

How Dutch municipalities manage their public real estate

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Dutch Public Real Estate

- Definition & size
- Questionnaires [2008-2015]
- Trends in Public Real Estate Management
- Further (PhD)-research

Definition & Size

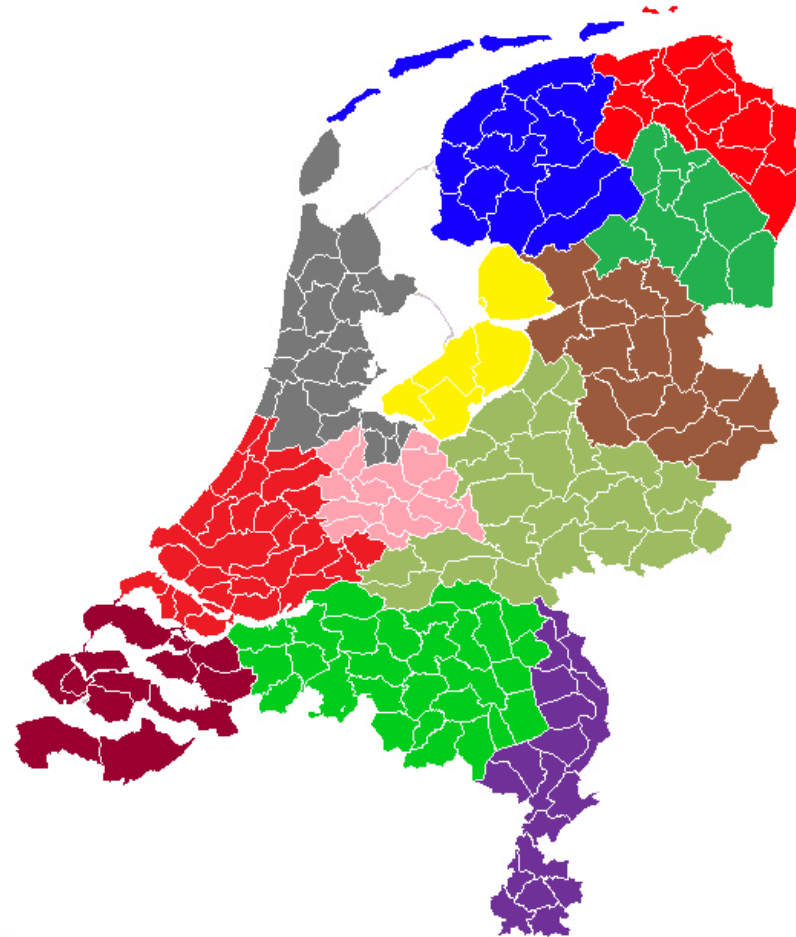
- The Netherlands

12 provinces

393 municipalities

41.526 km²

16.9 million citizens



Definition & Size

- Definition – Dutch perspective

All properties that physically facilitate public functions (identified as such by society) according to its destination or use

Vlak, 2007

The specific characteristic of the public real estate relates to (a) a building related common social activity and (b) providing and facilitating the needs of stakeholders from a recognized public interest

Veuger, 2014

Definition & Size

- Definition – Dutch perspective

All properties that **physically facilitate public functions** (identified as such by society) according to its destination or use

Vlak, 2007

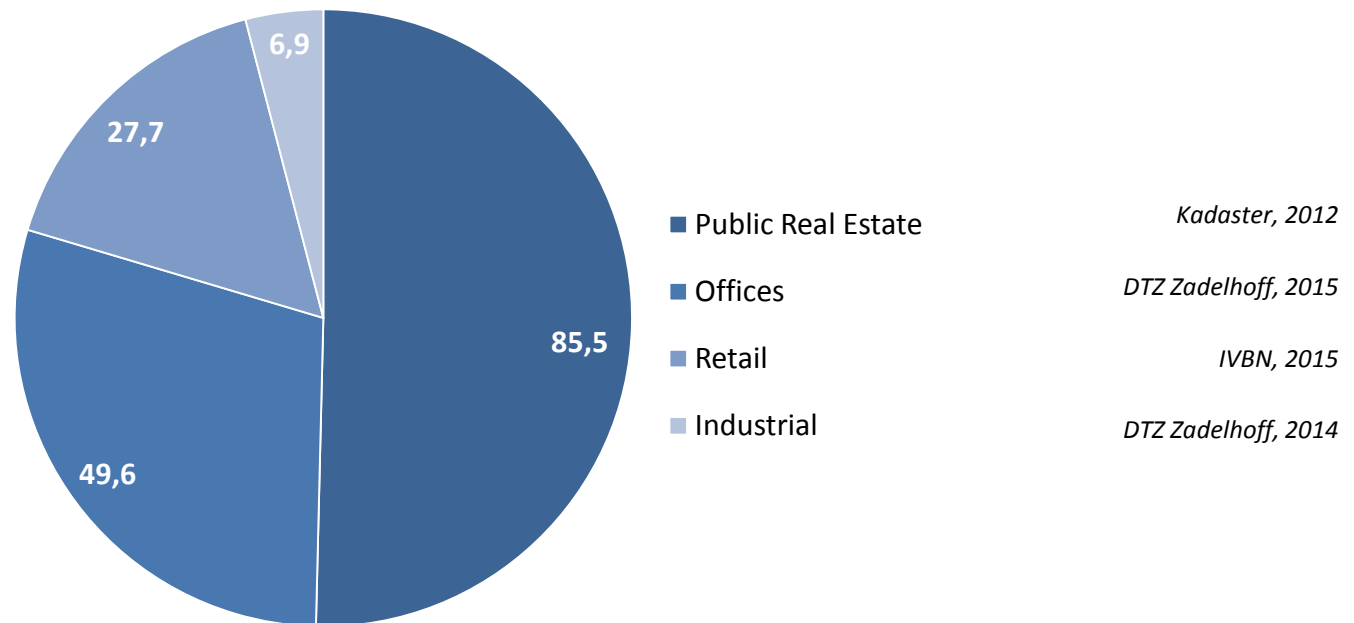
The specific characteristic of the public real estate relates to (a) a **building** related common social activity and (b) providing and **facilitating** the needs of stakeholders from a recognized **public interest**

Veuger, 2014

Definition & Size

- Size

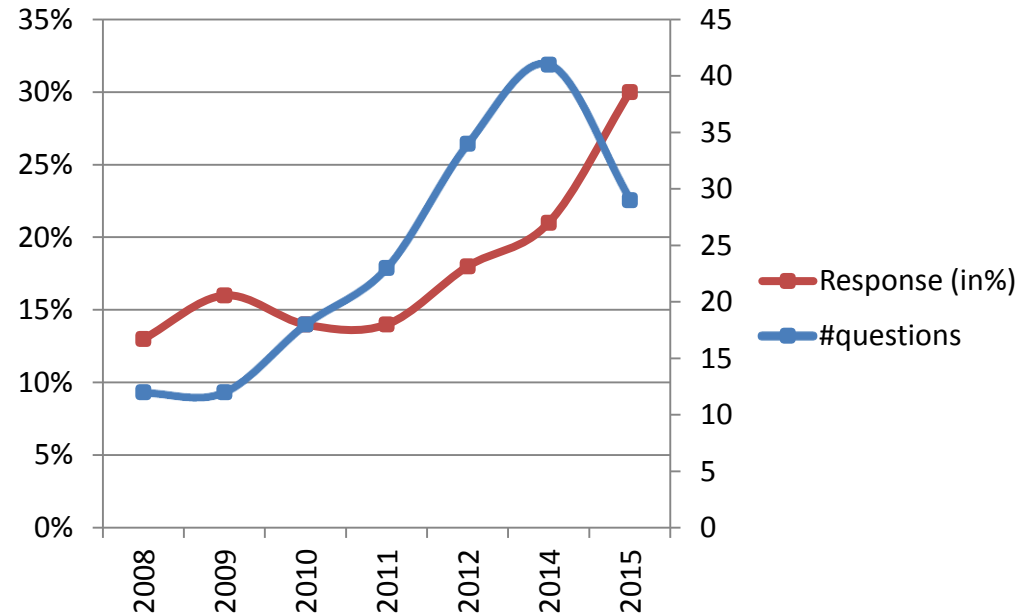
85,5 million m² worth €157 billion



Graph: Dutch real estate in m²

Questionnaires [2008-2015]

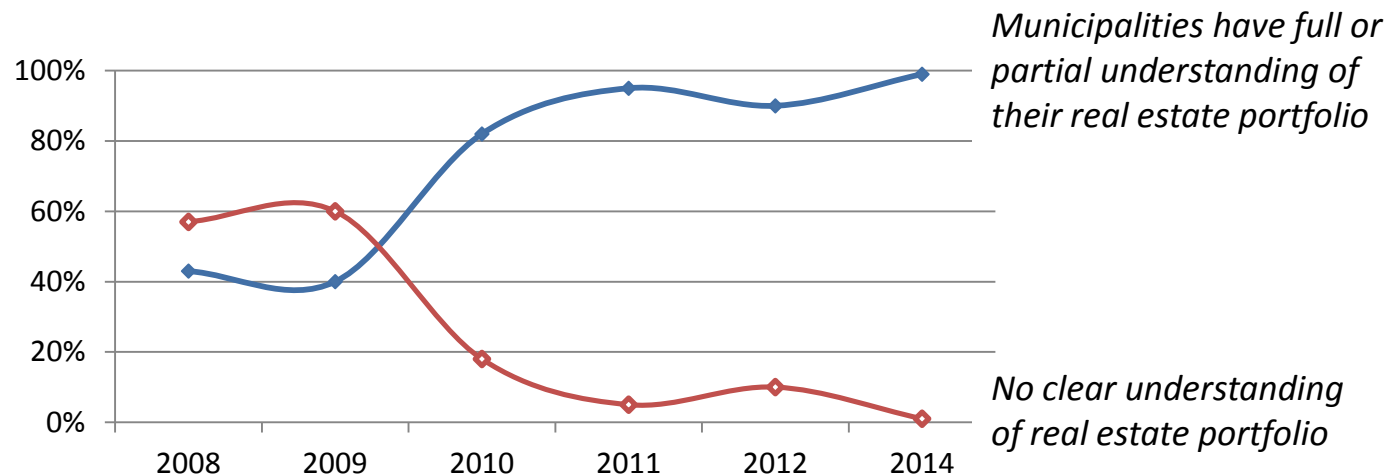
- Representativeness
- Themes
- 2008: 19pg
2014: 593pg



Trends in Public Real Estate Management

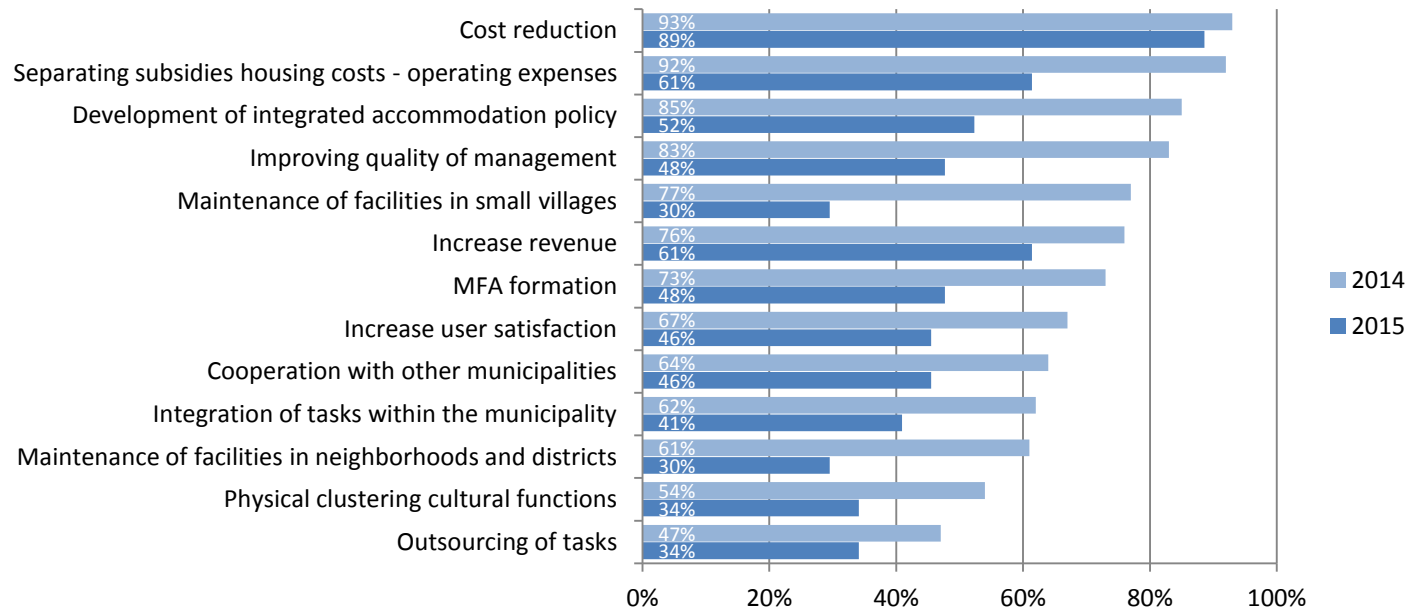
Increased insight in real estate portfolio

99% of municipalities has full (65%) or partial (34%)
understanding of their real estate portfolio



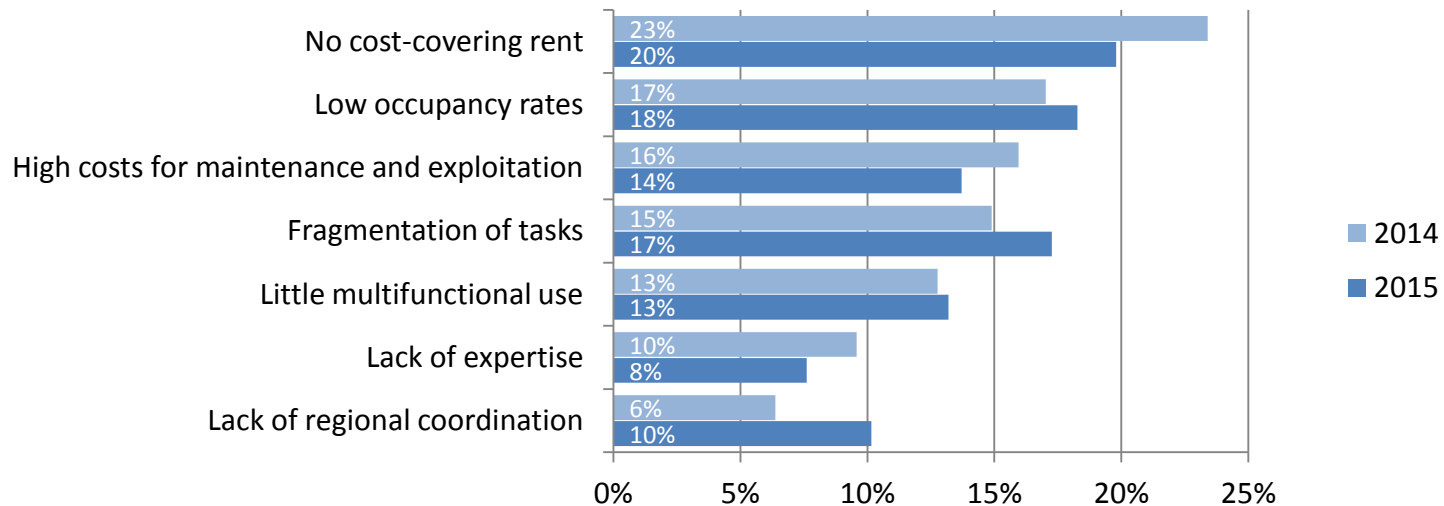
Trends in Public Real Estate Management

Cost reduction as the most topical policy issue
From 2009, this issue is considered most topical



Trends in Public Real Estate Management

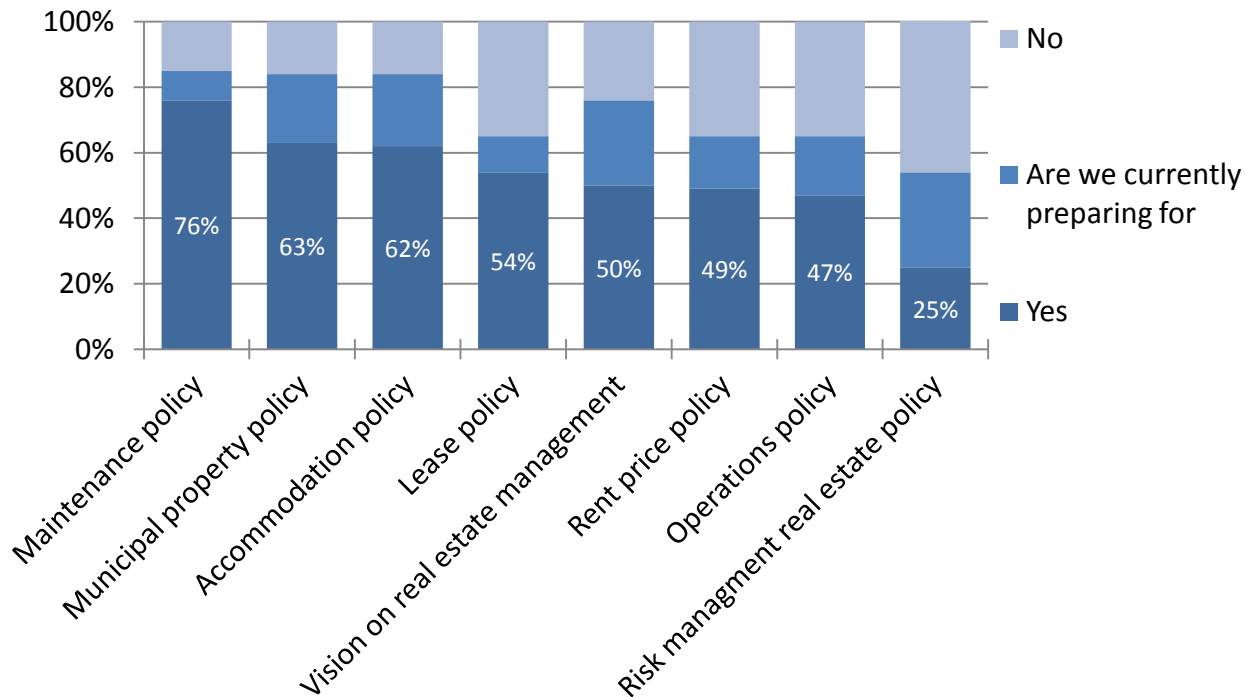
Absence of cost-covering rent biggest bottleneck
49% of municipalities are currently experiencing problems



Trends in Public Real Estate Management

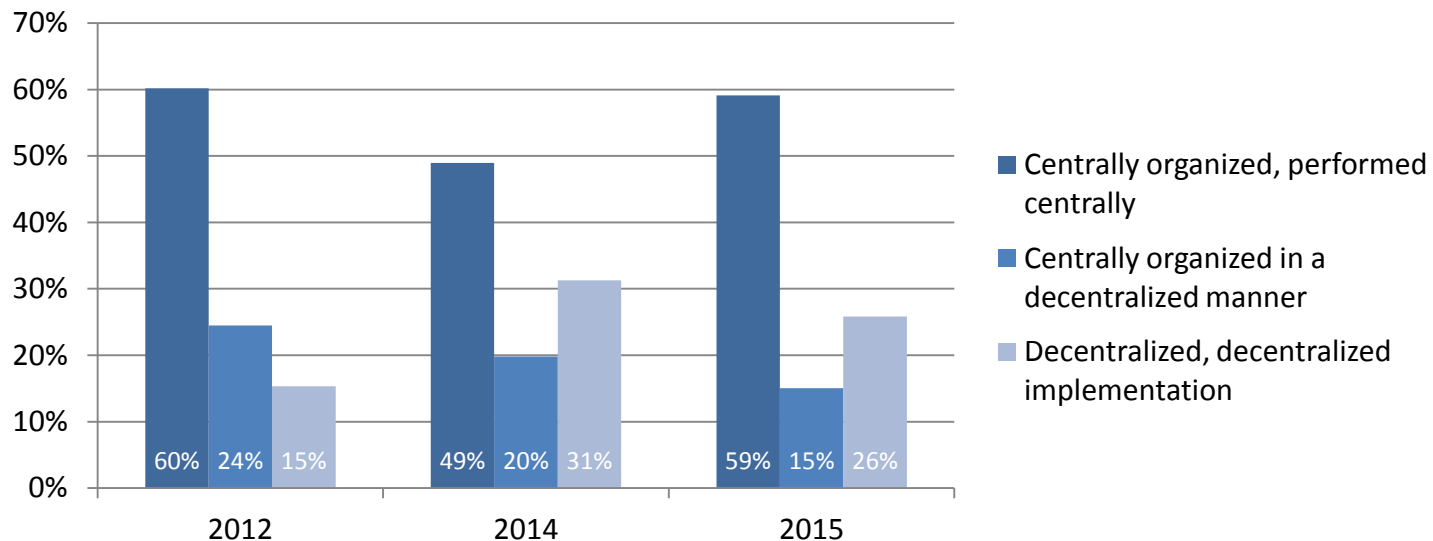
Half of the municipalities has a real estate policy

In 2015 63,2% has a municipal property policy (2014: 44%)



Trends in Public Real Estate Management

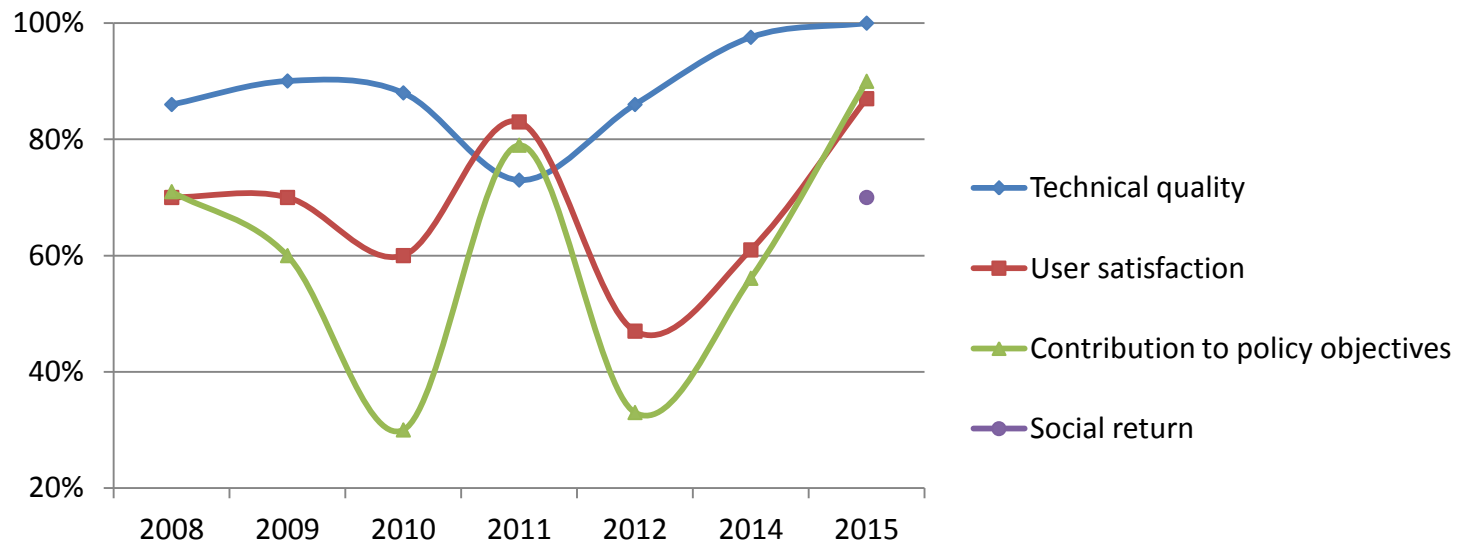
Mostly centrally organized and executed
Decentralized way of organizing doubled between 2012 and 2014



Trends in Public Real Estate Management

Increase in quality measurements

70% measures social return without having a clear definition



Trends in Public Real Estate Management

- Insight: **increased insight** in real estate portfolio
- Policy themes on public real estate: **cost reduction** as the most topical policy issue
- Problems in performing public real estate tasks: absence of **cost-covering rent** biggest bottleneck
- Visions and policies: half of the municipalities has a **real estate policy**
- Organization of public real estate tasks: mostly **centrally** organized and executed
- Quality management: increase in **quality measurements**

Further (PhD-)Research

Social return on investment with public real estate

About how municipalities have included social benefits in their policy and which factors affect these social returns

- ‘Trade trends in public real estate’
About the relationship between property tax values and transaction prices
- ‘Public Real Estate Management: 2008 until 2015’
About the developments of Public Real Estate Management at Dutch municipalities

Interested?

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