

Targu - Mures

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Private owner & shareholder

Netherlands: densely populated

- High price for land, houses and (historical) buildings
- Intensive land-use
- Land is scarce
- Lots of neighbours
- Towns nearby

consequences

- Private estates are relative small
- Public impact and marketing
- Counterpart for governmental organisations
- **Working together with private owners, NGO's, farmers, historic organisation, regional & local public organisations**

consequences

Intensive land use, scarce land and -building possibilities

- Need for multifunctional land use.
- In one estate you will find, historic buildings, forestry, park, agricultural use, landscape conservation, ecosystem services, etc.
- **Balance between economic functions and non economic functions**
- **Together surplus value of the whole of functions (2+2 = 5)**

Private estate

- Economic unit with a longterm horizon and a dynamic balance between private/public functions
- Single point of coordination and control: The owner

Consequenses of many neighbours

- The estate is the business of the single owner
- The backyard belongs to 1000's of others
- The estate is the meeting point of public demand and private supply
- The estate is both the owner's bussiness and an instrument for the gouverment to realise public objectives on a regional/ local scale
- By using the mix of private and public possebility's improve the quality of the (local) region.

Public demand and private supply

- The owner has to respect the public demand
- The government's role is to respect the possibilities of the owner, and in particular fulfill a facilitating role.
- Finding solutions for mutual problems, creating opportunities together.
- **Confidence between public and private organisations in the special contribution of the estate to the quality and the longterm economics of the region and the investment of the owner**

Working together

- 1 public Euro investment in private estate delivers 3 Euro public value

Conclusion

- Private /public cooperation is a key in development of (local) regions.

Vulnerability of a private estate

- Problems in the family
- Next generation
- Lack of cash

Next generation

- Invest in the involvement of the next generation
 - information, education, swift responsibility
 - having fun together /doing things together/activities
 - enjoy the estate!

Next generation

Inheritance

- Taxes no cash
- Disturbance economic balance historic house/ surroundings
- Netherlands law protecting estates 0% inheritance tax
- Splitting up
- Possibility of family company: splitting up on paper (shares) whilst keeping estate (land) as a whole