

INTERNATIONAL TRAINING WORKSHOP

Land Readjustment: Tools for Urban Regeneration



Venue and Place: International Urban Training Centre (IUTC), Republic of Korea
Dates: 12-15 December 2016
Coordination: UN-HABITAT & IUTC
Sponsorship: Gangwon Provincial Government, ROK

Application deadline: 15 November 2016

Please send your application documents by email only, to ALL email addresses below:

IUTC

Yeonghoon Kim bluesky11301@naver.com

UN-HABITAT

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COURSE TITLE

Land Readjustment: tools for Urban Regeneration

DURATION

12-15 December 2016

TARGET AUDIENCE

Medium level and senior municipal officers, as well as central government staff responsible for developing land-related policies in urban areas; Urban planners and real estate development professionals are highly encouraged to participate;

BACKGROUND

Global urbanization generates wealth and prosperity, but also places pressure on the supply of serviced land which is required in order to sustain processes of planned urbanization. In places like Latin America, this leads to significant changes in land values that are distributed unequally among landowners and other stakeholders. In Asia, land prices are reaching exorbitant levels and both formal and informal land markets are increasingly exacerbating social exclusion and contributing to urban poverty. Because large tracts of peri-urban land are retained by few individuals, traditional families and real estate market stakeholders, Asian municipalities are compelled to engage with private land owners in order to provide housing and urban services to its growing populations. Against this backdrop, land readjustment has emerged as a viable tool to enable public and private partnership in land development. Indeed, cities in countries like Japan, Korea, Turkey and India have already

developed significant experience in land readjustment practices. In inner-city areas, this is increasingly becoming relevant. Fragmented land ownership, small intensively used plots are giving space for complex real estate development. In some cases bringing housing to the city core as a way to regenerate and revitalize inner-city neighbourhoods and get social mix and mixed land uses in the Centre Business Districts (CBD's).

The notion of land readjustment is to develop land and change its use and subdivision from an outdated and suboptimal form to its highest and best use. This is done with the objective to produce wealth and to generate opportunities for the society to access the services of the city and also to safeguard the rights of existing owners. The method implies assembling land for urban or rural redevelopment, which in its most simple form means redrawing of boundaries and adjustments of property rights by a public agency¹. Asian cities are experimenting various forms of land readjustment that have its origin experiences. Land readjustment was widely used in the recovery of South Korea from the devastation caused by the Korean War, as well as by Japan in the rebuilding of its urban areas after the massive aerial bombings of World War II. Both countries and their urbanization process are closely associated with the development and deployment of land readjustment.

INTRODUCTION TO THE COURSE

¹ Yu-Hung Hong, Barrie Needham. 2007. Analyzing Land Readjustment. Lincoln Institute

The course focuses on the use of land as an asset for cities to better organize urban development and create forms of self-financing urban infrastructure development. Learning activities are designed to provide participants with practical knowledge about the planning, design, implementation and management of land readjustment projects, and enable them to develop their skills on the use of land for guiding the development of their cities in a sustainable and efficient way. A particular focus is given to land readjustment as tool for urban regeneration and urban transformation.

The course will begin examining the genesis and rationale of land development and will continue explaining different land-based mechanisms to better distribute the social and economic benefits of public land-based policies, focusing on land readjustment practices in Korea and drawing on other international examples. The course will also address other land management tools such as Land Value-Sharing, Land-Value capturing, Betterment Charges and other forms of land-based finance and land use planning tools, and explore ways in which these can support urban regeneration strategies.

Taking the long-standing Korean practice and know-how of the mechanism as the entry point for learning, the course will also explore the feasibility of this tool in different contexts, such as different ways of stakeholders' participation, variations in property rights regulations, land price

valuation, settlement layout design and institutional arrangements for effective implementation. Thus, the course will cover the institutional, political, economic, social and spatial dimensions of land readjustment. I will explore to which extent these tools can serve urban regeneration strategies.

The course will discuss various aspects of land policies, land markets and land price formation, formal and informal land markets, and provide an overview of the various attributes of land including the bundle of rights associated to it. Participants will be exposed to an array of policy instruments, case studies developed to better capture the various dimensions of land development such as land value increment, property tax, value capture, transfer of development rights (TDR), etc. and to simulation exercises to put in practice some basic concepts of land readjustment. The notion, concept and practice of urban regeneration will be further unpacked and sustained with examples for reflection and learning from experiences.

OBJECTIVE

The purpose of the training is to develop skills and knowledge about land readjustment as a tool to foster urban regeneration in Asian cities. Participants will understand how land can be an asset for sustainable urban development in Asia and will develop knowledge on the range of land management tools and their use for guiding urban growth and development, particularly urban regeneration.

At the end of the course, participants will comprehend the institutional, legal, financial, economic and social complexity of land readjustment and will be able to design, plan and implement land readjustment projects in their cities.

Case studies, participants' policy seminars and simulation exercises will provide the opportunity for participants to develop and apply concepts introduced throughout the course.

Throughout of the course, participants will develop action plans to materialize the applicability of land management tools in their own contexts.

ISSUES TO BE ADDRESSED

1. Overview: Operational definition of Land adjustment - land subdivision, land allotment, integrated land development in physical dimension
2. Approaches, Tools of land adjustment: tax-based, public welfare, community-based and market-oriented land management, and the evolution of the land development paradigm.
3. Land Readjustment in South Korea
 - The historic, institutional, social, legal and judicial environments
 - Stakeholders Analysis: roles and responsibilities of government and private parties
 - Land and property markets
 - Implementation aspects of land readjustment
3. Essential conditions for successful land readjustment
 - Governance, laws, economic analysis, planning, participation.

- Lessons learned: success and failure
- Trends
- Case studies: lessons from other countries and cities

4. Urban regeneration

- Concepts and approaches
- Case studies
- Implementation arrangement

COURSE STRUCTURE

The workshop is practice-oriented and problem-solving. It provides hands-on experience on the problem and formulation of solutions through the application of the tool in real contexts. Therefore, emphasis will be placed on sessions dealing with concepts and its application on real cases, combining lectures and detailed analysis of Korean and international experiences.

The course also provides for knowledge exchange amongst participants through the participants' policy seminars, whereby they will share their experience and challenges faced. Simulation exercises will enable participants to apply concepts and tools learned throughout the course. These will form the basis for the development of their action plans, which will be developed throughout the course and presented at the end seminar.

The course will provide a unique opportunity for participants to get to know the Korean culture, but also get a first-hand experience of Korean experiences in this field of work through field visits, technical visits to institutions and meetings with their Korean peers.

PRE-COURSE AND PRE-APPLICATION ACTIVITIES

Applicants to the programme are required to submit an outline of the case study that they will present during the programme should they be selected by the selection committee. The case study should be related to land issues and/or urban development regulations and preferably situated in the city where the participant lives/works. It should be related to the participants' work, his/her organization, and can be a project, a programme or a policy. Case studies about land readjustment and land development will be considered with preference.

A 2-page outline, A4 format, single space, Arial font size 11 to be attached to the application should describe the context and local conditions, the objective, implementation strategy, results, challenges and opportunities.

Accepted applicants will be required to further develop the case study into a power point presentation, which they will present during the workshop. Course participants are requested to bring relevant data, information from their respective cities to be used during the training sessions with a view of developing action plans.

ORGANIZING INSTITUTES

IUTC

The International Urban Training Center (IUTC), officially launched on 3 May 2007 as a joint collaboration between UN-HABITAT and Gangwon Provincial Government, Republic of Korea, aims to build the capacity of local governments, particularly in the Asia-Pacific region, to pursue sustainable urbanization in line with the United Nations Millennium Development Goals. Since its inception, Gangwon Province has been providing full support for the IUTC in partnership with UN-HABITAT.

With a focus on sustainable urban development, the IUTC provides cutting-edge training courses and materials for city leaders, policy makers and urban planners. Courses are designed to give participants hands on learning and the tools to develop and implement sustainable urbanization policies and programs in their communities.

The IUTC's core curriculum focuses on environmental restoration and strategic approaches to urban planning, and developing and maintaining ecologically sound communities. As part of the UN-HABITAT family, the centre is devoted to promoting civil and human rights, decent shelter, land readjustment as well as waste, water, sanitation, health and education services to communities, and climate change mainly for the participants of the countries in the Asia-Pacific region. Until now 50

international courses have been offered.

UN-HABITAT

The United Nations Human Settlements Program, UN-Habitat, is the United Nations agency for human settlements. It is mandated by the UN General Assembly to promote socially and environmentally sustainable towns and cities with the goal of providing adequate shelter for all.

The Capacity Development Unit-CDU combines knowledge, research, tools, skill development and training into a coherent capacity development strategy focusing on cities, Habitat Agenda partners, training institutions and UN-Habitat staff, making use of all the knowledge and information generated from the agency.

UN-Habitat COURSE COORDINATORS

Nguyen Thuy Trang and Claudio Acioly.

Nguyen Thuy Trang is a GIS/remote sensing specialist in land-use planning and land tenure who has worked in international development programmes for almost 20 years. She has expertise in community land management, participatory development and consultation, capacity building for informal civil society groups, climate resilience, energy efficiency and gender equality. She is a staff member of Capacity Development Unit, UN-Habitat with focus on Asian countries portfolio.

Yeonghoon Kim: IUTC-UN Habitat training programme coordinator

LECTURERS

Experts associated with UN-Habitat, the Global Land Tools Network (GLTN), the Lincoln Institute of Land Policies and members of the UN-Habitat Partners Universities Initiative will be invited as guest lecturers to contribute to the programme.

Prof. Kwi-Gon Kim, from IUTC, will also lecture in the programme. He is an urban environmental planner actively involved in global environmental issues and green growth with a vision of nations in terms of urban planning. He has received his master's degree in regional and urban planning at the school of planning, University of Reading (UK) and a Ph.D. in planning studies at the Bartlett school of architecture and planning, UCL, University of London, UK. He taught urban environmental planning at Seoul National University from 1978 to 2010. He is a Professor Emeritus of Seoul National University and a president of International Urban Training Center (IUTC), Korea. He has contributed to a great extent to improving the environment and climate change of international cities and is leading Urban CDM (Clean Development Mechanism) Initiative as a Co-Chair of the Advisory Group of international organizations for the development of the urban environmental evaluation index and urban CDM, including the World Bank, UNEP, UNFCCC, UNDP, UN-Habitat, UNESCO and OECD.

TRAINING VENUE

IUTC Eco-complex (International Urban Training Center)
341-6 Saengtaegongwon-gil, Bukbang-myeon, Hongcheon-gun,
Gangwon Province 250-884, Republic of Korea

Tel: +82-33-248 6584/5

Website: <http://iutc.gwd.go.kr>

HOW TO APPLY AND SUBMIT DOCUMENTS*

Applicants must fill out the application form and submit by **15 of November** to the following addresses:

Mr. Yeonghoon Kim
(bluesky11301@naver.com)

Ms. Nguyen Thuy Trang
(Trang.Nguyen@unhabitat.org), and

Mr. Mawuli Asempah
(UNHABITAT.Intern691@unhabitat.org).

* Please send your application documents (MS word Format) to the three email addresses mentioned above. Do not send them by fax or any other means.

In order to apply for the course, each applicant is requested to submit:

- An application form (typed, not handwritten): This form should be submitted in MS Word format, by FAX, except a scan file not of page 4 with official signature as an approval sign of your training participation.
- A scanned passport copy (passport needs to be valid for more than 6 months from the departure date from Republic of Korea)
- A 2-page outline summarizing the applicant's case study on urban planning, spatial planning, data, indicators, spatial analysis or monitoring of policy outcome.
- At least one letter of recommendation from your employer/head

*Please note that any attempt of forgery will lead to the cancelation of your candidacy and due notification to your organization.

SELECTION CRITERIA

Applications will be considered based on the following criteria:

- Proven ability to communicate in English. The nominees must be conversant in English. This should be guaranteed in the letter of recommendation.
- Demonstrated professional experience in planning and management of cities
- Nomination of an appropriate person who is able to participate effectively in the course and lead the subsequent processes related to land readjustment.
- Only the persons submitting their case study report will be considered as qualified applicants.

* Invitation letters for visa process and cooperation request in the Korean Embassy will be sent as requested in the application form.

* Upon receiving email from IUTC, participants are requested to purchase their flight tickets, for convenience. Please check the airfare allowance with IUTC. Reimbursement will be made upon arrival at IUTC.

* All participants must arrive at the Incheon airport on 11 December, by the evening hours at the latest, and leaving the Incheon airport on 16 September. Therefore flight itineraries should be arranged accordingly.

Note: Applicants who received a full scholarship for IUTC courses are not eligible to participate within 3 years.

KEY MILESTONES

15 November 2016

Application deadline

21 November 2016

Selection result announcement to successful applicants

1 December 2016

Submission of final full version or modified version of case study if necessary (basic data and information) (in Power Point format)

4 December 2016

Submission of visa copy (for e-ticket issue from travel agency)

** Please note that cancellation fees, if befalling, are to be covered by the participant, as per regulations stipulated by the Airlines or travel agency.*

11 December 2016

Participants arrival at Incheon airport, transport arranged by the IUTC;

12 – 15 December 2016

Training workshop including a site visit trip

16 December 2016

Participants' departure for Incheon airport

SCHOLARSHIPS AND COURSE FEES

IUTC covers all cost during the training period as well as field trip elements of the course, which include international airfare (domestic not included), accommodation and meals throughout the training.

Arrangements could be made to accommodate senior participants in individual rooms. However, other training participants will be kindly required to share rooms.

GROUND RULES

A. English proficiency

The applicants/nominees must be conversant in English as they must be engaged in group activity for action planning. This should be guaranteed in the letter of recommendation.

B. Forfeiture of candidacy

Incomplete submission of all required documents to the IUTC, in particular, such as scanned visa copy by designated date above and/or submission of false documents making signature forgery may be subject to the forfeiture of candidacy for training participation. In such cases, IUTC shall not take any burden for incurred expenses.

C. No extended stay after the course and no change in flight schedule

Once the training is over, all participants should return to their country according to the individual flight schedule departing Korea as reported to the IUTC. IUTC is neither

responsible for nor supportive of any unauthorized private changes.

D. Non –smoking enforcement

Korean Government enforces a strong non-smoking policy in public areas including streets, so smoking within the premises of the IUTC is not allowed, except in a designated area outside the building. Anybody breaking this rule should be imposed of a fine 100USD, which must be the responsibility of the violator.

E. No alcohol drinking policy

IUTC does not allow visitors to drink alcohols within the building.

FURTHER CONSIDERATIONS

Local travel costs including domestic airfare, visa fees, insurance, salary, DSA and related allowances are not covered by IUTC. Instead, IUTC insures against each trainee's safety/accident during the training period.

Sharing rooms with outsiders during the training is not allowed by ITUC.

Other information such as pick up schedule at the airport to/from IUTC, weather conditions and clothing, facility use rules etc. will be shared by email, prior to your departure.

Thank you in advance for your interest and cooperation in the course and we will look forward to your successful application and excellent recommendation