

ELRA - ELRN Workshop, 11 March 2021



Land registration and sustainability

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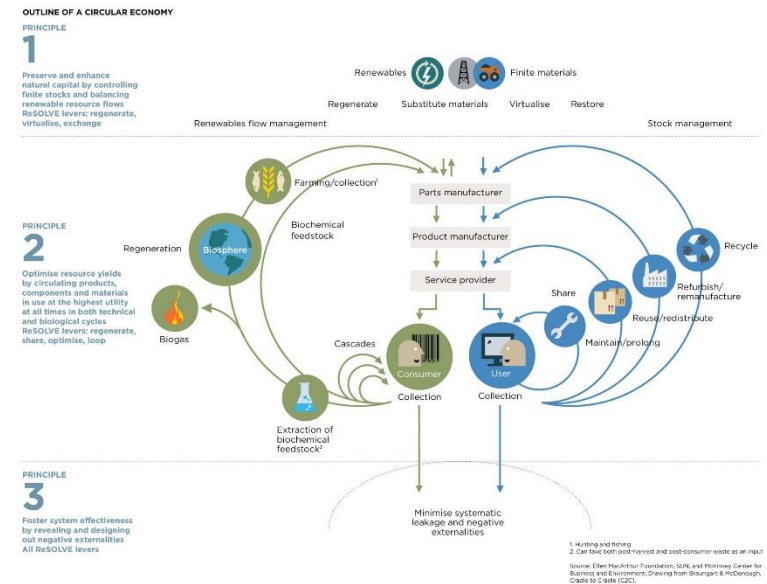


I. The Circular Economy: the essentials

- Definition:

“Looking beyond the current “take, make and dispose” extractive industrial model, the Circular Economy is restorative and regenerative by design. Relying on system-wide innovation, it aims to redefine products and services to design waste out, while minimising negative impacts. Underpinned by a transition to renewable energy sources, the circular model builds economic, natural and social capital.” (EMF)

- Technical goods in cycles
- Mimicking natural cycle
- Reduce waste and pollution
- Pursue sustainability
- With positive economic effects
- Operationalisation:
 - Recycling initiatives (but: ‘downcycling’)
 - Sharing/Platform economy
 - *In casu*: service providing model through lease (“lease operationalisation”)



II. To a Circular Economy for real estate (1)

- Sustainability and real estate:
 - Important concepts: “Life Cycle Cost”, BREEAM, LEED, etc.
 - Marketing tool (“BREEAM Excellent”)
 - Applied in practice (!) (e.g. STRABAG Belgium)
 - Steps towards circularity
- Some current CE initiatives and projects:
 - Renewable energy sector: solar panels, solar roof tiles, etc.
 - M-Use and M-Zero: Mitsubishi elevator project
 - 2nd Skin: prefabricated modular façade
 - Philips Lighting project
 - Desso Carpet Lease
 - Furniture lease
 - “Casco-sale” concept (Ploeger *et al.*)
 - Etc.



PHILIPS
Lighting

DESSO

II. To a Circular Economy for Belgian real estate (2)

- To a more holistic approach?
 - A “true” Circular Economy for real estate
 - “Urban mining”, “Reversible Building Design”, etc.
 - Thomas Rau:
 - “Waste is a material without an identity.”
 - Turntoo model (‘extreme’ lease operationalisation)
 - Madaster: online database of Materials Passports
 - E.g. Triodos Bank HQ in The Netherlands
 - Building lease as an operationalization
 - Property law hindrances?
 - Pursue all interests at the same time, pursue a balance
 - **Value preservation objective**
 - **Legal certainty objective:** registration!



Thank you for your attention and I am looking forward to your questions!



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