

The Rights Conversion Scheme



Project for Development of Policy and Guidelines for
Transit Oriented Development along Mass Transit Corridors

4th TOD Seminar
23rd November, 2025

Cooperated by: 

Background

- To realise TOD, needs of planned (re)development are increasing.
- Urban development method acquiring all lands is not sustainable in social and financial.

Purpose of the Rules

WHEREAS it is expedient to provide rules for the scheme for town improvement to;

1. reorganise complex property rights,
2. integrate the delivery of public facilities and buildings, and
3. ensure fair, transparent, and time-bound implementation through consent of rightsholders and due process.

Existing Scheme

Effective and Speedy, but

large social
impact

high financial
risk on Gov.

land
acquisition

huge budget



Rights Conversion Scheme

socio-economically
sustainable

stakeholder-
oriented

beneficiary-
funded

Principles of Rights Conversion Scheme

Scheme to replot existing property rights to developed property based on landowner's intention.

1. Conserving existing property rights

⇔ Land acquisition by Gov. → **Less social impact**

2. Self-financed by beneficiaries

⇔ Financed by Gov. → **More financially sustainable**

3. Stakeholder-oriented planning

⇔ Acquired and led by Gov. → **More social involvement**

4. One-stop property transaction

⇔ Numerous individual transactions → **More efficient**

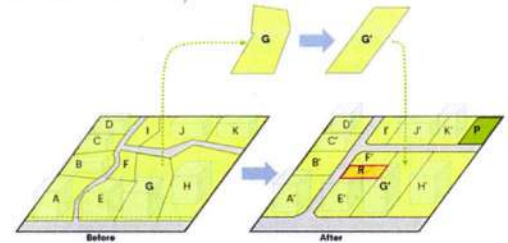
5. Integration of land and infrastructure

⇔ Same

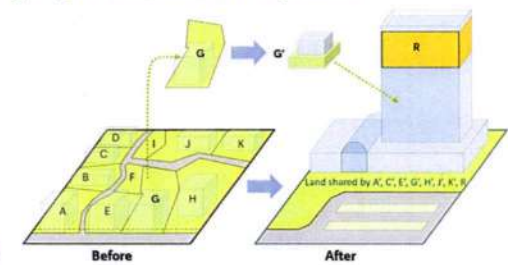
6. Engagement of landowners and private sector

⇔ Developed, Operated and Managed by Gov. → **More dynamic**

[2D] Land Readjustment



[3D] Urban Redevelopment



Rights Conversion Mechanism

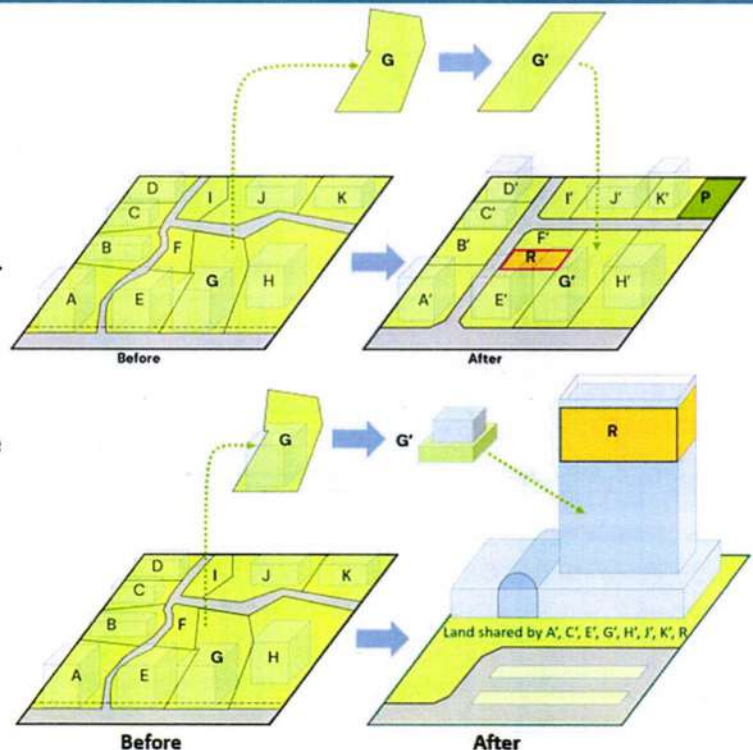
- All existing property rights are replotted to developed property.
- Transparent conversion rule governs change of location, area, type of use etc.

[2D] Land Readjustment

- Landowner gets new land in good shape and access to infrastructure.

[3D] Urban Redevelopment

- Housing owner gets new floor in renewed joint building.

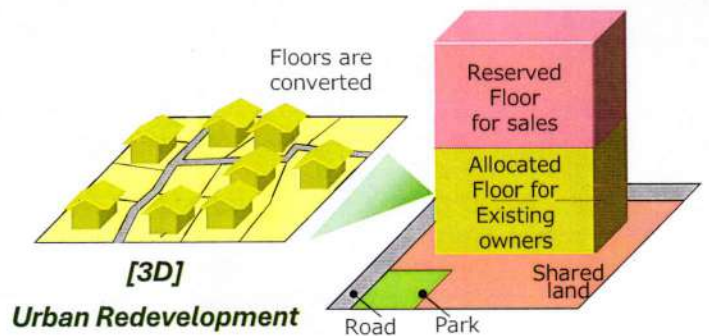
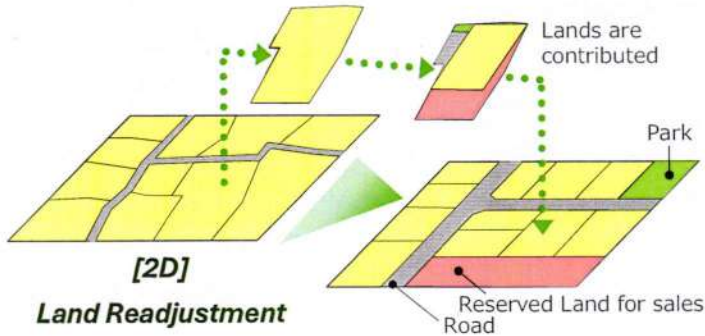
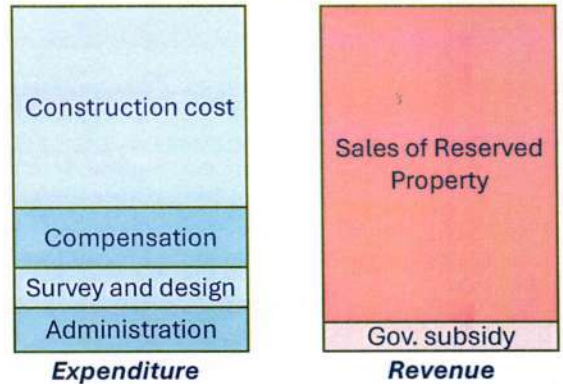


Self-Finance Mechanism

Landowner contributes/shares development rights



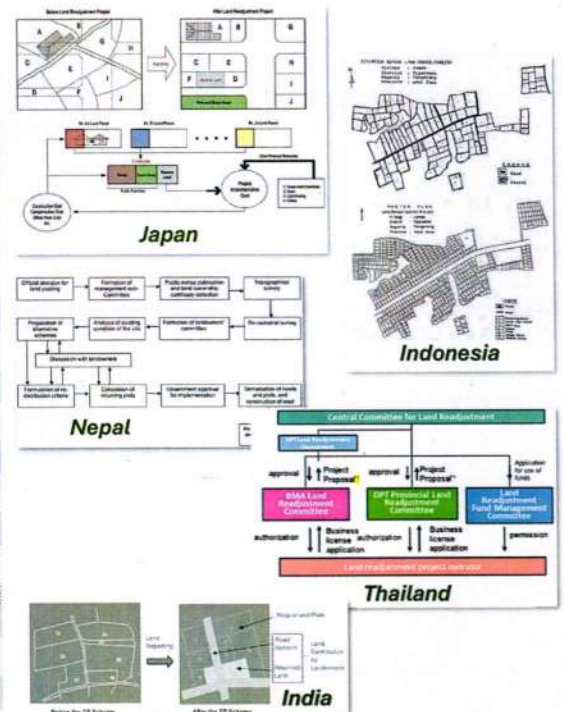
- Project cost can be recovered
- Needs not to contribute cash or subsidise (but need to borrow until recover)
- Even micro-rightsholders can participate



Rights Conversion Scheme in the world

Rights-Conversion-typed scheme are **established across the world**

Country	System Name
Japan	Land Readjustment Project, Urban Redevelopment Project
Indonesia	Land Consolidation
Thailand	Land Readjustment Act (LRA)
Bhutan	Land Pooling (within Local Area Plan - LAP framework)
Nepal	Land Pooling Projects (LPPs)
India (Gujarat)	Town Planning Scheme (TPS)
India (Delhi)	Land Pooling Policy (LPP)
Turkey	Article 18 Implementation (Land & Plot Rearrangement)
South Korea	Replotting Method (under Urban Development Act)
Taiwan	Urban Land Consolidation
Israel	Consolidation and Reparcellation
Germany	Land Readjustment
Sweden	Detailed Planning, Property Regulation, Development Agreements
USA	Zoning, Subdivision Regulations, PUDs, Urban Redevelopment
Colombia	Land Readjustment, Real Estate Integration
Brazil	Consolidated Urban Operations, Urban Land Subdivision Law

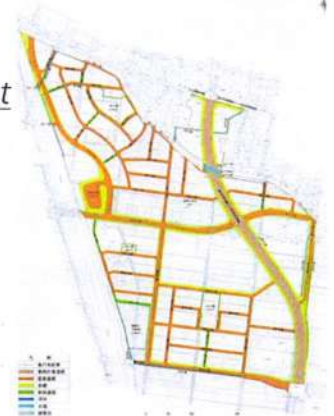


Source: JICA Reports, Gov of Gujarat

Image of Rights Conversion Scheme from Japan's Example

[2D] Rights Conversion : Promoting Urbanization with Infra. Development

- Developed all types of infrastructure for urban land use,
- Reclaimed and reshaped farmlands,
- Operated retail complex, restaurants and fire station,



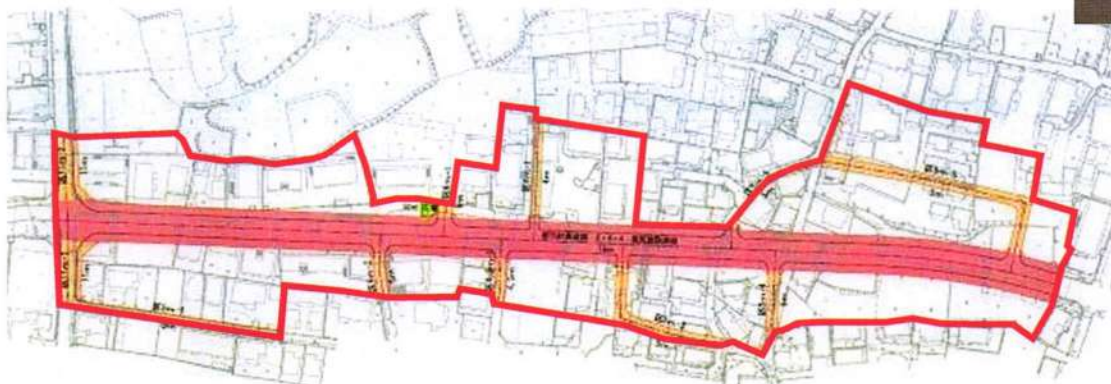
- **Major Dev. Component:** All types of infrastructure and farmland reclamation (building was done by landowners)
- **Area:** 26ha
- **Duration:** 7 years
- **Num of rightsholders:** 140

Source: Toyota City Gov.

Image of Rights Conversion Scheme from Japan's Example

[2D] Rights Conversion: Development of trunk infrastructure

- Developed trunk road,
- No land acquisition,
- Reshape and adjust plots to distribute benefit to all landowners



- **Major Dev. Component:** Trunk road
- **Area:** 2.9ha
- **Duration:** 17 years
- **Num of rightsholders:** NA

Source: Kanagawa Prefecture Gov.

Image of Rights Conversion Scheme from Japan's Example

[3D] Rights Conversion: *Consolidation of aged buildings and Develop and Generation of infrastructure space*

- Developed transit square and elevated pedestrian deck,
- Consolidated buildings,
- Installed multi-use hall and residence units,



- **Major Dev. Component:** Building and Transit square
- **Area:** 1.3ha
- **Duration:** 4 years
- **Num of rightsholders:** 29

Image of Rights Conversion Scheme from Japan's Example

[3D] Rights Conversion: *Consolidation of buildings and Generation of infrastructure space*



Harumi District, Tokyo

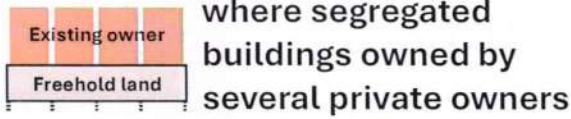


Yokohama Port Side District, Kanagawa



Source: Yokohama City Gov., Tokyo Metropolitan Gov.

[use case] Land Adjustment and Building



where segregated buildings owned by several private owners

For ;

- Areas with needs to develop infrastructure integrally to promote planned urbanisation
- Areas with needs to redevelop buildings and provide sufficient infrastructure
- Areas to realise higher FAR at such as TOD zones

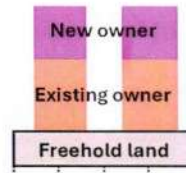
By

- To consolidate Government dedicated lands and leased lands separately.
- To minimize governmental expenditure with recovering cost by leasing lands or floors.



- **Renew** buildings **consolidating** into one joint building
- Recover cost by selling floor

or



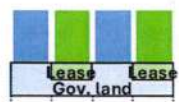
- **Renew** buildings **consolidating** into several joint buildings **as per owners' intentions**
- Recover cost by selling floor

or



- **Renew** buildings **consolidating** into one
- Recover cost by selling land

[use case] Land Adjustment and Building



where segregated buildings owned by one Gov. organisation and several leaseholders

For ;

- Areas with needs to develop infrastructure integrally to promote planned urbanisation
- Areas with needs to redevelop buildings and provide sufficient infrastructure
- Areas to realise higher FAR at such as TOD zones

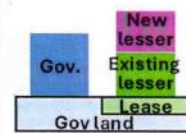
By

- To consolidate Government dedicated lands and leased lands separately.
- To minimize governmental expenditure with recovering cost by leasing lands or floors.



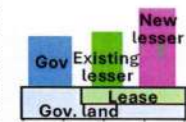
- **Consolidate** into joint building

or



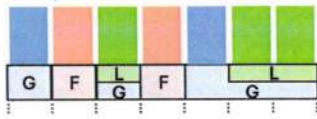
- **Consolidate** Gov. buildings into one
- **Renew** Leased buildings **consolidating** into one
- **Recover** cost by leasing floor

or



- **Consolidate** Gov. buildings into one
- **Renew** Leased buildings **consolidating** into one
- **Recover** cost by leasing land

[use case] Land Adjustment and Building



on the real ground...
A variety of land types

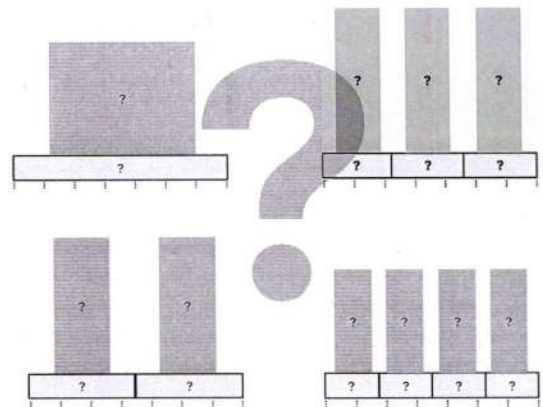
Rights Conversion can
provide various solutions
aligning with needs of rightsholders

For ;

- Areas with needs to develop infrastructure integrally to promote planned urbanisation
- Areas with needs to redevelop buildings and provide sufficient infrastructure
- Areas to realise higher FAR at such as TOD zones

By

- To consolidate Government dedicated lands and leased lands separately.
- To minimize governmental expenditure with recovering cost by leasing lands or floors.



[use case] Improvement of Spontaneous City



where
spontaneous
city



RC Scheme

- **Lower compensation**
- Develop all infrastructure integrally
- **Optimise land use**
- **Share development benefit** among all stakeholders

For ;

- Areas with needs to develop infrastructure integrally to promote planned urbanisation
- Areas with needs to provide sufficient infrastructure to realise higher FAR at such as TOD zones

By

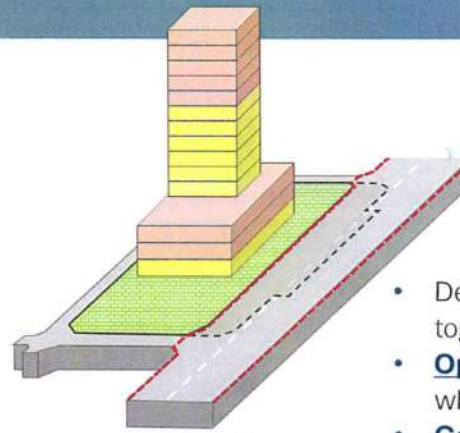
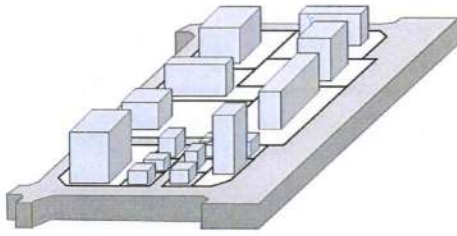
- To develop infrastructure integrally
- To reshape and replot lands optimally



Individual Infra. Project

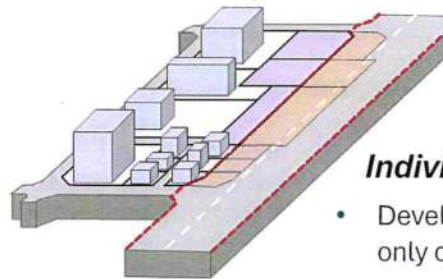
- **Quicker**
- A lot of compensation
- Fragmented infrastructure and land use
- Disparity on development benefit

[use case] Trunk Road Development



RC Scheme

- Develop road and building together
- **Optimise land use** while developing road
- **Capture Land Value**



Individual Infra. Project

- Develop road acquiring lands only overlapped to alignment

For ;

- Areas with needs to develop trunk infrastructure
- Area with rightsholders who intend to continue to live or use the land

By

- To develop infrastructure integrally
- To reshape and replot lands optimally

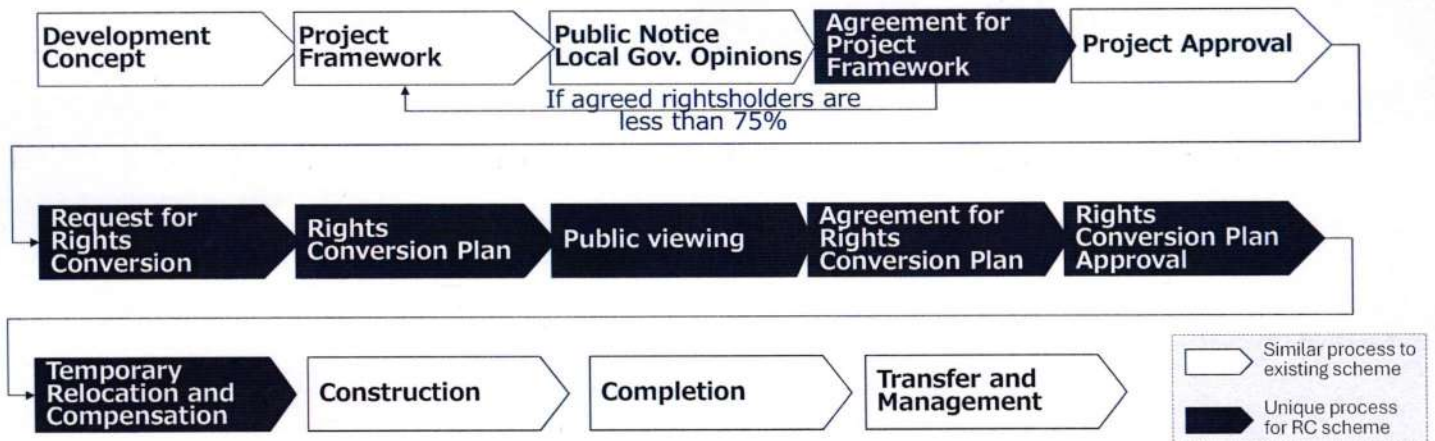
Private Sector's Participation in the Rights Conversion Scheme

- Partnership between private and public may be effective to implement smoothly.
- **Various modes of participation is assumed.**

	PPP Type1 Developer is promised to obtain reserved properties, and involved in the project as one of rightsholders.	PPP Type2 Developer undertakes whole process with high responsibility together with RAJUK.	PPP Type3 Developer contributes to smooth completion of the construction.
Function 1: Financing ➤ Provide cash for running the project (and recover by sales of Reserved Property)	✓	✓	
Function 2: Know-How ➤ Optimise plan to fit with market needs ➤ Support building consensus	✓	✓	✓
Function 3: Construction ➤ Manage whole of construction ➤ Complete construction smoothly		✓	✓

Flowchart of Rights Conversion Scheme in Dhaka (under draft)

- **More steps** for careful implementation with agreement by rightsholders.
- **More information disclosure and communication** with rightsholders.
- Government organisation will be more involved because **ownership on government land is also conserved** in the Rights Conversion Scheme.



Drafting Regulation for Rights Conversion Scheme

- **Legal framework is needed** to ensure proper and fair implementation of the Scheme.
 - RAJUK Ordinance 2025 is under discussion in government
 - 1st draft of “Rules for Rights Conversion Project” has been prepared and under review
 - 1st draft of “Technical Guideline” has been prepared and to be compiled

RAJUK Ordinance 2025

- ✓ To legally state scheme
- ✓ To indicate principle framework for the scheme

Rules for RC Project

- ✓ To supplement the Ordinance
- ✓ To indicate process and responsibility in the scheme

Technical Guideline for RC Project

- ✓ To indicate guidance and recommendation for actual project implementation

Thank you! ধন্যবাদ!



Project for Development of Policy and Guidelines for
Transit Oriented Development along Mass Transit Corridors

Cooperated by JICA Project Team
dhaka-tod_japan@googlegroups.com