Principles valuation in LC

Map of soil suitability classes

- Choose agricultural use (arable/dairy)
- Productivity based on physical aspects
  - Soil type
  - Hydrology
- Minimum scale 1:25,000
- Minimum 3 classes
Valuation of classes

<table>
<thead>
<tr>
<th>Soil suitability class</th>
<th>Acreage</th>
<th>% of total surface of project area</th>
<th>Valuation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>80</td>
<td>1</td>
<td>49,000</td>
</tr>
<tr>
<td>Class 2</td>
<td>350</td>
<td>5</td>
<td>47,500</td>
</tr>
<tr>
<td>Class 3</td>
<td>2410</td>
<td>35</td>
<td>46,000</td>
</tr>
<tr>
<td>Class 4a</td>
<td>1976</td>
<td>31</td>
<td>44,500</td>
</tr>
<tr>
<td>Class 4b</td>
<td>143</td>
<td>2</td>
<td>44,500</td>
</tr>
<tr>
<td>Class 5</td>
<td>387</td>
<td>6</td>
<td>41,500</td>
</tr>
<tr>
<td>Class 6</td>
<td>341</td>
<td>5</td>
<td>37,000</td>
</tr>
<tr>
<td>Class 7</td>
<td>405</td>
<td>6</td>
<td>35,500</td>
</tr>
<tr>
<td>Subtotal</td>
<td>8244</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rest</td>
<td>354</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>8598</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Gemiddelde schattingswaarde: 43889

Bij gemiddelde agrarische waarde
van € 45,000,- dan is de factor 1,026
Allocation right

- Allocation of same acres of land in same class (quality)
- Exception of max 1 class difference
- Compensation in extra acres of land

Legal framework

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Valuation</strong> of classes is basis for re-allotment</td>
<td><strong>Acreage</strong> is basis for re-allotment</td>
</tr>
<tr>
<td>2 separate estimations’ maps:</td>
<td>1 soil suitability map (physical aspects)</td>
</tr>
<tr>
<td>• Soil productivity (physical aspects)</td>
<td>Assets in “List of financial arrangements”</td>
</tr>
<tr>
<td>• Assets (agricultural engineering)</td>
<td></td>
</tr>
<tr>
<td>For both <strong>right to appeal</strong></td>
<td>No right to appeal</td>
</tr>
<tr>
<td><strong>Field work</strong> for mapping on forehand</td>
<td>Local experts do check the map</td>
</tr>
</tbody>
</table>
Legal process

Right to appeal:
- List of rightful claimants (inventory of properties)
- Re-allotment plan
- List of financial arrangements

No appeal to soil suitability classes map

New law

No appeal to soil suitability classes map
- Appeal to allocation plan is a way to appeal to classification of the soil suitability map
- Corrections might affect allocation plan (max 1 clas difference)
- Domino effect
Case: Staphorst

Classification map before re-allocation plan  
Classification map after appeal to re-allocation plan

Appeal to allocation plan is a way to appeal to classification of the soil suitability map

Corrections might affect allocation plan (max 1 clas difference)

Domino effect

New law

If neighbour wants his/her classification changed as well:

- Appeal to financial arrangements is a way to appeal to classification of soil suitability map
- Appeal to financial arrangements is a way to appeal to valuation of classes of soil suitability map
Case: Staphorst

If neighbour wants his/her classification changed as well:

- Appeal to financial arrangements is a way to appeal to classification of soil suitability map
- Appeal to financial arrangements is a way to appeal to valuation of classes of soil suitability map

Other instruments

- Land lease - Yes
- Pre-emption rights - No
- Taxation - No
- Fiscal arrangements - Yes
- Expropriation - No
Voluntary re-allotment
Voluntary re-allotment

- Exchangeable – non exchangeable
- Number of wishes