



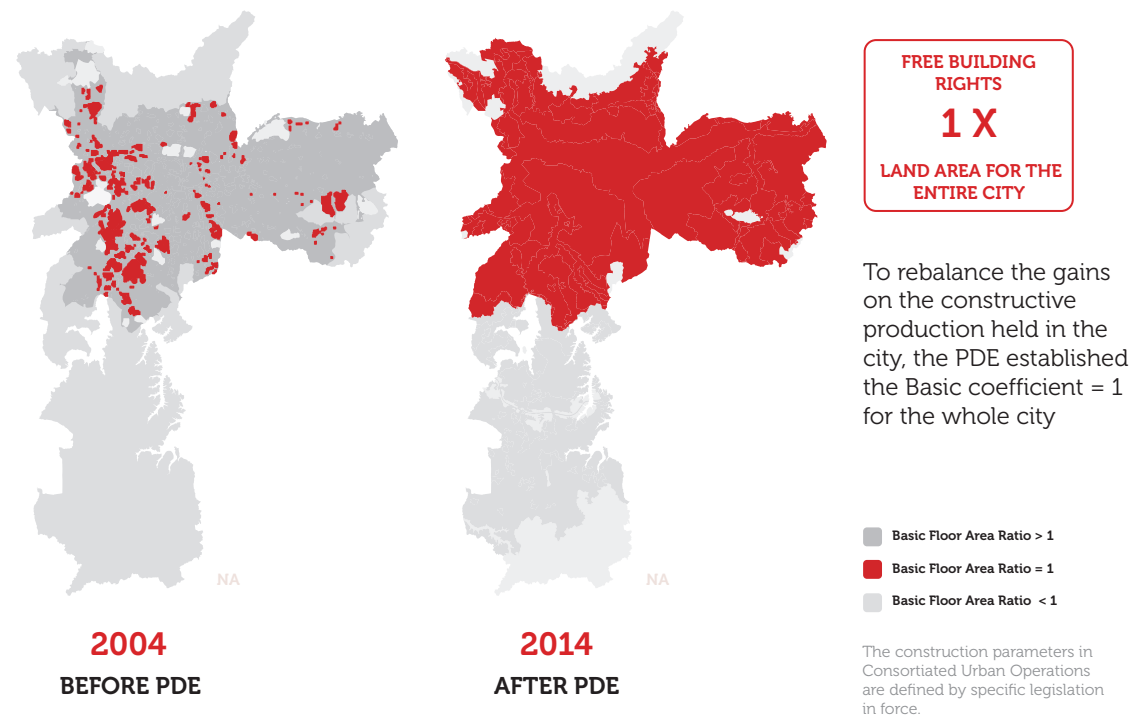


SOCIALIZE THE GAINS OF PRODUCTION OF THE CITY

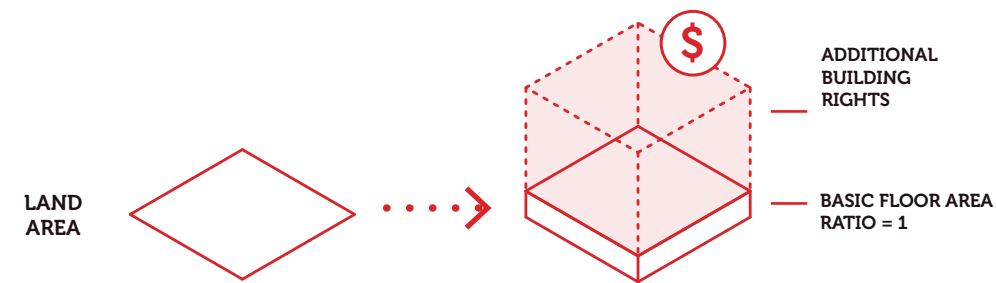
The adoption of a Basic Floor Area Ratio = 1 to the entire city defines that the additional constructive potential of the lands belongs to São Paulo society, and its gains must be reversed to the community: thereby, the funds raised from the entrepreneurs over the Coeficiente Básico = 1 will be invested in urban improvements in the entire city. Furthermore, the Master Plan defines urban instruments to discourage idle properties, responsible for causing the population great losses, raising the costs of public services and facilities per inhabitant, beyond compelling part of them to live in distant areas, where there are no job offers, commerce or urban services.

-  DISCOURAGING VACANT PROPERTIES THAT DO NOT COMPLY WITH THEIR SOCIAL FUNCTION
 -  COLLECTING ABANDONED PROPERTIES AND GIVING THEM SOCIAL DESTINATION
 -  IMPLEMENTING THE "SOLIDARITY SHARE"
 -  CHARGING AN ONEROUS GRANT BASED ON THE MARKET VALUE, UPDATED ANNUALLY

BASIC FLOOR AREA RATIO = 1,0 FOR THE ENTIRE CITY



UNDERSTAND WHAT HAPPENS IN LAND WITH BASIC COEFFICIENT = 1



VIF THE ENTREPRENEUR WANT TO BUILD BEYOND BASIC COEFFICIENT = 1

Could build up to the Maximum Coefficient of its terrain. For this will have to pay a financial contribution, call Onerous Grant. The proceeds will be used to Urban Development Fund (FUNDURB):

THESE FINANCIAL CONTRIBUTIONS ARE INVESTED IN URBAN IMPROVEMENTS WITH DISTRIBUTIVE CHARACTER:



THE SOCIAL FUNCTION OF PROPERTY

