

NEURUS research topic
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Public and private actors in real estate development projects: USA versus The Netherlands

Contents

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The Netherlands



16.440.133 inhabitants (2008)

485 inhabitants per square km (2007)

Problem exploration (1)

- Increasing (changing) demand for housing
 - Demographic developments
 - More diversified taste
- Government tries to speed up the development
 - Build about 1 mlj houses until 2020 to get to the level of 1,5 % shortage of houses
 - Build enough houses for the aging people of the society which is about 250000 till 2010
 - The supply should be flexible to be able to change houses for different circumstances

Problem exploration (2)

- Memorandum on Spatial Planning “Nota ruimte”
 - Public – private partnerships
- Area development
 - Especially focuses on the quality of the total project, no longer primary focus on separate goals.
 - Corporation between the government, private parties, social entities with the development and implementation of spatial plans.
 - Financial equalisation of the different profitable and unprofitable parts of the project.

Research goal

Achieve an understanding of the realisation of RED projects in the USA, in order to identify concepts, methods and approaches that could help improve and speed up similar RED projects in the Netherlands

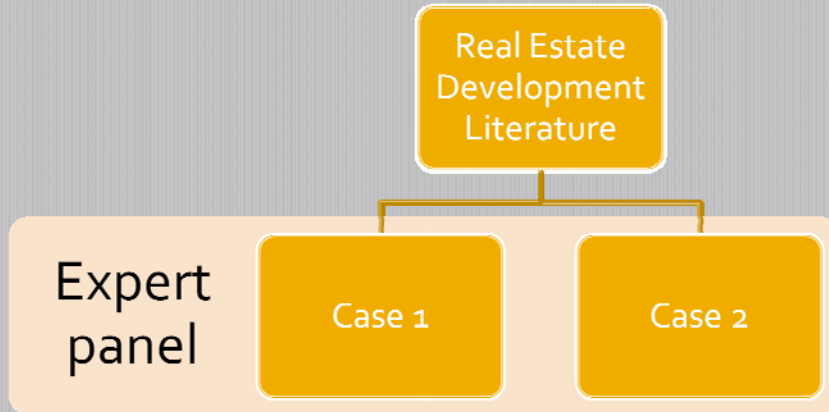
Research question (1)

Which features of the RED projects in the United States could be used in the Netherlands to improve and speed up RED projects?

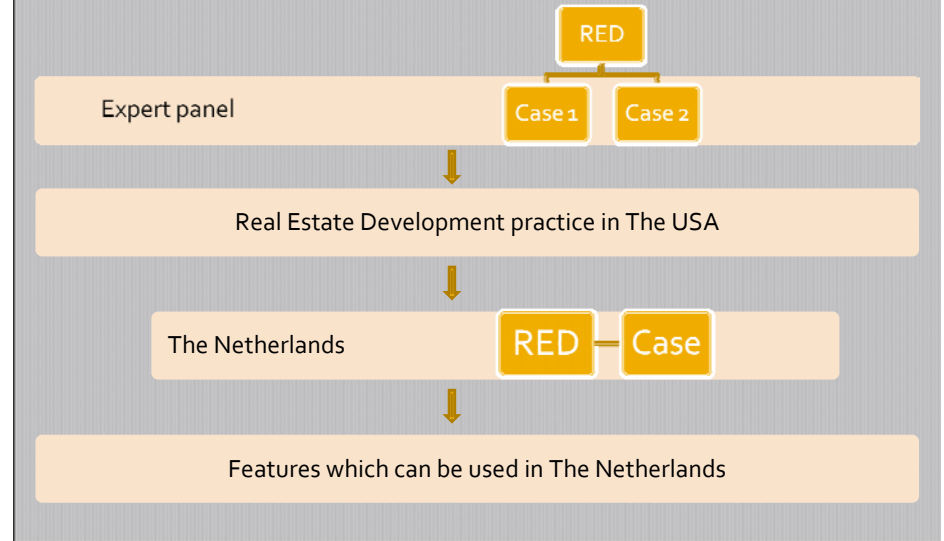
Research question (2)

- How is the RED proces organised in the USA?
- What were the most significant features of the RED process for two USA cases?
- How do real estate experts evaluate the RED habits, discribed above?
- Which differences are there between The USA and The Netherlands?

Methods (1)



Methods (2)



Questions or recommendations ?