

The FIG logo consists of the letters 'FIG' in a bold, white, sans-serif font, centered within a red square. The square is divided into three vertical stripes of equal width.

DIGITAL TRANSFORMATION FOR RESPONSIBLE LAND ADMINISTRATION

FIG Commission 7 & 2 Annual Meeting 2023

2-4 October 2023, Deventer



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Digital Transformation for Responsible Land Administration

FIG Commission 7 & 2 Annual Meeting 2023

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Market opacity of allotment gardens in Warsaw

Grazyna Wiejak-Roy

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Agenda

- Background
- Aims
- Methodology
- Key observations
- Conclusion and further research



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Background



- Allotment garden – (not) a socialistic relic
- Changing environment
- Market



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Aims

Explore the nature of the secondary allotment garden market in Warsaw to highlight its peculiarities driven by the complexity of the current regulations.

1. Legal
2. Political
3. Social
4. Environmental
5. Design
6. **Market**



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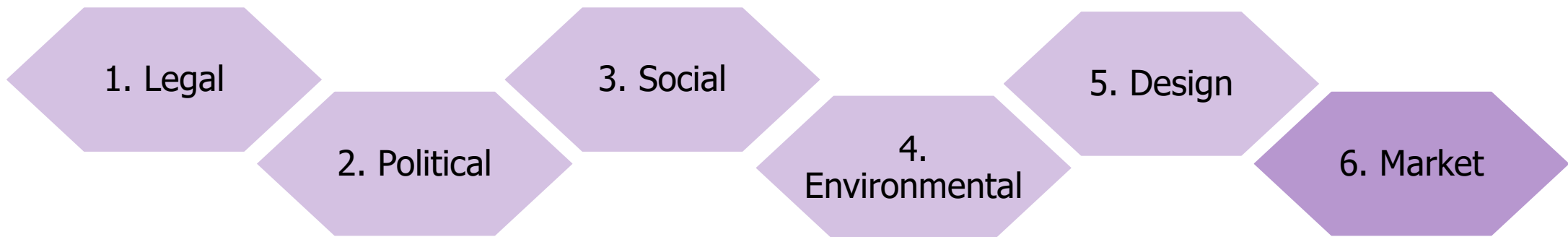


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Methodology



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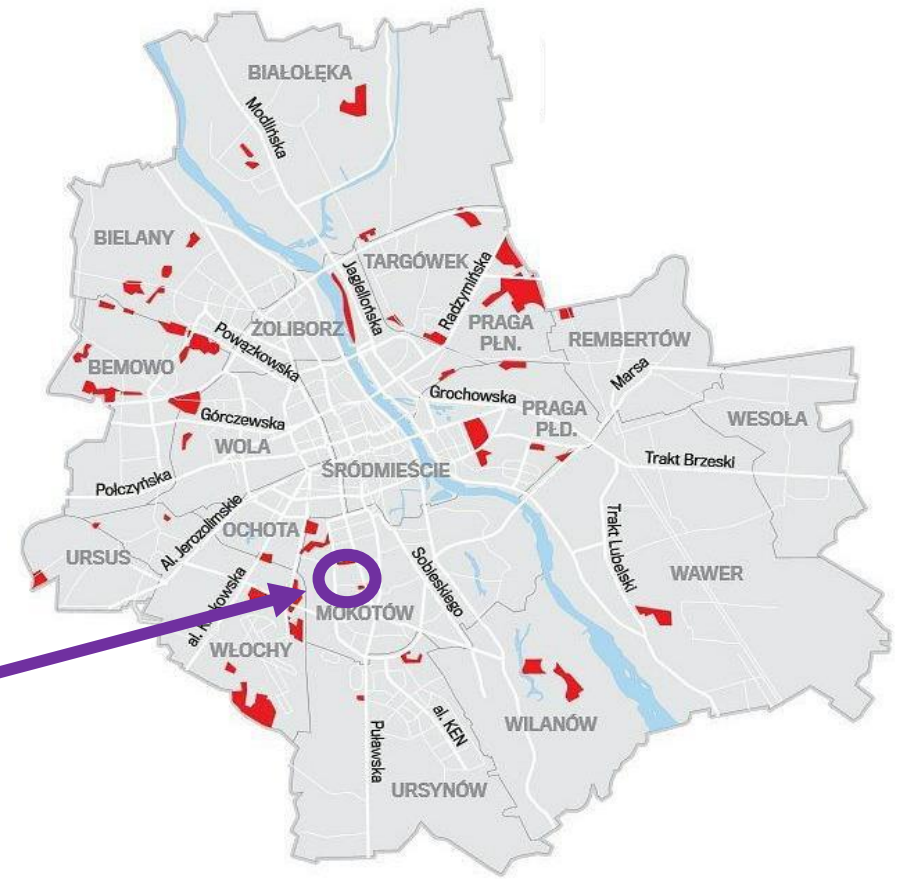
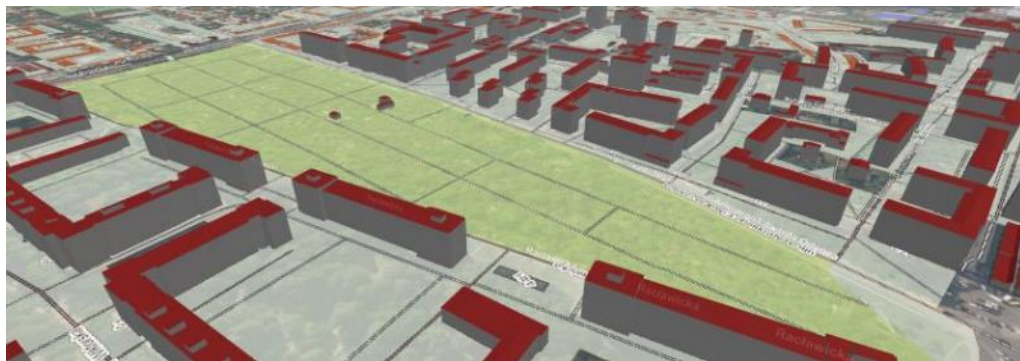
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Warsaw's allotment gardens

- 190 family gardens
- 30,000 allotment gardens
- 1,200ha (2.3% of Warsaw's area)



<https://warszawa.wyborcza.pl/warszawa/7,34862,15801157,tysiac-hektarow-ogrodow-dzialkowych-do-zwrotu-sa-roszczenia.html> mapa.um.warszawa.pl

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Private spaces but public green infrastructure

- Act on family allotment gardens (AFAG, 2013)
- Green areas - public infrastructure
- Allotment garden:
 - Max 500m²
 - Gardening, relaxation and recreation
- Family garden:
 - Allotment gardens
 - Common infrastructure



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Non-property property title



State Treasury
(freehold)



Gardeners' association
(long-term land lease)



Allotment gardener
("allotment lease")

- No rent
- No end date or cancelation period
- Transferable – "free"
- Not inheritable
- Maintenance obligation
- No permanent residency and gainful activities



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Political land issues

- Polish Allotment Gardeners' Association
- Land claims
- Planning policies – master plans, spatial study
- Warsaw Council – funding (since 2020)



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Social changes – people and uses



90s to early 2000s:
 Retirees and elderly



Since around 2010:
 Young adults and
 young parents



Intensive gardening



Relaxing “gardening”



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Environmental issues



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Design



Functionalism
1950-60s



Vernacular
pseudo-classicism
- 1980s



Recreational
functionalism
since 1970s



"Single-family"
houses
since 1990s



"Single-family"
houses
since late 2013



Seizing land for
passive leisure -
current



Return to original
design concepts -
current

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Market – transaction framework

Primary market

Contract for the usufruct of an allotment garden between the allotment garden association and individual gardener

Secondary market

- *Transfer of rights and obligations* to the allotment garden between the current and new allotment gardener
- Elements:
 - No *compensation* (price) for rights and obligations to the allotment garden
 - *Remuneration* for legally permitted plantations, installations, and objects (site improvements), that are owned by the allotment gardener
- Limited formal requirements and role of the notary
- Transfer tax (1% - right, 2% - remuneration), income tax on sale (remuneration only)

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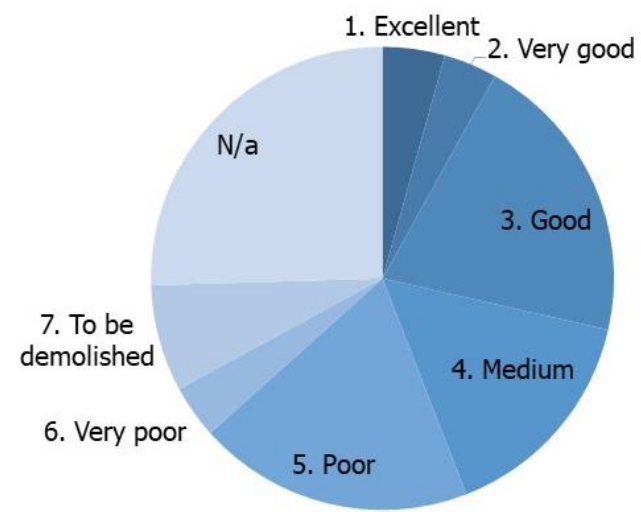
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Market - offers

- Price offers only (n=176)
- 48 family gardens and 6 family garden complexes
- Very poor data
- Mid-July to end of Sep – 43% still on sale
- Average land size – 353m², 14% over 500m²
- Buildings – predominantly wooden (53%) and <20m²



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Market - offers

Pre-2010: GBP 3-5,000

Pre-pandemic: GBP 4-15,000

Range: GBP 3,700-49,000

Average: GBP 12,500

Median: GBP 10,800

GBP	Parameters
4-10,000	poorly maintained green area, poor peripheral locations, limited or no utilities, old or no buildings
10-20,000	well-maintained green area, small, poor or medium quality building, most utilities
20-30,000	well-maintained green area, good quality building, most utilities
30-50,000	excellently maintained green area, new large building frequently for all-year use, all utilities, borderline illegal / excessive site improvements

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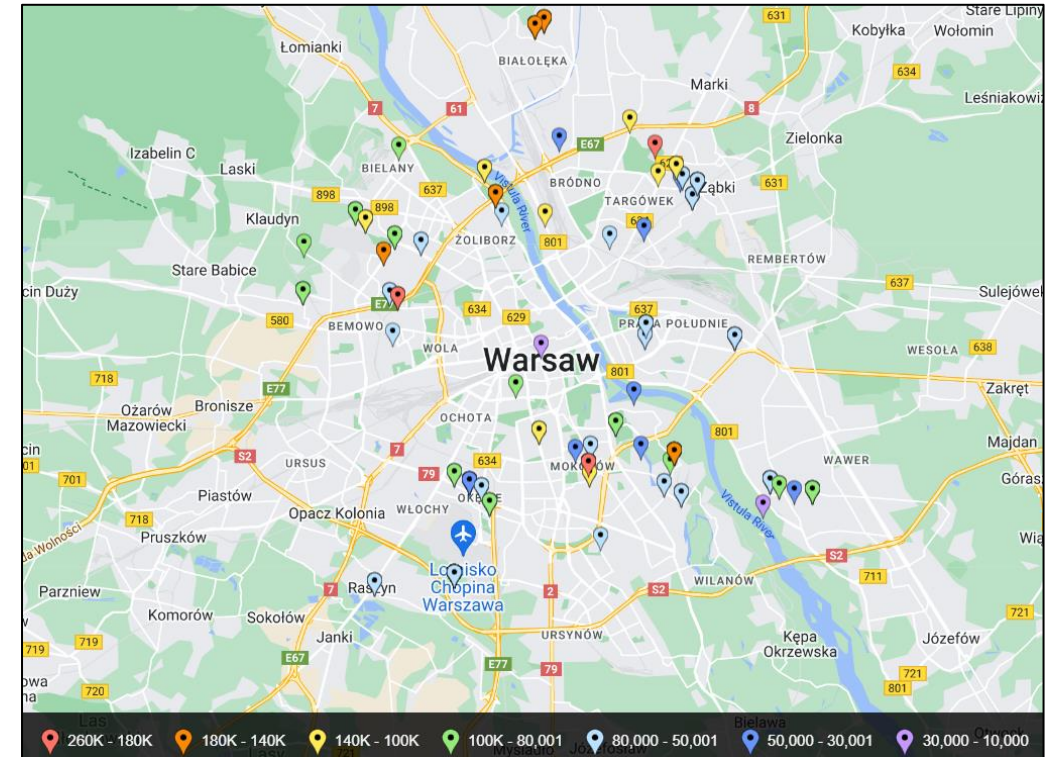
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Market - offers

- Intrinsic “land value” of some GBP 8,500
- Building size & quality positively impacting price offers
- Location likely of limited impact on prices



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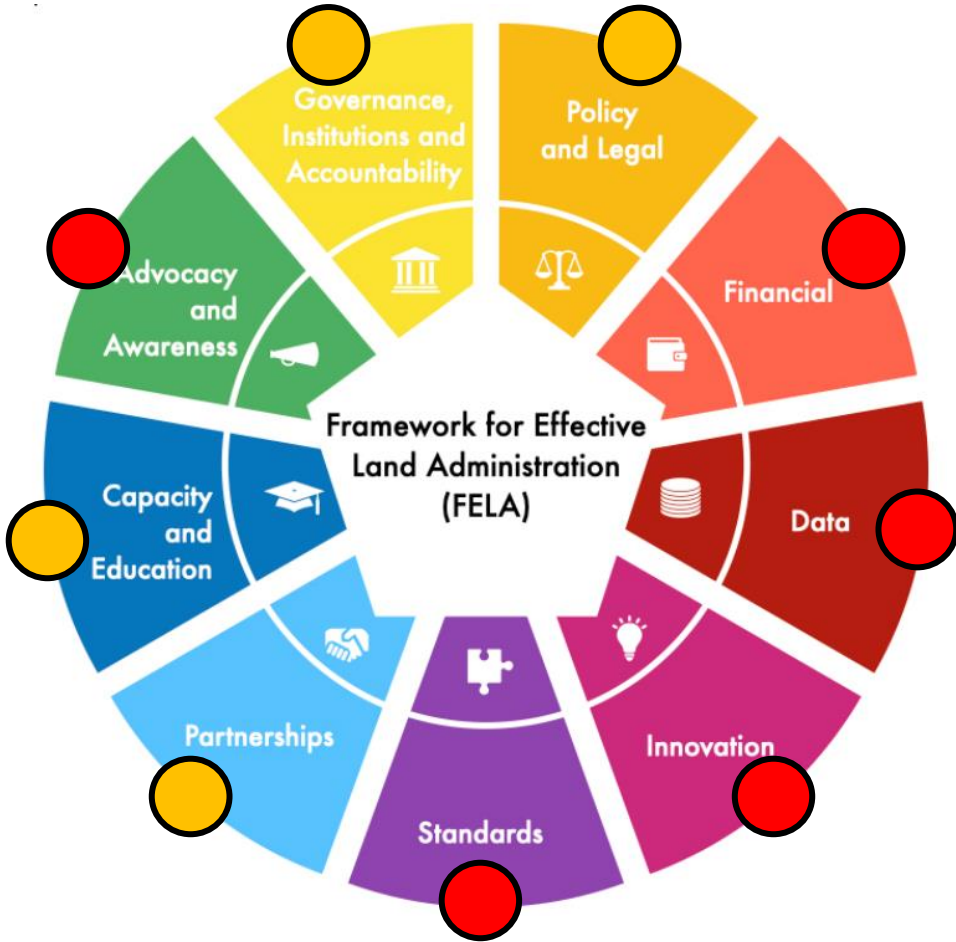


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Conclusion and further research



- Further exploration of available data
- Digging for transaction evidence
- Potential for government intervention
- Wider learnings for other countries

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