

COST Action CA17125

**International Conference on
Public Value Capture of Increasing Property Values:
COMMON FRAMEWORK – ALLOCATION OF COSTS AND BENEFITS – INNOVATIVE TOOLS**

**18th June 2020, Ljubljana, Slovenia
University of Ljubljana – Faculty of Civil and Geodetic Engineering – Jamova cesta 2**

– Call for Papers –

The shortage of financial resources is a Europe-wide problem. 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 aims to focus on three main aspects of **Public Value Capture of Increasing Property Values**:

- 1) **Common framework (Session 1):** 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.
- 2) **Allocation of development costs and benefits (Session 2):** 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.
- 3) **Innovative tools (Session 3 and 4):** Tools 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.

Especially contributions dealing with **country comparisons or international perspective** are desired. The conference will **award the best papers**. All papers that were accepted and presented are eligible for the award. The decision is drawn by the Conference Scientific Board. The authors of awarded papers are invited to submit their paper to a peer reviewed scientific journal that support the conference. The journal carries out the review of the submitted manuscripts. The costs of publication of accepted papers will be covered by the conference.

Registration Options

Conference Speaker	Conference Participant
Please send us your abstract (max. 500 words) with your contact details and the desired session: E-Mail: conference@puvaca.eu Deadline for abstract submission: 31. January 2020	Please send us your intention to participate with your contact details: E-Mail: conference@puvaca.eu Deadline for registration: 31. March 2020

Conference Costs

COST Action CA17125 Members and Conference Speakers	External Guests Let us know if you would like to attend the Conference Dinner.	
Conference Fee without/with Conference Dinner: free	Conference Fee without Conference Dinner: 25 €	Conference Fee with Conference Dinner: 55 €

Keynote Speakers

Rachelle Alterman (confirmed) / Professor Emeritus (non-retired) / Faculty of Architecture and Town Planning; and Senior Researcher, Neaman Institute for National Policy Research, Technion - Israel Institute of Technology, Haifa, Israel / Founding President of the **International Academic Association on Planning, Law and Property Rights (PLPR)** and Honorary Member of the **Association of European Schools of Planning (AESOP)**.

Thomas Kalbro (confirmed) / Professor (retired) / Department of Real Estate and Construction Management, KTH Royal Institute of Technology, Stockholm, Sweden / Former President of the **European Academy for Land Use and Development (EALD)**.

Programme Structure

8.30	Registration
9.00	Welcome and Introduction
9.30	Keynote Speeches Keynote 1: <i>Thomas Kalbro</i> (confirmed) Keynote 2: <i>Rachelle Alterman</i> (confirmed)
10.30	Coffee Break
11.00	Session 1 – COMMON FRAMEWORK Presentation 1 / Presentation 2 / Presentation 3 / Discussion
12.15	Lunch Break
13.30	Session 2 – ALLOCATION OF DEVELOPMENT COSTS AND BENEFITS Presentation 4 / Presentation 5 / Presentation 6 / Discussion
14.45	Coffee Break
15.15	Session 3 – INNOVATIVE TOOLS Presentation 7 / Presentation 8 / Presentation 9 / Discussion
16.30	Session 4 – INNOVATIVE TOOLS Presentation 10 / Presentation 11 / Presentation 12 / Discussion
17.45	Summary and Conclusions
18.00	End of the Conference
19.30	Conference Dinner

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