



Property formation in urban redevelopment

Eiendomsdannelse i bytransformasjon

Eivind Hasseldokk Ramsjord
14.02.2014

Structure



- Topic and research questions
- Institutional framework
- Most important findings
- Theory, methods and analysis
- Reflections on further research and review of policy



Topic and research questions



- Today's policy
- Urban redevelopment

Topic and research questions



- Institutional foundations
 - Property rights
 - Public regulations, planning and development control
- Coordination problems
- Urban redevelopment, more complex..
 - Land assembly, overcome «ownership constraints»
 - Property formation, the role of registration systems
- Most transactions in the intersections between the private and public spheres

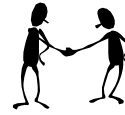
Urban transformation



Formal institutions



Involved actors

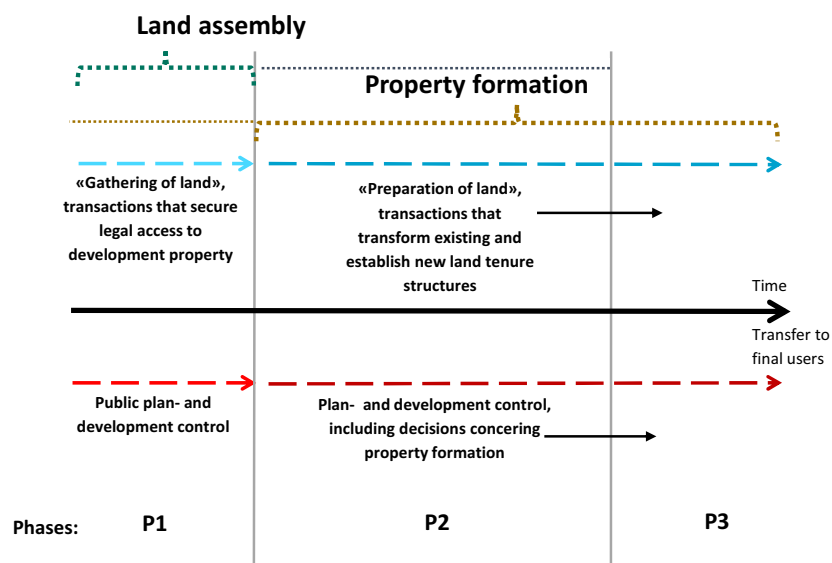


Informal institutions, organizing...



Physical and institutional properties of existing urban areas / (potential) transformation projects

Analyzing processes



Findings



- The institutional framework affecting property formation not well adapted to urban redevelopment
 - Design of formal institutions
 - Variations in informal institutions, local formal institutions, organization of tasks, size of organisations, competence among involved actors..
- Two possible approaches:
 - The municipal user rights regime
 - Land readjustment user rights regime

Main characteristics of the user rights regimes



- Municipal user rights regime:
 - Fragmented formal institutions
 - Institutional design, single operations and simple tasks, generate parallel unpredictable processes
 - Unclear delimitations concerning exercise of public authority vs. providing surveying services
 - Fragmented roles, no coordinating actor with overview, power and responsibility for progress and taking care of user interests
 - No formal competence requirements
 - Need more knowledge on variations in informal institutions etc. and their effect on transactions and transaction costs

Main characteristics of the user rights regimes



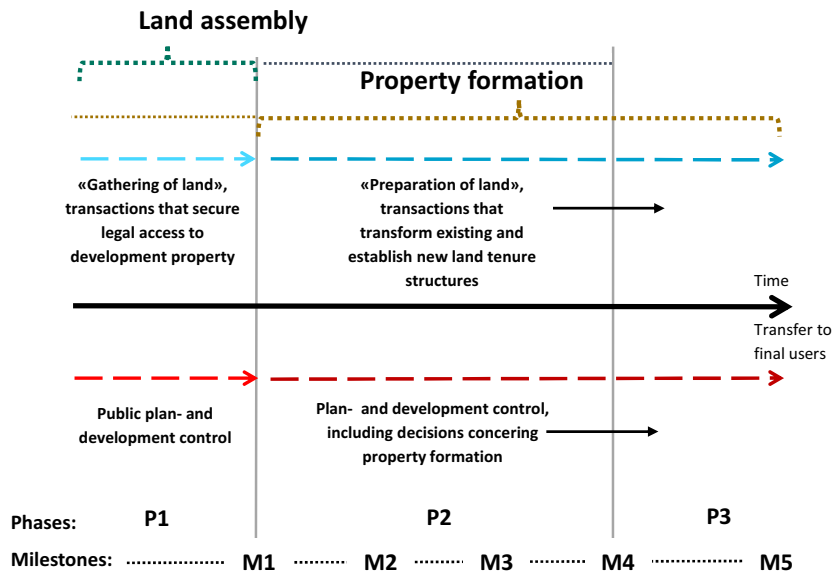
- Land readjustment user rights regime:
 - Institutions designed to reduce transaction costs
 - One case, one actor user relate to
 - Balancing of private and public interests
 - More transformation tools
 - Competence requirements
 - Increased user influence

Main characteristics of the user rights regimes



- Challenges in both regimes:
 - Formal dependencies between transactions
 - Lack of integration with other aspects of planning and development control
 - Lacks effective tools for handling lesser rights, especially mortgages and negative servitudes
 - Low tech

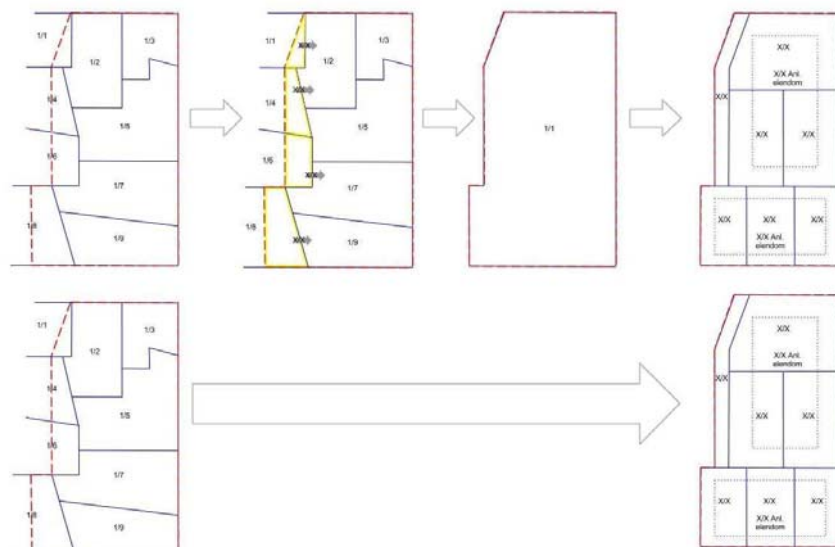
Milestones in property formation



Approaches to property formation



- Property formation based on simple transactions vs. direct re-parcelling based on «the eraser principle»



Theory and methods



- Casestudies
- Case selection, similar cases of urban redevelopment
- Data gathering and documentation
- Generalisation, beyond investigated cases
- Theoretical approach, analytical model
- Theory development

Reflections



- Further research
 - Property formation
 - Land assembly, acquisition, land readjustment
- Policy
 - Property formation, adapt to suit today's urban redevelopments
 - Land management system, institutional design, transactions and transactions costs
 - Land assembly, need for more «tools»