



P5 PRESENTATION

THE EFFECTS OF THE USE OF THE CONCESSION MODEL

Case study regarding five Dutch urban area development cases





URBAN AREA DEVELOPMENT



18-2-2010

sanering

RISKS





URBAN AREA DEVELOPMENT



Plan development



Land preparation



Infrastructure



Real Estate



Public space



Payment

COSTS & REVENUE

sanering

RISKS



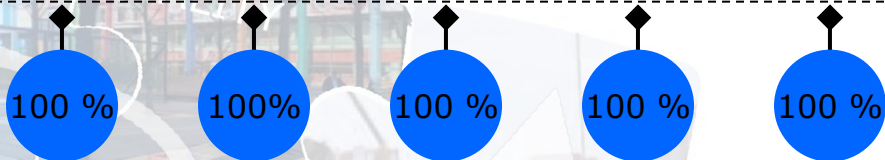


URBAN AREA DEVELOPMENT: ORGANIZATION

Plan & land development Traditional model



Real estate development

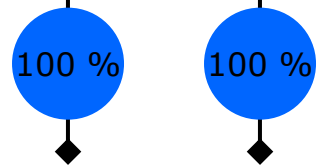


Government

The division of risk and supervision



Market





URBAN AREA DEVELOPMENT: ORGANIZATION

Plan & land development Joint Venture



Real estate development



Government



Market

50/50

50/50

50/50

50/50

50/50

100 %

100 %





URBAN AREA DEVELOPMENT: ORGANIZATION

Plan & land development Concession model



Real estate development



Government

The division of risk and supervision



Market

100 %

100%

100 %

100 %

100 %

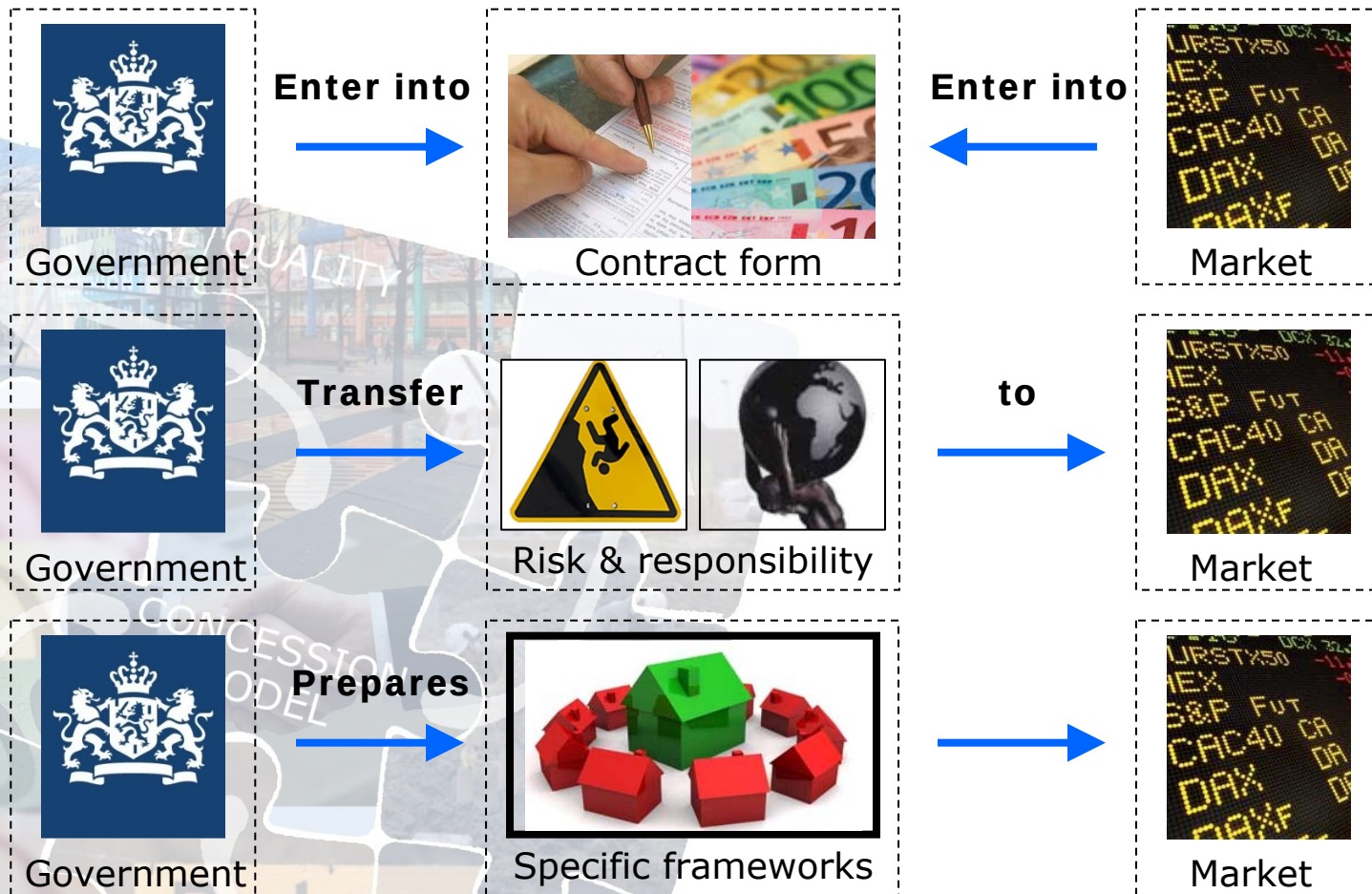
100 %

100 %





WORKING DEFINITION (Gijzen, 2009)





WORKING DEFINITION (Gijzen, 2009)



Government



Specific frameworks



Assessment



Plan development



Market



Land development



Real Estate development

COSTS & REVENUES

CONCESSION
MODEL

TIME

Bodem-
sanering

RISKS





GROWING INTEREST



PRIVAAT WAT KAN, PUBLIEK WAT MOET
 Vertrouwen en Verantwoordelijkheid in het Bouwproces

Commissie Fundamentele Verkenning Bouw

14 mei 2008



RHINELAND MODEL



ANGLO SAXON MODEL





PROMISING PROSPECTS (based on Van Rooy, 2008)



The use of the concession model could result in a higher level of spatial quality



The use of the concession model could result in a faster realization



The use of the concession model could result in a cost reduction

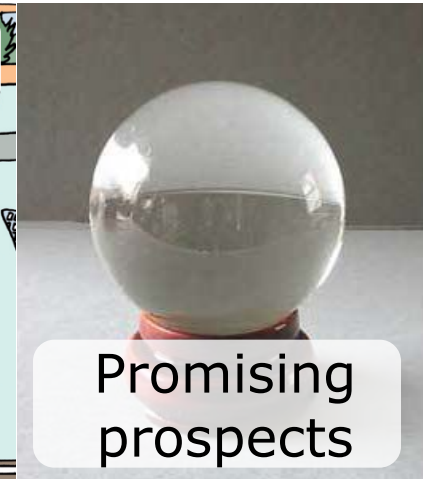
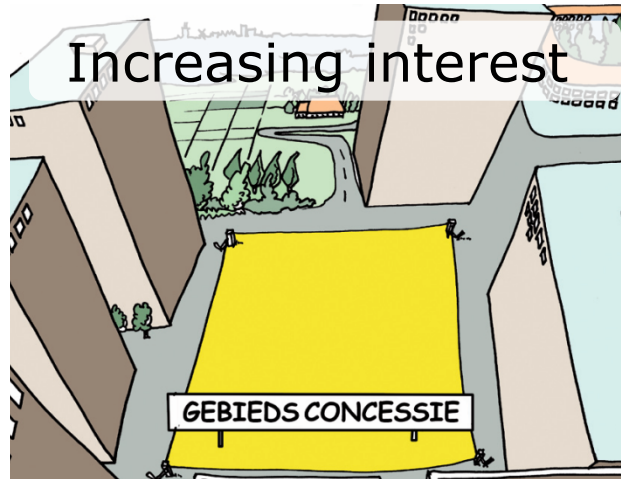




PROBLEM STATEMENT



Several developments



Promising prospects



Dissatisfying noises



Unknown effects

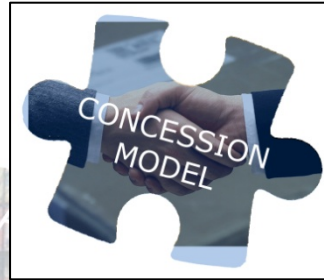




MAIN RESEARCH QUESTION



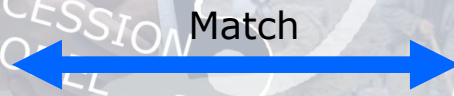
Urban area development



Effects in practice?



Effects in practice?



Intended effects?



Success- and stress factors?





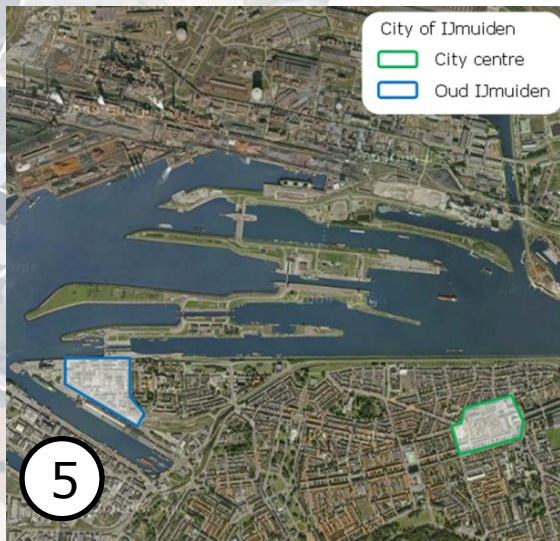
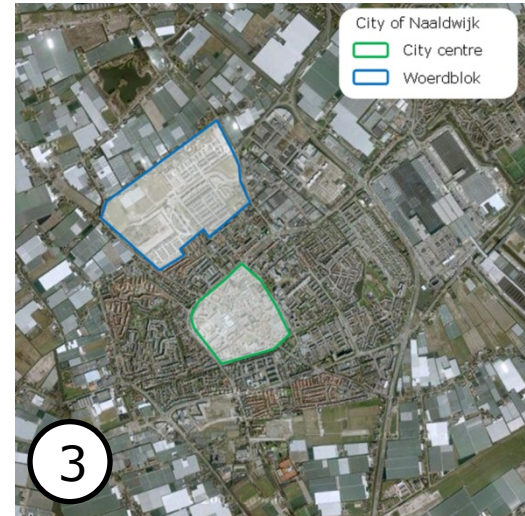
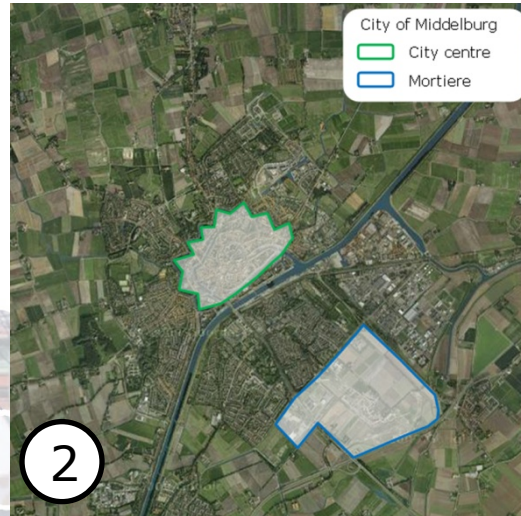
RESEARCH METHODOLOGY

- Qualitative research
 - Amount variables of urban area development
 - Subjected to pluralism
- Case study
 - rational consideration
- Interviews
 - municipalities
 - private parties





CASE STUDY



COSTS & REVENUES

Salinering

RISKS



CASE STUDY



Park de Meer, Amsterdam



Mortiere, Middelburg



Woerdblok, Naaldwijk



De Laares, Enschede



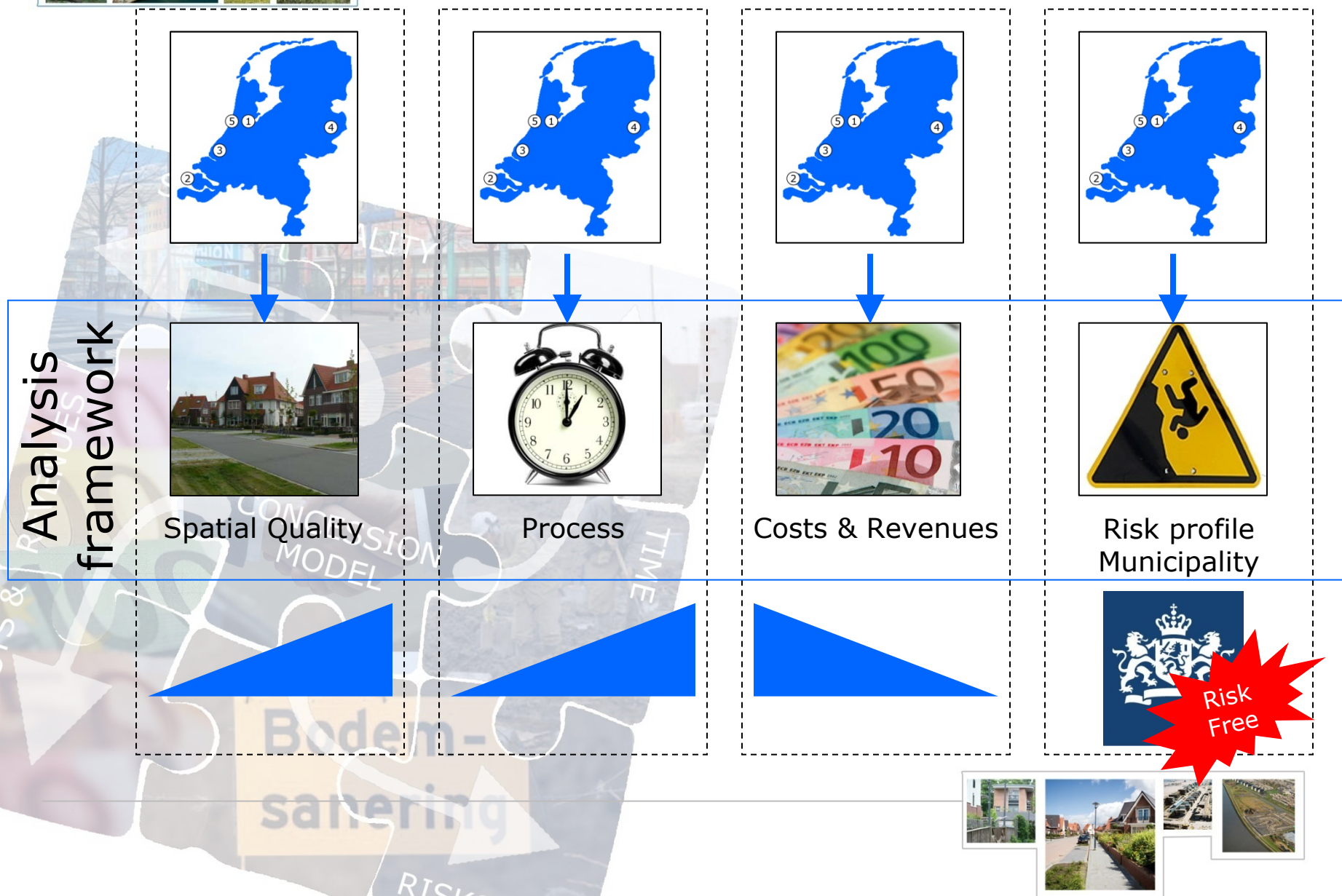
COSTS & REVENUE

sanering

RISKS



ANALYSIS FRAMEWORK





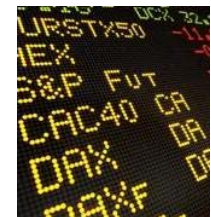
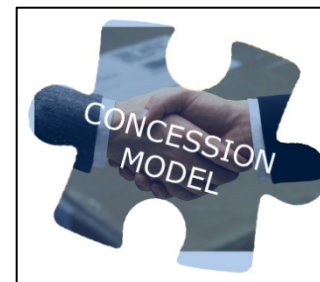
CASE: Park de Meer, Amsterdam



Transformation



Government



Market

Experiences in general





CASE: Park de Meer, Amsterdam

Analysis framework



Spatial Quality



Process



Costs & Revenues

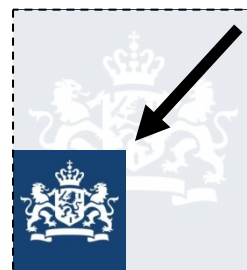


Risk profile
Municipality

Pace = 7 years



Communication



Not
Risk
Free





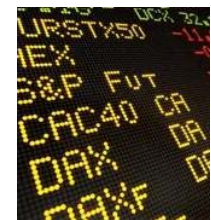
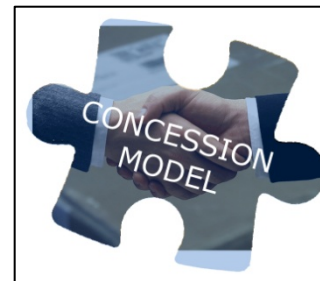
CASE: Woerdblok, Naaldwijk



Transformation



Government



Experiences in general





CASE: Woerdblok, Naaldwijk

Analysis
framework



Spatial Quality



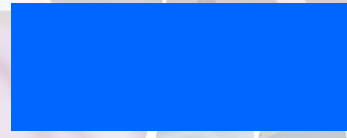
Process



Costs & Revenues



Risk profile
Municipality



Public assessment



Not
Risk
Free



Masterplan



Pace





ANALYSIS: Intended effects

- Relieving municipal capacity
- Transferring risks
- Land positions
- Realizing funding
- Increase development pace
- Gaining experience





ANALYSIS: Empirical effects

• Spatial quality → no effect

- Masterplan
- Ambition level
- History of the location
- Environmental conditions
- Involvement residents





CONCLUSIONS: main research question

What are the effects of the use of the concession model in Dutch urban area development practice, do those effects match the intended effects/reasons set by governments and private parties in advance and what are success or stress factors as part of the use of the concession model?

Effects in practice

- Increase development pace → conditions
- Risk transfer although not risk-free
- Deployment of municipal capacity → legal costs





CONCLUSIONS: main research question

Intended effects/reasons

- Relieving municipal capacity
- Transferring risks
- Increase development pace

Success or stress factors

- Increase or decrease of the development pace
- Communication and organization





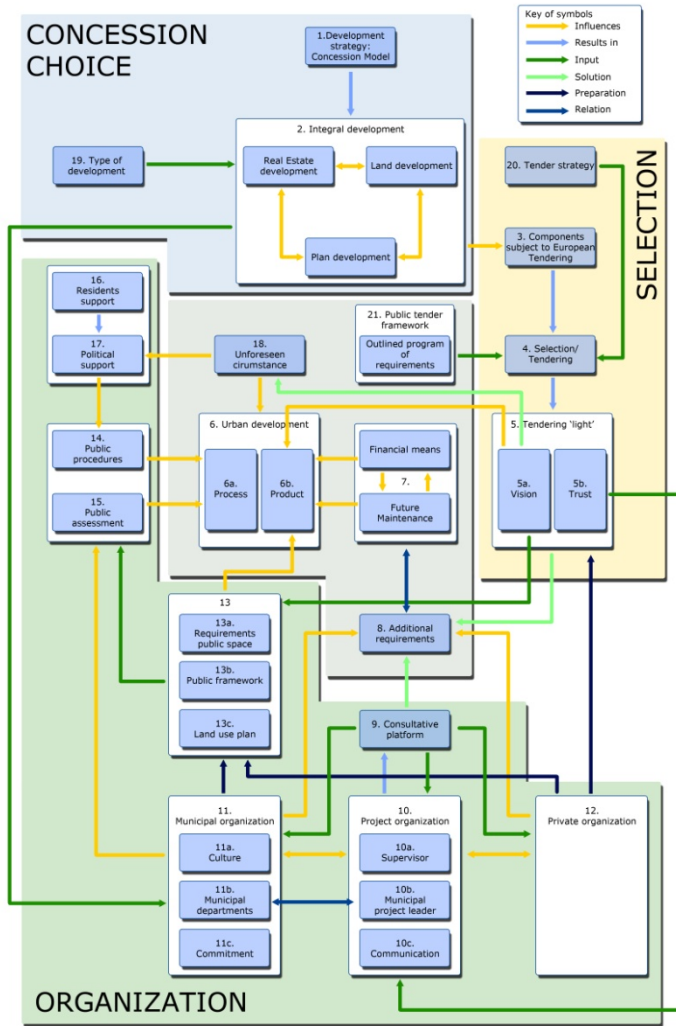
RECOMMENDATIONS

- Flexibility as part of the public frameworks
- Additional legal costs
- Transparent public assessment
- Adequate municipal project leader
- Consider spatial quality dynamics
- Small scale urban development (500 dwellings)



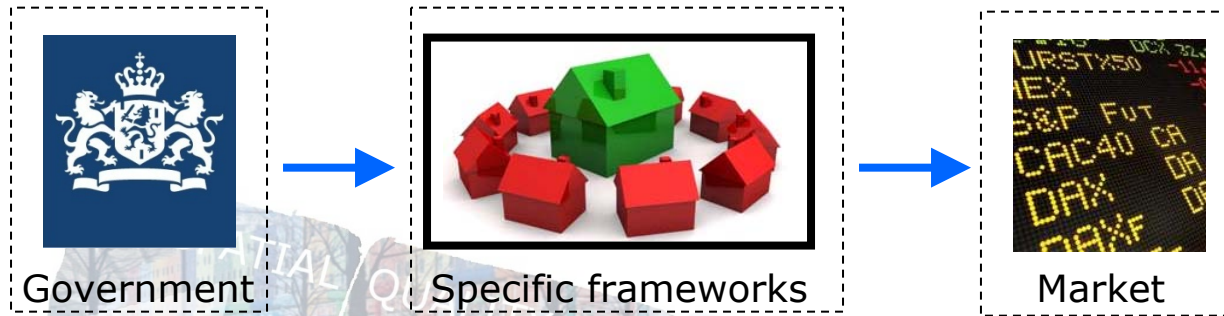


MANAGEMENT MODEL



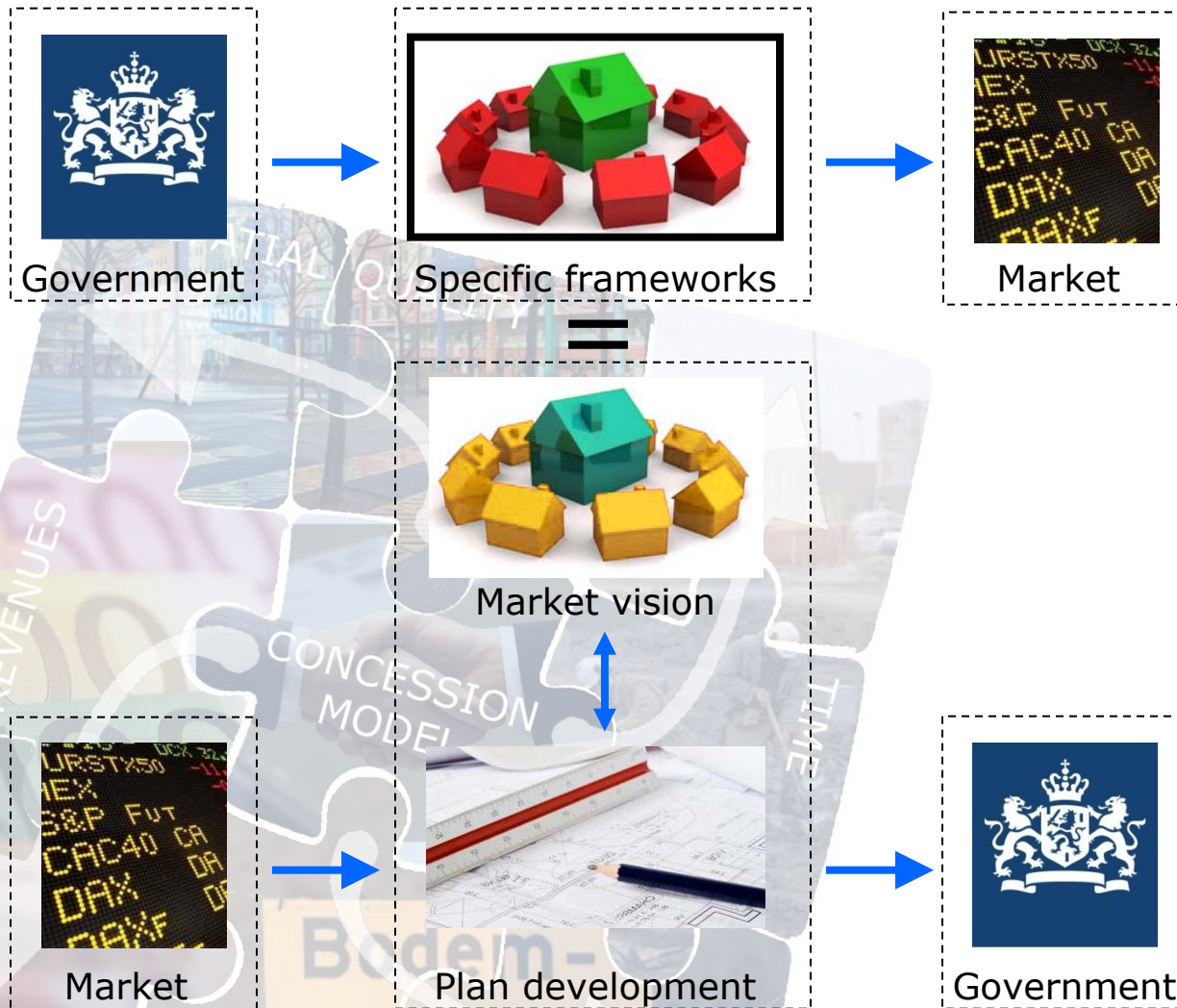


MANAGEMENT MODEL: public assessment



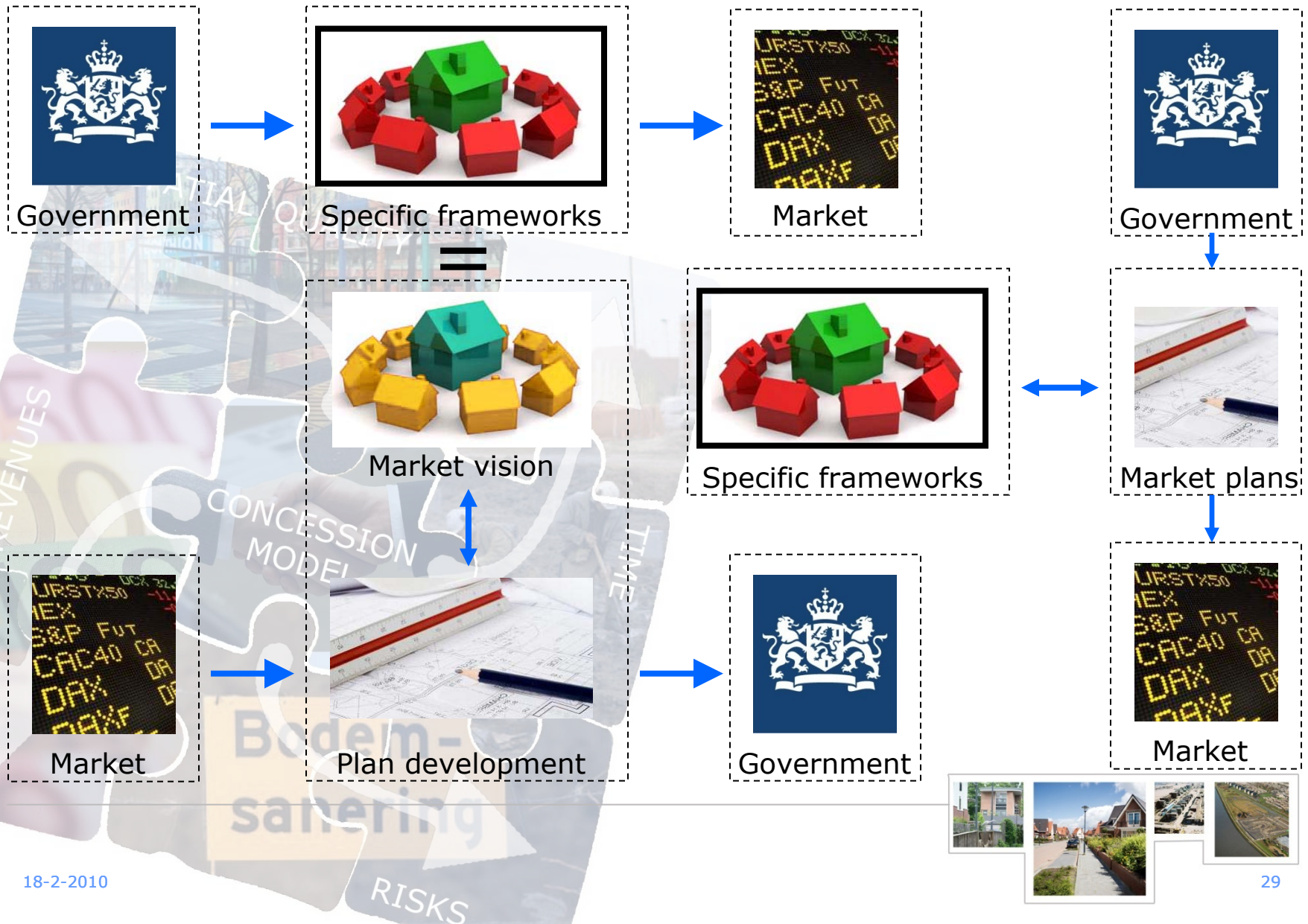


MANAGEMENT MODEL: public assessment



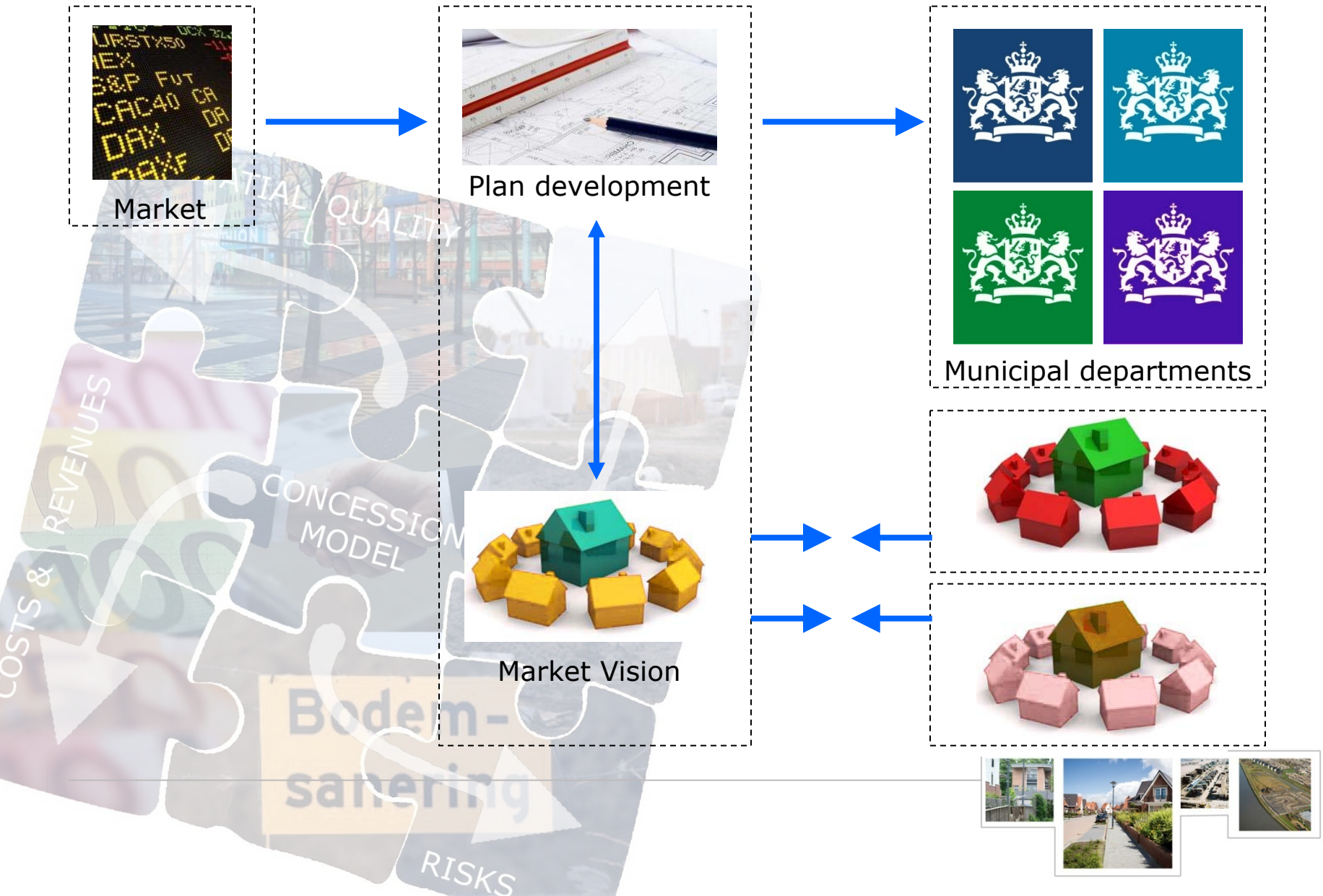


MANAGEMENT MODEL: public assessment



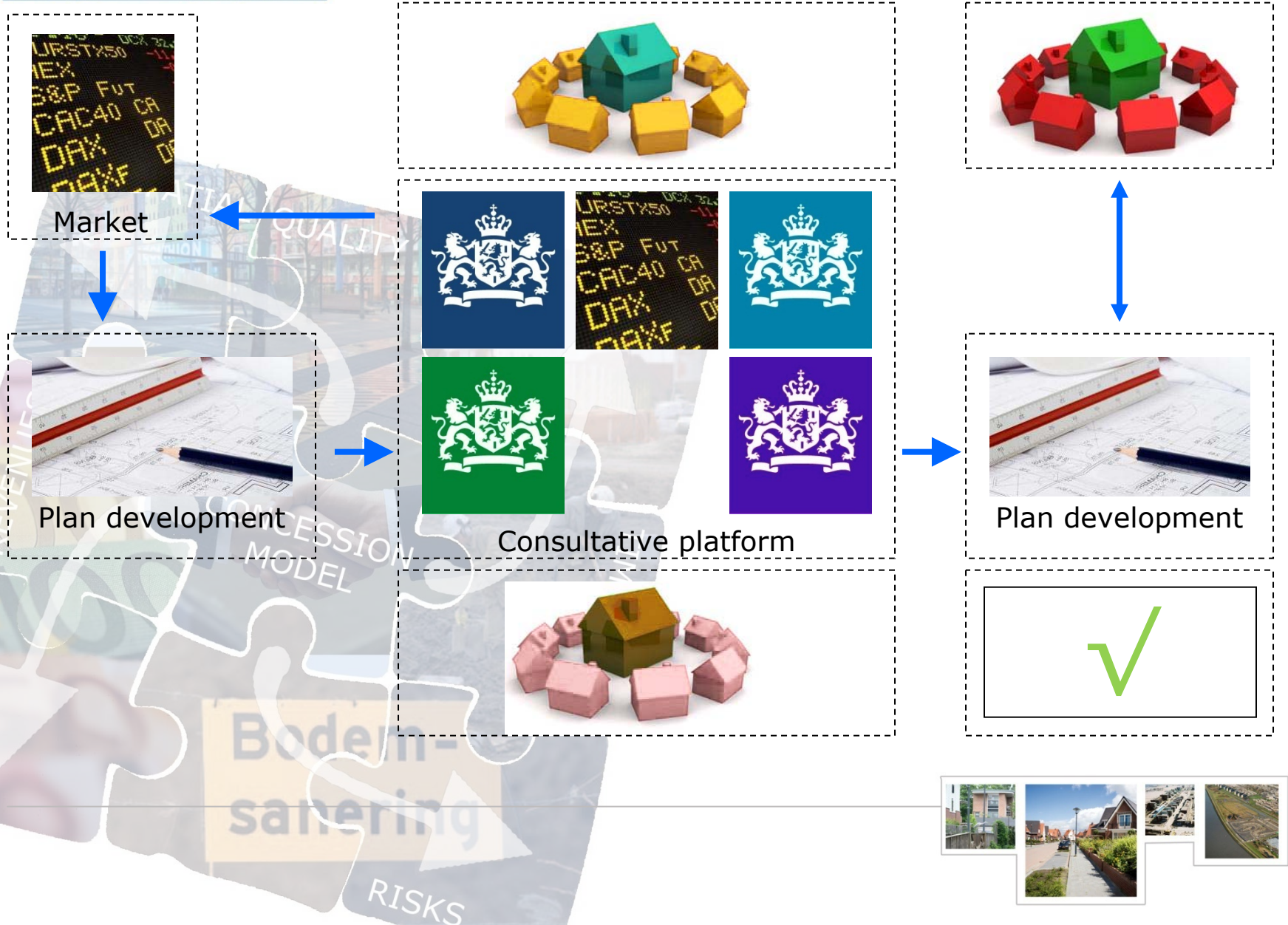


MANAGEMENT MODEL: public assessment



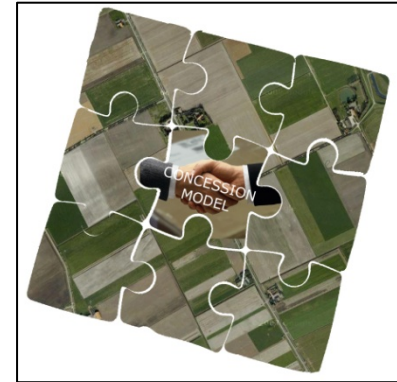
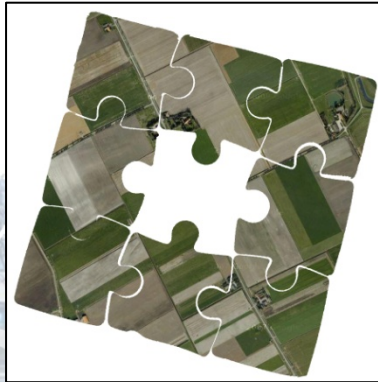


MANAGEMENT MODEL: public assessment

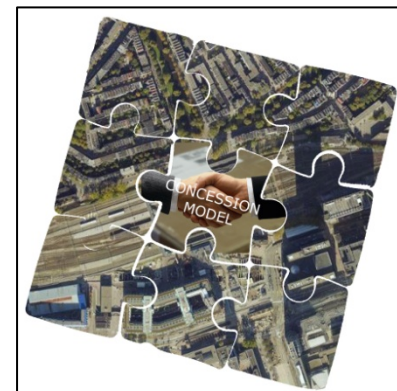
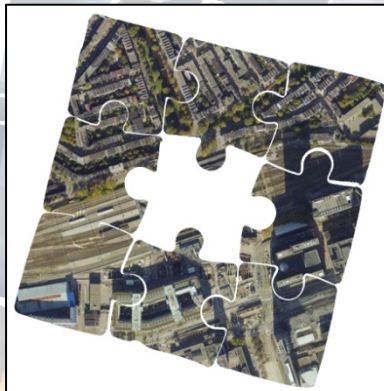




TYPE OF DEVELOPMENTS



Developments at the edge of the existing urban area



Inner-city developments

Complexity

COSTS & REVENUES

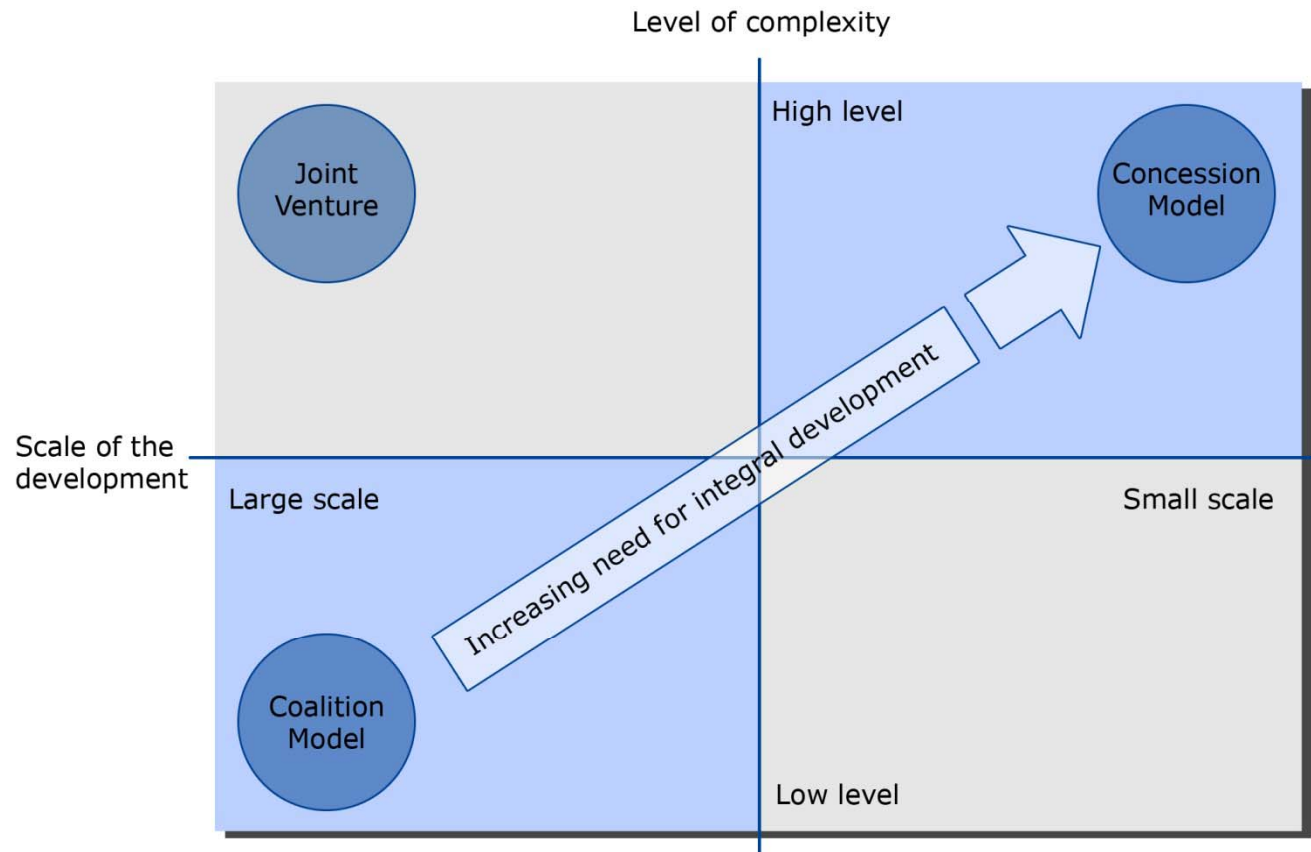
Modern-
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RISKS





TYPE OF DEVELOPMENTS



COSTS & REVENUES

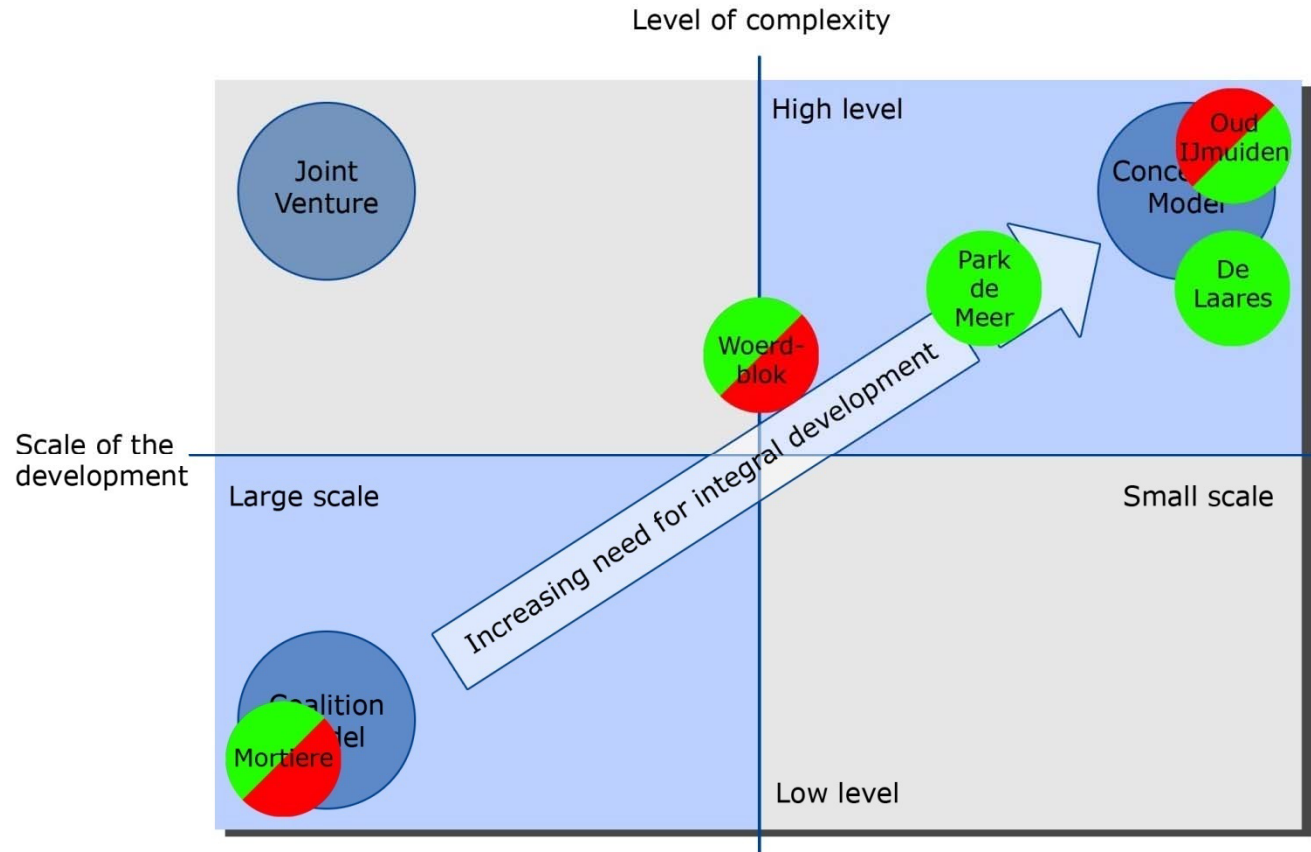
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RISKS





TYPE OF DEVELOPMENTS





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