a group of contiguous land parcels** in an urban-fringe or in an inner city neighborhood are voluntarily brought together or shared for unified planning, servicing and **REALLOCATED** with project costs and benefits equitably shared between and among landowners.



## LAND VALUE SHARING

Land value sharing is about mobilizing resources for the benefit of the community at large. These resources come from some or all of the land value increments (unearned income or *plusvalías*) generated by actions other than the landowner's, such as public investments in infrastructure or administrative changes in land use norms and regulations.



## EXAMPLES OF LAND VALUE SHARING INSTRUMENTS

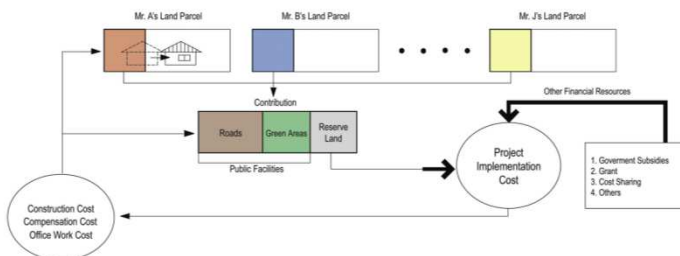
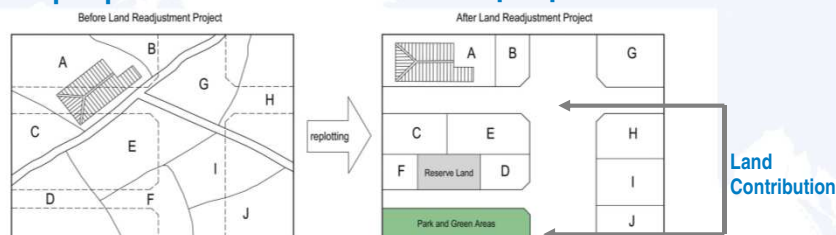
- Betterment levy/special assessments
- Impact fees (development exactions)
- Urban bonds (Obligaciones urbanísticas)
- Capital gain sharing (participación en plusvalías)...classical land value sharing
- Selling development rights



## Land readjustment: before and after scenarios

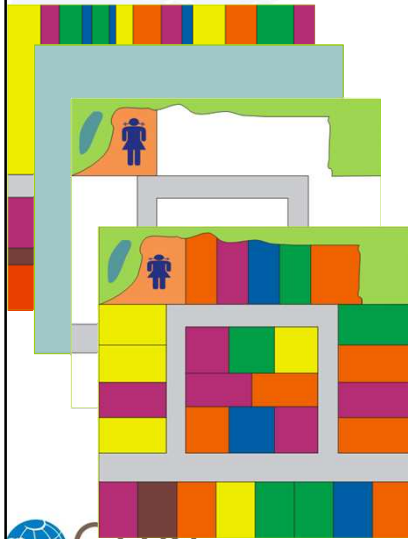
### Input parcels

### Output parcels



Source:Kishii Takayuki

## MECHANICS OF LR: SIMPLE SCHEMATIC



1. Existing parcel structure prior to taking any action

2. Assemble all plots (create readjustment mass)

3. Deduct land for public space

4. Redistribute reallocation mass (reparcelation)

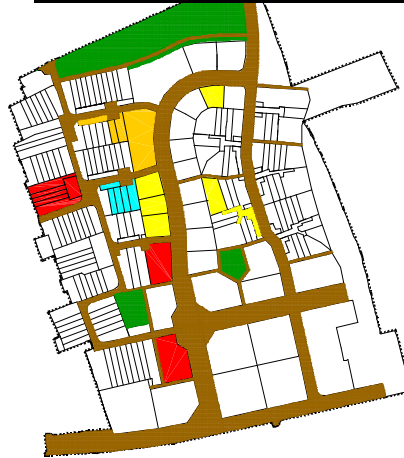


## LAND READJUSTMENT: UNIFIED DEVELOPMENT AND PROJECT WIDE ACTION

Part 1:  
Before Land Readjustment



Part 1:  
After Land Readjustment





## **SOME OF THE TECHNICAL PROCESS OF LR**

- Project area identification, negotiation with land and property rights holders
- Planning (anchored in local spatial/physical plans plus design at large scale)
- Establish criteria for allocating contributions: size / value (mass valuation/individual valuation) and agree with communities
- Assemble land (whose size, shape, location to be adjusted...create readjustment mass...all changes in shape and size are not land readjustment)
- Calculate requirements for and deduct land for public space /infrastructure and the amount to be retained by land owners
- Return Reallocate the rest (redistribution mass) and redesign all parcels
- Correspondence between input and output parcels ...often but not always even in classical LR



## **SOME OF THE LIKELY CHANGES THAT PILAR COULD UNLEASH....THE VISION**

- balance the focus between technical vis-à-vis governance / social (conventional LR is about planning, design, surveying, etc)
- community centered vis-à-vis city government led
- improve voluntary land contribution or land sharing based on higher level of consensus (preferably above 75% of people) as opposed to simple majority (51% of land)
- change the concept and reality of land systems
- change the discourse and practice around participation and inclusion
- move governments away from forced eviction, predatory expropriation, etc towards negotiated processes of acquiring land for development
- encourage government to be proactive in terms of planning in advance and preventing slums



## SOME OF THE LIKELY CHANGES THAT PILAR COULD UNLEASH...THE VISION

- integrate land development and infrastructure/service provision
- change the discourse around PPP (is currently skewed; private sector an upper hand)
- make the technical definition less puritan; more flexible (to avoid lock-in or pathway dependency)
- help implement better planning norms (in regard to amount of land allocated to public space, streets, etc)
- facilitates social integration, prevent gated communities
- influence debates, policies and strategies at higher level (e.g, POT or Planes de Ordenamiento Territorial, POT)
- ensure vulnerable groups are not neglected



## NEED TO KNOW MORE

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