Does land fragmentation delay the implementation for urban renewal?

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Objective

• To examine the relationship among the numbers of landowner, land plots and the time of implementing urban renewal projects
The projects were finished between 1994 and 2013: 55 cases.

The projects were applied by landowners between 2001 and 2010: 553 cases.

The successful probabilities:
less than 10%
The reasons might be?

- Land assembly might lead to high transaction costs
  - So many plots
  - So many landowners
- Compensation for old buildings is high
- ...
Area: 3,107.00 m²
Plots: 2
Landowners: 226
Area: 2,382 m²
Plots: 41
Landowners: 28

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informations

• 55 projects were completed urban renewal between 1994 and 2013
• Average site area is: 3,151m²
• Average landowners is: 45 landowners
• Average plots is: 14 plots
• Average time for completed an urban renewal project: 6.08 years
Site area

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The numbers of projects by plots

- 1--10: 57% (11--20: 19%, 21--30: 11%, 31--40: 2%, 41--50: 2%, 50--100: 5%)
The numbers of projects by landowners

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How long was an urban renewal processing for?

- 4--5 years: 32%
- 5--6 years: 32%
- 6--7 years: 21%
- 7--8 years: 13%
- 8--9 years: 4%
- 9--10 years: 2%
- >10 years: 4%
- 3--4 years: 11%
- 4--5 years: 13%
plots vs site area
landowners vs site area

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landowners vs plots

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Landowners/plots vs time

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findings

• 43% projects were processing with 1 to 10 landowners which might be thought as not all urban renewal projects deal with land fragmentation problem

• Over 50% urban renewal projects need to cost 5-7 years

• Many landowners not mean long time in implementing urban renewal projects
thank you for your attentions