

Maximising the Value of Public Real Estate: Catalysing Urban (Re)Development

AGENDA

DAY 1	Monday, 3 November 2014	<i>Theme:</i> Fundamentals and Strategy for Regeneration Real Estate Industry, Market Analysis, Development Process <i>Strategy:</i> Global Case Studies on Managing Public Real Estate	
8.30	Registration and Networking Breakfast		Courtyard
9.00	Workshop Welcome and Opening Remarks	Malijeng Ngqaleni - National Treasury Asad Alam - World Bank	Plenary Room
9.15	Workshop Introduction and Overview This workshop provides participants the opportunity to learn, engage and report on innovative market-based strategies seeking to advance catalytic investments in the urban cores of South Africa's largest cities.	Valerie Santos - World Bank	Plenary Room
9.25	Workshop Facilitation and Guidelines	Uwe Brandes - Georgetown University	Plenary
9.30	Introduction: The Promise of Investing in the Urban Core Why is it imperative to advance a new generation of comprehensive development strategies to strengthen the urban core? How do South African cities represent unique opportunities and challenges to the global trends of urbanization and densification?	Uwe Brandes - Georgetown University Ivan Turok - Human Sciences Research Council	Plenary
10.00	Fundamentals: Real Estate Market Dynamics What are the underlying drivers of real estate market demand and what data are used to describe them?	Robert McGaffin – University of Cape Town	Plenary
10.30	Tea/Coffee Break		Plenary
10.45	Fundamentals: South Africa's Real Estate Industry What is the market profile and composition of South Africa's real estate industry and how has it historically responded to market demand?	Francois Viruly - University of Cape Town	Plenary
11.30	Fundamentals: The Real Estate Development Process What are the key milestones associated with private investment in land and new buildings?		Plenary
12.15	Lunch		Courtyard

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13.00	City Presentations: City representatives to present a summary of their chosen catalytic project. This session will provide insight into the diversity of catalytic urban initiatives across South African cities. Participants to choose which presentations to attend.		
	PLENARY ROOM	BREAKAWAY 1 (IWasShotInJozi)	BREAKAWAY 2 (Bailey's Gallery, ground floor)
	13.00 Johannesburg: Watt Street Interchange	13.00 Tshwane: Project	13.00 Mangaung: Project
	13.15 eThekweni: Warwick Precinct	13.15 Buffalo City: Sleeper Site	13.15 Nelson Mandela Bay: Mermaids Precinct
	13.30: Questions/Discussion	13.30 Cape Town: Athlone Power Station	13.30 Ekurhuleni: Germiston Urban Renewal
		13.45 Questions/Discussion	13.45 Questions/Discussion
14.00	Strategy: Global Practices to Unlock Value Urban leaders will present global case studies on how cities have leveraged their land and infrastructure assets to facilitate new investment in the urban core: <ul style="list-style-type: none"> • Sao Paulo: Using development rights to incentivize densification. • Hong Kong: Leveraging land value to support transit and housing. 		Moderator: Valerie Santos, - World Bank Domingos Pires - Formerly City of Sao Paulo Bo-Sin Tang - Hong Kong University
15.15	Tea/Coffee Break		Plenary
15.30	Team Work Session: The Catalytic Strategy: Each city team will engage in a facilitated dialogue to explore how their catalytic project responds to the workshop content. Reassess and refine the goals and objectives of catalytic projects		City Facilitators: Samantha Naidu, Nhlanhla Mncwango, Michael Kihato, David Savage, Yasmin Coovadia, Roland Hunter, Subethri Naidoo - National Treasury, Ivan Turok - Human Sciences Resource Council
16.30	Strategy: The Perspective of Mayors What is the role of civic leadership in fostering an expansion of prosperity across cities? What is the political will to support catalytic projects and investments in the urban core?		Speaker: Hon. Anthony A. Williams - Former Mayor of Washington, DC Mayoral Invitees: Hon.Parks Tau Johannesburg Mayor: Hon.Mondli Gungubele Ekurhuleni Mayor: Hon.James Nxumalo eThekweni Mayor: Hon. Kgositso Ramokgopa Tshwane Mayor:
17.30	Informal Reception Event Light refreshments at the Living Room.		Living Room (Maboneng Precinct)
	Shuttles to Reef Hotel leave at approx. 20-30 minute intervals from 17.45 Dinner on your own. See information packet for recommended restaurants.		

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DAY 2	Tuesday, 4 November 2014		<i>Theme:</i> Building a Toolkit of Real Estate Fundamentals South Africa's Capital Markets, Real Estate Finance, Site Tour <i>Tools:</i> Project-based development of applicable tools.
8.30	Coffee and Networking		Courtyard
9.00	Welcome to Day Two of the Forum Welcome and overview of the day's activities.	Valerie Santos - World Bank	Plenary
9.15	Tools: Real Estate Finance The core principle of finance balances the creation of value and the pricing of risk. This session will explore prevailing practices and the analytical tools for making investment and financing decisions across the real estate marketplace.	Francois Viruly - University of Cape Town	Plenary
10.15	Tea/Coffee break		Plenary
10.30	Tools: South Africa's Real Estate Capital Markets Where is capital flowing from and how it is being deployed across real estate product types in South Africa? What trends are relevant to municipal decision makers?	Andrew Brooking - Java Capital	Plenary
11.00	Tools: The Regeneration of JHB's Inner City: Public and Private Perspectives	Moderator: Lael Bethlehem - HCI Properties Discussants: Gerald Olitzki - OPH Renney Plit - AFHCO	Plenary
12.00	Lunch		Courtyard
13.00	Tools: Creating Vibrant Urban Residential Markets What market factors draw people into dense mixed-use areas? What policy levers and subsidies promote market-based production of social housing? Explore the analysis and implementation tools necessary to shape housing markets.	Moderator: Lael Bethlehem - HCI Properties Adelaide Steedley - Citymark: Center for Affordable Housing Discussants: Paul Jackson - Trust for Urban Housing Finance Renney Plit - AFHCO	Plenary
14.00	Tools: Projecting the Social, Economic and Fiscal Impacts of Public Investment How do market analysis tools work and in what ways can municipalities use these tools to enhance decision-making to advance proposed projects and investments? Which elements are considered in a fiscal analysis?	Robert McGaffin - University of Cape Town	Plenary
14.45	Tea/Coffee break		Plenary
15.00	Team Work Session: The Catalytic Tools Each city team will engage in a facilitated dialogue to explore how their catalytic project responds to the workshop content.	City Facilitators: Samantha Naidu, Nhlanhla Mncwango, Michael Kihato, David Savage, Yasmin Coovadia, Roland Hunter, Subethri Naidoo - National Treasury, Ivan Turok - Human Sciences Resource Council	Plenary Room (city work tables)

Maximising the Value of Public Real Estate: Catalysing Urban (Re)Development

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DAY 3	Wednesday, 5 November 2014	<i>Theme:</i> Unlocking Value in South Africa's Inner Cities <i>Solutions:</i> PPP Framework, Institutional & Governance Models for Land-based Economic Development	
8.30	Tea/Coffee and Networking		Plenary
9.00	Welcome to Day Three of the Forum Welcome and overview of the day's activities.	Valerie Santos - World Bank	Plenary
9.10	Solutions: Urban Regeneration as a Public-Private Endeavour How does local government partner with the private sector to advance policy goals, create economic value, maintain transparency, reduce public sector costs, and finance projects? What strategies are not otherwise possible without both public and private sector involvement?	Hon. Anthony A. Williams Former Mayor of Washington, DC	Plenary
9.30	Solutions: South Africa's PPP Framework and Locally-Driven Governance Explore how national legislation relates to partnerships initiated at the municipal level. Session 1: The applicability of the national PPP framework to local urban regeneration Session 2: Partnership Case Studies & Reflections, Jabulani, Soweto & Cosmo City Session 3: Global Examples of how partnerships have been used successfully Session 4: Supply Chain Challenges Reflections on supply chain issues embedded in partnership and PPP structures	David Savage - National Treasury Will Bautista - National Treasury Alan Dinnie – Johannesburg Property Company Yusuf Patel - Basil Read Uwe Brandes - Georgetown University	
10.45	Tea/Coffee		Plenary

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11.00	Solutions: Organising Urban Regeneration Explore institutional models for municipal-level land development and urban regeneration initiatives. The assignment of institutional responsibilities, resources and requisite powers to enable efficient implementation of projects.	Valerie Santos - World Bank	Plenary															
11.30	Alternative Structures to Finance Urban Redevelopment Exploration of alternatives to direct public investment in required public infrastructure (e.g., tax increment financing and negotiated discounted land value)	Valerie Santos - World Bank	Plenary															
12.00	Solutions: Getting Integrated; Getting Comprehensive; Getting Outcome Oriented. What is the future of best practices in mixed-use and mixed-income urban redevelopment in South Africa?	Uwe Brandes - Georgetown University Ivan Turok - Human Sciences Resource Council	Plenary															
12.30	Lunch		Courtyard															
13.15	Team Work Session: The Catalytic Solutions Each city team will engage in a facilitated dialogue to explore how their catalytic project responds to the day's workshop content. Each group will have 15-minutes to report their findings followed by 15-minutes of group reaction and discussion.																	
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