

Monday, April 25, 2016

The Holon H-500 Scheme Landowners

Ladies and Gentlemen,

Offer to Join Cooperation Agreement between the H-500 Scheme Landowners
under the Management of Joseph Raiten

I, the undersigned, Joseph Raiten, the founder of the Holon H-500 Trade Arena website hereby make you an offer to join a cooperation agreement between the H-500 landowners, managed by me, as follows:

1. In the 20 years during which I have been professionally involved in town planning and real estate appraisal, I have acquired extensive experience in the various different spheres relevant to the current stage of development of the land owned by you: dealing with and monitoring the allotment of rights in balancing tables, promoting contracts between landowners and real estate developers and acting in joint ownership severance proceedings for some of the leading construction companies in the market.
2. The current stage of the H-500 planning scheme (before the preparation of balancing tables) in my opinion necessitates the early organization of the landowners by a professional to act in the process and maximize the landowners' rights. Further to research that I have conducted, given my long experience of the Holon outline planning scheme and the various changes that it has undergone, thanks to the cooperation agreement that I suggest you join, it will probably be possible to achieve for you the allotment of greater rights than other landowners who do not organize themselves in an appropriate agreement.
3. In addition to a better allotment as aforesaid, those who are organized will also have other advantages –
 - (1) Organization into a group will enable the group members to be represented before the local planning and building committee and the local committee appraiser in order to obtain the joint allotment of a plot, which will reduce the need for long joint ownership severance proceedings and also the risk of being placed in a plot together with local and overseas landowners who are not

organized. The local committee also prefers, so far as possible, to make allotments to groups of owners who have reached a preliminary understanding between them.

- (2) Organization will make it possible to undertake a professional examination of the rights that are allotted in the balancing tables and insofar as necessary permit professional representation at the stage of opposition on matters that are common to the members of the group.
 - (3) Organization will make it possible to represent the interests of the group before the local planning and building committee in order to promote and safeguard the group's interests and, for example, to acquire better placement in respect of residential plots.
 - (4) Organization will make it possible to promote and back transactions between the group members and first-rate developers, on reasonable market conditions, in a wide range of different types of transaction – construction services, cash, combination deals and a mixture thereof.
4. Because of the need to formalize the cooperation between the group members in order to permit representation vis-a-vis the planning agencies, developers and the tax authorities (also in the case of legal proceedings), the law firm that will act with me on behalf of the group has for many years been rated in the top class of law firms that practice in town planning and real estate (according to the Dun's 100 law firm rating of Dun & Bradstreet).
 5. In this preliminary document it is of course not possible to present all the arrangements between the members of the group and all the advantages of joining the proposed cooperation agreement. If you are interested in further details, please get in touch to arrange a meeting.
 6. If you are not resident in Israel, joining the cooperation agreement managed by me will ensure that you have a professional acting on your behalf to oversee and safeguard your rights in the planning proceedings and to promote the realization of your rights in the land.

Best regards,
Joseph Raiten, Engineer
Real Estate Appraiser