

COST Action CA17125

International Conference on
Public Value Capture across Europe – International Experience

23th June 2022, Warsaw, Poland
Warsaw University of Technology – Faculty of Geodesy and Cartography

Venue: Centre for Innovation and Technology Transfer Management
of the Warsaw University of Technology
Rektorska St. 4, 00-614 Warsaw

– **Announcement** –

The shortage of financial resources is a Europe-wide challenge. Coming out of the economic and financial crisis, countries as well as municipalities have decreasing means to fulfil all their public commitments. Urbanization requires increasing funding for public infrastructure and services, which in most cases leads in turn to rising land prices for urban properties. So, should those who benefit from it share some of the costs? How would that effect development and progress? What are the most appropriate ways to do so?

The conference deals with main aspects of **Public Value Capture** of increasing property values. The contributions focus in particular on country comparisons and **international experiences across Europe** on the following topics.

Common Framework: Land and its value play a crucial role for social activities and development. Therefore, increasing property values have deep social, economic, and distributive-justice implications. Defining which value should remain in which hands is a normative issue with philosophical and political implications. Thus, it has to be considered how property in general has been constructed in the law, political philosophy, and constitution of a country as well as the development of the theory of location and ground rent. European countries have developed under philosophical references and settled their own range of property rights in accordance with the dominant political trends and social acceptance. Looking at different systems could help to propose new solutions for the creation of a common framework.

Allocation of development costs and benefits: Land values are determined by several factors, i.e. it is a result of both public and private investments and actions. A conceptual delineation of these elements can facilitate the discussion of who should capture what. Through new tools of public value capture further possibilities for increasing financial resources for public duties (due to the discharge of the public budget concerning costs of infrastructure) can be opened.

Innovative Tools: Instruments which are used in many countries are: fees and taxes, a “real estate consortium” (joint development of public authorities and private land owners), a negotiated development (between developer and municipality), flexible building rights (exceptions to the general use regulations in favour of investors or property owners who paid a certain amount of money), the urban development or redevelopment measure (for new development of urban areas or elimination of urban deficits), interim acquisition (build-up of land stocks by municipalities) and contract models (agreement of certain duties of the private partner in return to subsequent building rights). The design of the tools and their application varies from country to country. It is important to determine which implementations can be considered as innovative and forward-looking.

The conference reflects key findings of the joint collaboration based on the **COST Action CA17125 – Public Value Capture of Increasing Property Values**.

Conference Programme, 23th June 2022

8.30	Registration
9.00	Welcome and Introduction (Moderation: <i>Erwin van der Krabben</i>) <ul style="list-style-type: none"> Welcome words by Vice-Dean of the Faculty of Geodesy and Cartography <i>Krzysztof Bakula</i> Introductory words by Cost Action Project Coordinator <i>Andreas Hendricks</i>
9.30	Keynote Speeches (Moderation: <i>Erwin van der Krabben</i>) <ul style="list-style-type: none"> Keynote 1: When land value capture instruments encounter legal complexities: Challenges beyond rationales by <i>Rachelle Alterman</i> (30 min) Keynote 2: Public value capture as land policy by <i>Thomas Hartmann</i> (30 min)
10.30	Coffee Break
11.00	Public Value Capture across Europe (Moderation: <i>Vida Maliene</i>) <ul style="list-style-type: none"> Bridging Land Value Capture with Land Rent Narratives by <i>Eliška Vejchodská</i> (30 min) Limits of Negotiable Developer Obligations by <i>Peter Lacoere</i> (30 min) Spatial Efficiency and Socioeconomic Efficiency in Urban Land Policy and Value Capturing: Two Sides of the Same Coin by <i>Jean-Marie Halleux</i> and <i>Berit Irene Nordahl</i> (30 min) Strategies of municipal land policies: Housing development in Germany, Belgium, and Netherlands by <i>Sina Shahab</i> (30 min)
13.00	Lunch Break
14.30	Cost Action Contributions (Moderation: <i>Vida Maliene</i>) <ul style="list-style-type: none"> Edited Book and Implementation Report (by <i>Action Chair/Editorial Board</i>)
15.30	Coffee Break
16.00	Panel Discussion on Public Value Capture Experience (Moderation: <i>Erwin van der Krabben</i>) <ul style="list-style-type: none"> <i>By the keynote speakers as well as the presenters of the scientific contributions</i>
17.00	Summary and Conclusion by <i>Vida Maliene</i> and <i>Erwin van der Krabben</i>
17.30	End of the Conference
19.30	Conference Dinner (Self Payment)

Conference costs for personal participation on venue in presence

COST Action CA17125 Members	External Conference Participant
Participation in the conference (programme from 8:30 to 17:30) is free of charge.	The conference fee (programme from 8:30 to 17:30 including lunch and coffee breaks) is 30 EUR for international participants or 140 PLN for local participants.

Conference Dinner

After the official conference programme there will be the chance to attend a conference dinner on a self-pay basis. The cost is **50 EUR or 240 PLN** and is required to be paid in cash at the registration in the morning of the conference.

Conference Registration: <https://forms.gle/YXgtBTjP92H6fHkc9>

Deadline for registration: 10th June 2022

Information regarding COVID-19 (Coronavirus SARS-CoV-2)

The rules of Poland and Warsaw University of Technology regarding COVID-19 (Coronavirus SARS-CoV-2) that are valid at the time of the conference are mandatory for the personal participation on venue in presence.

For more information follow the Conference Website: <http://puvaca.eu/>