

Finalist Summaries:

Team 116:

Comprehensive Land Readjustment Programme:

In order to incentivize the northwest agriculture landowners to develop their empty lands, we recommend deploying the CLRP. The CLRP will allow a group of private landowners to voluntarily contribute their land parcels along with a comprehensive land-use plan and in return receive a replotted site in the vicinity. The replotted land will be 40% smaller in size and act as a levy for the government to build infrastructure and public housing, but it will have a higher value as it would now be serviceable urban land.

We also recommend increasing the plot ratio from 0.9 to 5, reimbursing the change of land use costs to the developers, and implementing a higher vacancy tax on developers without proposed future development plans. An Independent Commission should also be formed to ensure transparency and initiate negotiations with the landowners. In the case where there is less than a $\frac{2}{3}$ majority with the landowners, non-consenting landowners would have an option to exchange their lands redemption certificate of square footage which would be freely transferable in the market. The CLRP is also recommended by the United Nations and the World Bank for its success in releasing privately owned lands in the urban fringes for city expansion.

Active Brownfields Relocation Package

The Active Brownfields Relocation Package was created with the aim of creating a comprehensive incentive scheme for business owners in order to encourage them to relocate. The first incentive under this scheme is the Monetary compensation wherein grants will be provided for up to 25% of the affected business's market value along with tax rebates of up to 30% for 2 years.

Next, is the Opportunity Zone Program which aims to create financial security for the operators where lucrative investment funds will be identified for the relocating businesses to invest in through specially created investment vehicles. The objective is to grant them a chance to mobilize their assets and earn lucrative returns.

The second part of our recommendation includes setting up an Industrial Hub and providing Unemployment Benefits to the affected. While the brownfields in the North West New Territories are sufficient for housing development, other sites could be utilized more effectively with taller buildings to accommodate more industrial activities for the relocating businesses.

We witnessed a clear need to address the loss of jobs for a lot of people due to relocation in order to avoid strong aversion from the labour union, specifically, the five hundred six thousand people who are employed in the Brownfields area hence we provisioned for Unemployment Benefits and training, we plan on doing this by providing 3 months of salary to eligible full-time employees if they got laid-off due to termination of business. We also plan on providing free enrollment to skill development programs for the unemployed. Our goal here is to increase occupational mobility and empower them to work in multiple industries such as retail or education. In aggregate, by implementing these strategies, a total of approx. 240,000 housing units can be constructed accommodating close to a million people.