

The main objective of this study is to make a comparison between the land readjustment (LR) and joint urban operation (OUC) urban development methods. The reasons for this comparison were described initially as having urban development through associated projects as the main topic for reflection. The Portuguese translation for *land readjustment* – a term applied in several countries and commonly adopted in international literature on the subject – or its variations in other countries – *kukaku seiri* in Japan, *baulandumlegung* in Germany, *land pooling* in Australia or *reparcelaciones* in Spain – varies between reajuste de terras, land assembling, adjusted replotting, or even approximations obtained in other urban instruments such as real estate pooling and urban requests, as will be described further ahead. Whatever the precise translation of the term in a modern urbanism context, as commented by architect Augusto C. P. Carrillo, we are speaking of management techniques and effective land arrangements, linked to complex urban planning systems that comply with legal and constitutional principles to protect individual and collective property rights. As can be seen, this is a broad field of investigation. For methodological and didactic purposes, we will only deal with the approaches and ideas found in this study, especially those obtained from the workshop.<sup>1</sup> The study fed reflections about the most important topics – infrastructure improvements, equal distribution of costs and benefits to promote urban and intervention projects in property rights – permitting the elaboration of an argument that will enable us to outline hypotheses to improve the application of urban instruments in Brazil, and more specifically in São Paulo. The testimonies presented by urban planning specialists Ângela D. Bertolini, Augusto C. P. Carrillo, David V. B. Ventura, Domingos T. A. Netto, José Geraldo M. Oliveira, Marcelo M. Bernardini, Nilza M. T. Antenor and Pedro M. R. Sales; by legal affairs specialist Marcos G. Batistela and by the considerations on urban development financing exposed by Francisco Vidal Luna – municipal secretary of Planning at the time the workshop was held – besides contributing to the elaboration of said arguments, demonstrate possibilities to incorporate LR concepts in Brazil, according to the emphasis in certain issues and topics handled in the previous chapter.

A first necessary evaluation is a description of where LR and OUC are similar and where they differ. Both instruments are similar since they are linked to promoting urban projects that consider improvements in the road system, green areas, social equipment, and above all, efficient land use. They are connected to the promotion of interventions through partnerships involving the public authorities, the private sector, landowners and inhabitants. They also establish a technique and a system to promote these projects. And that is where the differences begin. LR's objective is land reform, geared towards the optimization of property use and improvements in infrastructure, promoting transformations through corrections and a fair distribution system of costs and benefits. For such, it has national regulations concerning the limitations of exercising property rights, about the real estate deed registration system, about compensation procedures and about the diverse forms of project promotion agents. The OUC aims to achieve structural urban transformations, social improvements and environmental appreciation through induction. For such, the possibility for urban legislation changes, mediated by payments of contributions, is optional. It has some regulation concerning procedures to charge for contributions and concerning the participation of the stakeholders. LR is a more comprehensive system than the OUC since its elements provide solid bases for agrarian interference in project implementation. The OUCs are more linked

to the urban policy context, which deals with the negotiation of exceptions, requiring other instruments to put agrarian reform into effect. In both cases, the urban project is fundamental with regard to delimiting the physical-territorial transformation.

It is important to explain something separately here. There are urban instruments other than the OUC that have similarities to the LR. The real estate pooling<sup>2</sup> is an instrument used in urbanization projects where the landowner can transfer the property to public authorities, later receiving from the development the equivalent in a constructed or urbanized property, and it is similar to the LR since it facilitates correction. Urban land requisition<sup>3</sup>, which is not foreseen in the Statute of the City, but is already being studied by urban planners and jurists, recognizes the limitation of private property and allows public administration to use private properties to satisfy collective needs. In a way, this instrument permits land transformation, although in projects that are of eminently public interest. Regardless, they are instruments that, despite having poorly defined patterns in federal legislation with regard to agrarian reform, if compared to LR, provide a conceptual, although embryonic base, which if improved and better founded, can contribute to the future regulation of the Brazilian version of LR.

The Colombian experience in the application of land readjustments (LR) demonstrates an alternative to exploring the land readjustment or *kukaku seiri* concepts without necessarily following the Japanese technique perfectly. In Japan, the culture of integrated planning and the intense real estate market activity permit an urban development policy with low subsidies and there is acceptance and belief on the part of the population in relation to project promoting institutions. In the Colombian case, the instrument is geared towards the guarantee of equal distribution of costs and benefits derived from urban arrangements among the stakeholders with the purpose of enforcing the property's social and ecological function.<sup>4</sup> In the considerations listed by architect Augusto C. P. Carrillo, it can be observed that the LR is used to make partial plans and strategic urban operations feasible, and it will also be possible to use it in precarious settlements, although with greater subsidies and differentiated methodologies, if compared to those geared towards expansion, renovation or urban redevelopment zones. An important factor in the Colombian case variation is the existence of a value recovery policy (*plusvalia*) through participation in capital gains taxes. This is an instrument that is applied in an integrated and encompassing manner in the cities, and different from the LR, it has mobilization, recovery and distribution logic for the added-value resulting from diverse public and collective actions, whereas the costs and benefits in the LR are identified, calculated and negotiated locally. Participation in the capital gains and the LR prove there is need to deposit broad expectation on collecting resources for urban development financing, as occurs, in a way, in associated urban operations.

The evaluation of two decades of experience with OUCs in São Paulo shows the instrument's fragility in promoting structural transformations in sectors of the city where there is reduced interest in investment on the part of the real estate market. Even when private investment shows some interest in the areas that are the object of strategic intervention, it conducts the developments according to segregation and exclusivity logic. These and other factors demonstrate the OUCs limitations in promoting farmland transformations to firmly establish strategic interventions. The reflections developed in the workshop point to the need for combining several urban instruments in putting priority and strategic interventions into effect. This conjugation must recognize each instrument's institutional format, its potential and limitations. In the case of the LR, farmland transformation occurs with the

prerogative of urban policy becoming a "compulsory negotiation", thus avoiding expropriation and promoting social equity in the participation in benefits and costs. It is important to underscore that in associated urban development projects, the complexities are in the difficulty to condition a certain property to a new land arrangement where the configuration will be more rational and intense with regard to urban land use. These concepts can serve as efficient tools in supporting legal institutes in the induction of urban development established in the Statute of the City, facilitating better communication between the world of possibilities (of the project) and the world of limitations (of laws), still distant universes, as described by attorney Marcos G. Batistela.

From the analyses developed in Chapter 5, it becomes evident that the landowners would not be inclined to make their heritage available if there are uncertainties and doubts in the urban transformation. Based on a favorable position for incorporating LR concepts in urban planning practices in São Paulo, we understand that at first a possible implementation of the method will be accompanied by forms of amortization of resources involved in landowner contributions, plus the considerable participation of subsidies. In this sense, the possibility to explore higher construction indexes in the OUCs – already permitted – through the onerous grant of the right to build, would be a way to conjugate instruments to facilitate agreements in putting projects into effect.

Looking again at the urban management techniques involved in the Japanese LR, we have: replotting or repositioning and redimensioning of properties; calculation of the contribution in land for infrastructure and lots that can be commercialized; definition of the full transformation plan for the area that is the object of intervention; institution of a council or institute with the participation of all stakeholders in all phases of the project; among others. These are procedures adopted during the implementation of projects, and which have been described in national legislation about the LR5 and legislation related to urban redevelopment projects. These techniques do not find institutional basis in Brazil to be incorporated in the same format as adopted in Japan, Germany or Colombia, and are deserving of the needed adaptations. However, one of the important ideas addressed in the workshop is the need for greater detail in methods and techniques for carrying out urbanism in Brazil, whether through the prodigious action of some municipalities, or through federal regulation.

The reflections developed by architects Marcelo M. Bernardini e Pedro M. R. Sales during the workshop demonstrate the importance of linking urban instruments, especially OUCs, to the feasibility of urban projects in order to promote redesigning of portions of territory conditioned upon reaching more democratic territorial and social objectives. This fact reveals the institutional evolution of the instrument in São Paulo, now supported more by urban design than by the concession of greater utilization indexes and the consequent obtaining of resources. This condition is favorable for the absorption of LR elements for land reform, going beyond the conception phase for urban projects in an eventual enterprise by public administration, since a long time will be required to advance in the study and adaptation of the ideas presented herein. Regardless, we believe that by putting the project into practice, urban management techniques can be tried and tested to put land reform into effect. In the workshop it was agreed upon that areas with land problems, with a reduced number of landowners and residents, such as the underutilized areas located in industrial zones undergoing restructuring, are more favorable for an initial investigation, such as the Água Branca, Pólo de Desenvolvimento Sul, Carandiru-Vila Maria and Vila Leopoldina urban operations. Logically, the success of any experiment, whatever the area that is

the object of study, depends on the perseverance not only of the urban planning professionals, but of society as a whole. It becomes necessary to overcome the hurried culture in solving Brazilian urbanization structural problems, the yearning for immediate results. We would need to outline a long-term strategy to be followed, patiently, throughout its entire course.

The workshop held within the scope of this book, the main comparison between the LR and OUC methods, raised several questions related to urban planning, as pointed out by architect Domingos T. A. Netto in his testimony. According to him, there are several challenges being faced by urban planner and urbanists, including overcoming the belief that laws and master plans alone can solve urban problems. Studies and adaptations in the planning process are necessary for the instruments and projects to begin to satisfy the city's transformation dynamics in real time. Besides being pertinent, the concepts related to land reform involved in LR find resonance in Latin America, which allows us to conclude that when appropriately mediated, they can be used in São Paulo.

Feasibility is perceptible as a challenge, need and maturity of urban management – especially in the city of São Paulo – for the promotion of associated projects. As it presents a legal foundation to obligatorily involve a group of landowners in putting an urban project into effect (eliminating expropriation, optimizing land use and presupposing the participation of all those affected), the LR makes alternatives available to public authorities for improved urban, social and collective interest control in conducting interventions through partnerships with private investment. The mediations are up to the need for well-defined legal procedures to support this type of interference in property rights, especially due to the fact that these elements and concepts belong to a federal universe of regulations.

The urban reform theme in Brazil presented advances with the establishing of the Statute of the City in 2001. More than five years after its approval we see many master plans elaborated under the flag of democratic management, and this may be the biggest triumph of the regulatory landmark. The urban planning process shared between public authorities and society (represented) occupies great space in municipal urban management, often exceeding the planning technique within the scope of the master plan. On the other hand, we have few examples of urban instrument application that permit a consistent analysis of the property's compliance with its social function and of putting into effect urban transformations prioritized in municipal urban policy. We do not want to extract generalities and hurried conclusions about experiences from the vast and diverse Brazilian territory. We hope that this book can contribute to the improvement in urban management techniques and the instruments geared towards making associated urban projects feasible.

### Introduction

- Disregarding the Urban Operation 'Rio Verde-Jacu', which depends on environmental licenses to be put into operation. If we add this urban operation's area, there would be a total of 10,000 ha, according to data from SEMPLA/ATOU, 2006

### Chapter 2

- Credits for Land Readjustment projects in the world  
*Partial development plan for Grande Quadra Simesa – Colombia*  
Images, photos and conceptual views of the project: DNP – National Planning Department of Colombia / General Coordination for the Project: Juan Carlos Garcia Bocanegra / Project: Giovanna Spera Velásquez / Formulated and administered by the first large industry to set up in the location, Valores Simesa  
*Land Readjustment Project in Arimatsu – Japan*  
Images, photos and conceptual views of the project: Urban Planning Agency for the City of Nagoya / Project: Urban Planning Agency for the City of Nagoya  
*Land Readjustment Project in Nagakute Nanbu – Japan*  
Images, photos and conceptual views of the project: Association for the Promotion of Land Readjustment of Southern Nagakute / Project: Association for the Promotion of Land Readjustment of Southern Nagakute  
*Land Readjustment Project in Tsutsui – Japan*  
Images, photos and conceptual views of the project: Urban Planning Agency for the City of Nagoya / Project: Urban Planning Agency for the City of Nagoya  
*Land Readjustment Project in Dambara – Japan*  
Images, photos and conceptual views of the project: Urban Planning and Development Agency for the City of Hiroshima / Project: Urban Planning and Development Agency for the City of Hiroshima  
*Land Readjustment Project in Nijo Station – Japan*  
Images, photos and conceptual views of the project: Urban Planning Agency for the City of Kyoto / Project: Urban Planning Agency for the City of Kyoto  
*Redevelopment Project in Otemachi – Japan*  
Images, photos and conceptual views of the project: Urban Renaissance Agency (URA) / Project: Urban Renaissance Agency (URA)  
*Land Readjustment Project in the Central District of Minato Mirai 21 – Japan*  
Images, photos and conceptual views of the project: Urban Development Agency for the City of Yokohama, Minato Mirai 21 Promotion Department / Project: Urban Development Agency for the City of Yokohama, Government of the State of Kanagawa and Urban Renaissance Agency  
*Land Readjustment Project in Naya Bazar – Nepal*  
Images, photos and conceptual views of the project: Tribeni Pradhan, Urban Development Department for the City of Katmandu, Nepal / Project: Metropolitan Government of Katmandu

### Chapter 3

- Article 32 of Law 10.257, of July 10, 2001 – Statute of the City.
- Ibid.*
- Article 33 of Law 10.257, of July 10, 2001.
- PÓLIS INSTITUTE. *Statute of the City. Implementation Guide for cities and citizens*. Brasília, House of Representatives. Documentation and Information Center, Coordination of Publications, 2001, p. 66.
- Article 2 of Law 10.257, of July 10, 2001.
- Article 225 of Law 13.430/02 and Part II of Law 13.885/04.
- Article 32 of Law 10.257, of July 10, 2001.
- PREFEITO FARIA LIMA FOUNDATION – CEPAM. *The land created/Embu Statute* São Paulo, Cepam, 1977.
- Article 26 of Law 10.257, of July 10, 2001.
- The only urban operation projected to last only three years.
- Instituted to replace and expand the Anhangabaú Urban Operation.
- Diagonal Sul, Diagonal Norte, Carandiru-Vila Maria, Vila Leopoldina, Vila Sônia, Celso Garcia, Santo Amaro, Pólo de Desenvolvimento Sul and Amador Bueno.
- SÃO PAULO (City Hall). *City of São Paulo Master Plan 1985-2000*. Municipal Secretary of Planning – Sempla, s.d., p. 200.
- Article 13 of Law 10.676/88.
- Article 14 of Law 10.676/88.
- City of São Paulo CITY HALL. Municipal Secretary of Planning – Sempla. Chapter 10: Urban operations. In: *Dossier 020/23 Luiza Erundina's Director Plan*: Technical memory of the Director Plan. São Paulo, s.d., v. 10/15, p. 2.
- Ibid.*
- Article 32 of Law 10.257, of July 10, 2001.
- Article 227 of Law 13.430/02.
- AZEVEDO NETTO, Domingos Theodoro. *The interconnected game*: a public policy under evaluation. Law # 10.209/86 of the City of São Paulo 1986-1993. Master's dissertation. São Paulo, FGV/EASP, 1994, p. 1.
- City of São Paulo LEGISLATIVE ASSEMBLY. *Parliamentary Investigation Commission – CPI of interconnected operations*. Final report. São Paulo, CMSP 2002, p. 236.
- AZEVEDO NETTO. *Op. cit.*, p. 2.3
- See details in: City of São Paulo LEGISLATIVE ASSEMBLY. *Parliamentary Commission ... Op. cit.*, p. 53.
- SALES, Pedro Manuel Rivaben de. Urban operations in São Paulo: criticism, plan and project. Part 2 – Faria Lima Urban Operation: critical evaluation report. In: *Arquitextos, Texto Especial # 300*. São Paulo, Portal Vitruvius, abr. 2005. Available at: <<http://www.vitruvius.com.br/arquitextos/arq000/esp300.asp>>.
- Law 13.769, of January 26, 2004

- Modification of indexes and plotting characteristics, land and underground use and occupation, modification of building norms, onerous grant of public or underground space, safeguarding public interest and regularization of constructions, renovations or expansions carried out in disagreement with current legislation. (Article 6 of Law 11.774, of May 18, 1995.)
- Article 4 of Law 12.346, of June 6, 1997.
- VILLAÇA, Flávio. Master Plan Dilemmas. In: *The city in the 21st Century*: Scenarios and perspectives. São Paulo, Prefeito Faria Lima Foundation – Cepam, 1999, p. 245.
- MARICATO, Erminia and WHITAKER, J. Joint urban operation: participative urban diversification or increased inequities?. In: OSÓRIO, L. (org.) *Statute of the City and urban reform*: new perspectives for Brazilian cities. Porto Alegre, Sérgio Antônio Fabris, 2002, p. 140.
- The issues presented herein were exposed in the Internal Evaluatio Workshop of Land Readjustment and Joint Urban Operations: Urban instruments for urban development.

### Chapter 4

- Average family income in the urban operation area during this period was approximately R\$ 4 thousand as per Sempla/ Dipro/IBGE, Census 2000 data.
- SALES, Pedro Manuel Rivaben de. Urban operations in São Paulo: criticism, plan and project. Part 2 – Faria Lima Urban Operation: Report of critical evaluation. In: *Arquitextos, Texto Especial n. 300*. São Paulo, Portal Vitruvius, abr. 2005. Available at: <<http://www.vitruvius.com.br/arquitextos/arq000/esp300.asp>>.
- Ibid*
- Article 6 of Law 11.732 of March 14, 1995.
- Article 14 of Law 11.732 of March 14, 1995.
- SALES. *Op. cit.*
- The Cepac was not implemented during the first phase of the urban operation due to a lack of federal regulation.
- City of São Paulo CITY HALL. Emurb. *Prospectus to register the Faria Lima Joint Urban Operation*. São Paulo, 2004, p. 174.
- As per TPCL 1999 data. Sempla/SF-RI.
- TPCL – Territorial Building Registry for Conservation and Cleaning.
- Cf. Sempla/Projetos Urbanos, 2000.
- According to TPCL registry.
- Ibid.*
- Cf. TPCL, Sempla/Projetos Urbanos, 2000.
- According to Sempla/Urban Projects and Emurb data.
- According to data from Technical Report 11.560/04 and from Amaral d'Avila Engenharia de Avaliações S/C Ltda See Prospectus for Faria Lima Urban Operation, Emurb, 2004.
- See economic studies developed by Sempla (<http://www.prefeitura.sp.gov.br>) and data from IBGE Census 2000.
- Ibid.*
- For mixed zones, Law 13.885/04 established that the non-residential uses should satisfy the incommodiousness parameters established as a result of road category (structural, collector or local).
- The Barra Funda district, in which the urban operation perimeter is completely inserted, had an average density of 23 inhab./ha in 2000, and an average family income of R\$ 2,400.00 (Sempla/Dipro/IBGE, Census 2000).
- City of São Paulo CITY HALL. Emurb. *Technical document of Law # 11.774 of May 18, 1995 – Água Branca Urban Operation*. São Paulo, p. 6.
- Chart of work program annexed to Law 11.774 of May 18, 1995.
- Article 6 of Law 11.774 of May 18, 1995.
- PÓLIS INSTITUTE. House of Representatives, Documentation and Information Center, Coordination of Publications. *Statute of the City*: Implementation Guide for cities and citizens. Brasília, 2001, p. 88.

- 25 City of São Paulo CITY HALL. Sempla. *Report on the conclusion of the work group instituted by Administrative Rule 132 of May 2001*. São Paulo, 2002, mimeo, p. 2.
- 26 PÓLIS INSTITUTE. *Op. cit.*, p. 88.
- 27 MAGALHÃES JR., José. Urban operations in São Paulo: criticism, plan and project. Part 8 – Água Branca Urban Operation, revision and proposal. *In: Arqtextos n. 066.03*. São Paulo, Portal Vitruvius, nov. 2005. Available at: <[http://www.vitruvius.com.br/arquitextos/arq066/arq066\\_03.asp](http://www.vitruvius.com.br/arquitextos/arq066/arq066_03.asp)>.
- 28 The idealization of the architecture projects was coordinated by architect Paulo Mendes da Rocha.

## Chapter 5

- 1 Developed from: GOVERNMENT OF JAPAN. MLIT, City Bureau e Japan Land Readjustment Association. *Urban Development Project in Japan. S.d, s.l.*
- 2 *Replotting and right to conversion*, at first, are developed from an agreement between land tenants and rights. However, when some land tenants go against project implementation, the Executive Promoter Agent can as a last resort transfer the rights after the legal procedures have been fulfilled.
- 3 Individuals and in cooperative can be considered public corporations.
- 4 Angela Dias Bertolini is an architect at Ippuc.
- 5 Augusto Cesar Pinto Carrillo is an architect, Master's in Environmental Management for Sustainable Development from the Pontificia University Javeriana de Bogotá – Colombia and in Urban Management by the Polytechnical University of Catalunya in Barcelona – Spain. Currently, adviser to the Directorate for Urban Development and Environmental Policy for the National Planning Department – DNP for the formulation, execution, follow-up and evaluation of Urban Development Policy and the implementation of the Law for Territorial Development (388/97), related to the application of land management instruments. At the DNP, he also coordinates the Project for Urban Planning and Land Readjustment with the technical cooperation of the Japanese government. He is academic coordinator for the bachelor's in "Management of Strategic Urban Operations" from the Pontificia University of Javeriana in Bogotá – Colombia and participates as professor in other specialization courses geared towards urban planning and territorial arrangement.
- 6 According to the arrangement of urban management instruments from Colombian legislation – Land Law (9/89) and Territorial Development Law (388/97).
- 7 The configuration of a self-evaluation regime specific for the urban level and different from the general regime in the Land Expropriation law (LEF), it stems from a distorted and strongly speculative land market that impedes the effectiveness of constitutional rights to dignified housing. Spanish CONSTITUTION Chapter 5, Article 47 – Spanish Urban System, Madrid, 1994.
- 8 The commercial value to be determined taking into account factors such as: municipal urban legislation when offered for sale in relation to the property to be acquired, economic destination, location, property characteristics and uses, feasibility of public services, road and transportation system. Article 61 of Law 388 of 1997.
- 9 To determine the value of resulting lots basic repercussion will be considered with the foreseen correction in the Registry Value Reports. Spanish Urban SYSTEM Chapter 8. Madrid, 1994.
- 10 David Vital Brasil Ventura is an architect, Master's in Administration and Urban Planning from the School of Business Administration of São Paulo at the Getulio Vargas Foundation (Eaesp/FGV), studying his Doctorate at the Graduate Studies Program in Latin American Integration (Prolam/USP), professor of the Architecture and Urbanism Course of the Belas Artes

University Center of São Paulo, professor of the College of Architecture and Urbanism at Braz Cubas University and architect for the Technical Advisory for Urban Operations of the Municipal Planning Secretariat for São Paulo (Sempla).

- 11 Domingos Theodoro de Azevedo Netto graduated from the College of Architecture and Urbanism – FAUUSP in 1953. He has Graduate studies in Urban Law from the USP College of Law (1983), Master's in Public Administration and Urban Planning from the School of Business Administration of São Paulo, FGV (1994), Ipea – Institute of Applied Economic Research and Cepam – Center for Business Studies and Research in Municipal Administration for the state of São Paulo consultant, carrying out work for many cities and states. He was a member of the Planning Group for the Government of the State of São Paulo (1959-1963) and director: of Planning for Emurb – São Paulo Municipal Urbanization Company; for Metropolitan Land Use at Emplasa – Metropolitan Company for Planning of Greater São Paulo and at Deplano – Sempla Planning Department.
- 12 José Geraldo Martins de Oliveira is an architect graduated from the College of Architecture and Urbanism of the University of São Paulo – FAUUSP in 1977. Architect for São Paulo City Hall since 1979, professor of Urbanism at FAUUSP from 1982 to 1983 and at Anhembi Morumbi University since 1998. He developed projects and was a member of the team for the elaboration of Diadema's Director Plan (Metropolitan Region of São Paulo) in 1991, as a partner at AUPV. He was an architect at HidroBrasileira S.A. from 1986 to 1988. As a São Paulo City Hall architect, he was Director of the São Paulo Cultural Center, adviser to the President of Cohab, head of projects at the Popular Housing Superintendence, head of the Conservation and Restoration Project of SMC's Historical Heritage Department and coordinator of the Commission for the Evaluation and Inspection of Cultural Projects (Marcos Mendonça Law for the Incentive of Culture of São Paulo).
- 13 Marcelo de Mendonça Bernardini is an architect graduated from the College of Architecture and Urbanism of the University of São Paulo – FAUUSP (1980), urban planner for the Municipal Planning Secretariat and professor of Urban Planning at the Mackenzie Presbyterian University.
- 14 Marcos Geraldo Batistela is a prosecutor for the city of São Paulo, Master's in State Law from the Pontificia Catholic University of São Paulo and legal advisor to the Municipal Planning Secretariat of São Paulo – Sempla.
- 15 Nilza Maria Toledo Antenor is director of the Urbanism Department for the Municipal Planning Secretariat of São Paulo – Sempla.
- 16 Pedro Manuel Rivaben de Sales is an architect and PhD professor.

## Chapter 6

- 1 See Chapter 5.
- 2 Article 46 of Law 10.257, of July 10, 2001.
- 3 Cf. SANTOS, Márcia Walquíria Batista dos. Requisição urbanística. *In: MOREIRA, Mariana (coord.) Statute of the City*. São Paulo, Fundação Prefeito Faria Lima – Cepam, 2001, p. 408-419.
- 4 As first established in Law 9 of 1989 – Urban Reform Law – and later in Law 388 of 1997 – Territorial Development Law.
- 5 GOVERNMENT OF JAPAN. Law 119 of May 20, 1954. Update amendment of March 31, 1999.

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## Production

Authors: Daniel Todtmann Montandon and Felipe Francisco de Souza  
Responsible Editors: Abílio Guerra and Silvana Romano Santos  
Preparation and revision (Portuguese edition): candombá  
Translations and revision (English edition): ABC Traduções Rolando Piccione and Robert Brian  
Revision (including Technical Terms in English): Felipe Francisco de Souza  
Graphic Project: estação  
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Photos: Nelson Kon and Shin-ichi Sato  
Translations Chapter 2 (Japanese to Portuguese): Fumiko Yoneta  
Revision Chapter 2: Felipe Francisco de Souza

## Preface

Masahiro Kobayashi: Coordinator for Japanese Technical Cooperation in Brazil – JICA  
Francisco Vidal Luna: Secretary of Sempla – Municipal Planning Secretariat  
Hiroaki Sugita: Representative from MLIT – Ministry of Land Infrastructure and Transport  
Akira Nakanishi: Representative from NUI – Nagoya Urban Institute  
Toshi-ichi Tachibana: President of ABJICA – JICA Alumni Association of São Paulo  
Translations (Japanese to Portuguese): Sulimara Vitória Rodrigues Takahashi  
Revision: Felipe Francisco de Souza

## Internal evaluation workshop

Coordination and organization: Daniel Todtmann Montandon and Felipe Francisco de Souza  
Collaboration: Lisandro Frigério, Teresinha de Donato Machado, Lillian Amaral, José Eudes Alves da Silva, Carmem Lucia Mandaro Avolio  
Testimonies: David Vital Brasil Ventura, Domingos Teodoro de Azevedo Netto, José Geraldo Martins de Oliveira, Marcelo de Mendonça Bernardini, Marcos Geraldo Batistela, Nilza Maria Toledo Antenor, Pedro Manuel Rivaben de Sales (Sempla – Municipal Planning Secretariat); Ângela Dias Bertolini (Ippuc – Urban Planning and Research Institute of Curitiba); Augusto César Pinto Carrillo (DNP – National Planning Department of Colômbia)  
Transcription and translation of text in Spanish to Portuguese: Felipe Francisco de Souza

## Organization and Sponsorship

### JICA – Japan International Cooperation Agency

Coordinator for Japanese Technical Cooperation in Brazil – JICA: Masahiro Kobayashi  
Coordinator for the Follow-Up Project: Kota Sakaguchi  
Assistant Coordinators: Marina Nakagawa, Paulo Ichikawa and Kochi Otsuka

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## Realization

### Sempla – Municipal Planning Secretariat for São Paulo

Secretary: Manoelito Pereira Magalhães Jr / Assistant Secretary: Luiz Laurent Bloch / Head technical adviser for urban operations: José Geraldo Martins de Oliveira / Statistical data: Tomás Cortez Wissenbach / Interns: Adélia Midori Yamasaki, Andréa Silva Ribeiro, Brunna De Tere Rossi, Camila dos Santos Forcellini, Elaine Akemi Niyama, Elenice Souza Lima Teixeira, Juliana dos Santos Machado

## Contact with the authors, please send e-mail to

felipefrancisco@gmail.com  
dmontandon@uol.com.br

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## Romano Guerra Editora Ltda

Rua General Jardim 645 conj 31  
Vila Buarque 01223-011 São Paulo SP Brasil  
Fone (11) 3255.9535 / 3255.9560  
rg@romanoguerra.com.br  
www.romanoguerra.com.br

